

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Plan Commission Meeting
Agenda
Monday, August 10, 2026
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of the July 13, 2026 Meetings and May 11 Joint Meeting with the Village Board
4. Correspondence: none
5. Citizen Comments

6. Comprehensive Plan Amendment:

Consider adoption of Resolution 2026-002: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "High-Density Residential" on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

7. Rezone:

Recommendation on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests a rezoning from R-9 Multiple-Family Residential Dist. & R-4 Urban Single-Family Residential Dist. to R-11 Multiple-Family Residential Dist. on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

8. Land Division (Certified Survey Map):

Recommendation on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests approval of a Certified Survey Map (dated January 29, 2026 and prepared by Daniel E. Bednar of JSD) to create one (1) 27.548-acre Lot and one (1)

90.254-acre Lot on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

9. Site Plan Review & Exterior Fenestration:

Recommendation on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requesting site plan review and exterior fenestration review on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

10. Conditional Use Permit:

Public Hearing and Recommendation on Request by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requests a Conditional Use Permit for a model single-family home related temporary real estate sales office in the R-5 Dist. on Tax Parcel # 82-4-222-151-0601, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only, this is the approved subdivision named Somers Creek, just east of the Pike Creek Lift Station.)*

11. Plan Commission Conceptual Approval:

Discussion and Action on Request by: 1665 Penny Lane LLC, 2200 Cabot Dr, Suite 110, Lisle, IL 60532 (Owner), requesting a conceptual review of a 108-unit multifamily building on Tax Parcel # 83-4-223-082-0191, located in the NW 1/4 of Section 8, T2N, R23E, Village of Somers. Said conceptual approval is subject to formal approvals by the Village Board of a Planned Unit Development (PUD), site plan, building fenestration and stormwater management plan approvals. *(For information use only, this site is just south of 7th Place Overlook Park on the lakefront.)*

12. Land Division (Certified Survey Map):

Discussion and Recommendation on Request by: Lakeview Townhomes LLC, PO Box 976, Kenosha, WI 53141 (Owner), requests approval of a Certified Survey Map (dated April 21, 2026 and prepared by John P. Konopacki of Pinnacle Engineering Group) to divide Tax Parcel #83-4-223-052-7017 into one (1) 1.91-acre Lot and one (1) 2.31-acre Lot, located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers. *(For information use only, this property is located between the Union Pacific Railroad and Sheridan Road across from the Seawall Condominiums.)*

13. Comp Plan Amendment:

Public Hearing and consider adoption of Resolution 2026-003: RPF Somers Outlots LLC, 1949 St Johns Ave., Ste 202, Highland Park, IL 60035 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Commercial" to "Governmental and Institutional", on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of

Somers. *(For information use only, these two parcels are located just north of the Wisconsin Veterinary Referral Center along Green Bay Road.)*

14. Rezone:

Public Hearing and Recommendation on Request by: RPF Somers Outlots LLC, 1949 St Johns Ave., Ste 202, Highland Park, IL 60035 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-3 Highway Business Dist. to I-1 Institutional Dist., on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. *(For information use only, these two parcels are located just north of the Wisconsin Veterinary Referral Center along Green Bay Road.)*

15. Site Plan Review & Exterior Fenestration:

Discussion and Recommendation on Request by: RPF Somers Outlots LLC, 1949 St Johns Ave., Ste 202, Highland Park, IL 60035 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. *(For information use only, these two parcels are located just north of the Wisconsin Veterinary Referral Center along Green Bay Road.)*

16. Rezone:

Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI 53144 (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers. *(For information use only, the property is located on the south side of Highway E approximately in the 9100 block).*

17. Land Division (Preliminary Plat):

Discussion and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting Preliminary Plat review of Bella Terra Subdivision on Tax Parcel #82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

18. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the of Aug. 10, 2026 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 7th day of August, 2026

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. Notice is hereby given that members of the Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.