



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
August 10, 2026**

1. Call to Order

Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George Stoner
- Commissioner Donald Boxx
- Commissioner Kent Mayes
- Commissioner Troy Steege
- Commissioner Michael Deluca
- Commissioner Vinnie Chambers

Absent:

- Commissioner Alternate Pat Juliana
- Commissioner Jerry Romanowski

Staff present in person: Administrator Jim Hurley, Deputy Clerk Treasurer Eugenia Lara, and Chief Ben Andersen, Kevin Poirier, Village Engineer Brett, Luke Godshall
Village Trustees: Karl Ostby, Jackie Nelson, Joe Smith, Chairman Mark Molinaro

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of July 13, 2026 Meetings and May 11 Joint Meeting with the Village Board

The Commission considered the minutes of the July 13, 2026 meeting and the May 11, 2026, joint meeting with the Village Board. A correction was requested to the spelling of Commissioner Troy's name. The minutes, as corrected, were approved unanimously.

Motion carried. 5-0 vote.

4. Correspondence
None

5. Citizen Comments

Curzio Caravati - 403 8th St Kenosha, WI spoke in favor of the proposed development would benefit Somers, provide additional tax base, and in his opinion would not place an unreasonable burden on fire and emergency services.

Carl Kirkorian – 502 9th Pl Kenosha, WI spoke in opposition to the proposed development west of Fire Station No. 2. He raised concerns regarding wildlife, the character of the area, public safety demands, and the appropriateness of the proposed housing in that location.

Brain Gallagher - 264 7th Pl Kenosha, WI speaking on behalf of property owners on 7th Place, expressed concerns regarding the proposed Sheridan Road lakefront development, including increased density, building height, parking, headlights. Loss of trees, traffic, shoreline impacts, neighborhood compatibility, and the precedent for future development along Sheridan Road. He stated that nearby residents proposed the proposal and suggested preservation or public lake access as alternatives.

Ted Terletzky – 9015 12th Street Kenosha, WI raised concerns regarding the Mastercraft/Bella Terrace materials available in the public packet, including stormwater retention information, and asked that development decisions account for the Village’s financial condition and the cost of providing municipal services. He stated that he was not opposed to development generally but wanted projects to be completed correctly and without creating an undue financial burden.

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.)*

Village legal counsel Ramzi Bitar reviewed the standards for evaluating a comprehensive plan amendment, including consistency with Village goals and policies, compatibility with surrounding land uses, environmental effects, public benefit, availability of roads, utilities and services, adequacy of facilities and services, and other applicable

information. Counsel also discussed the role of public participation and the importance of establishing the Commission's reasoning in the record.

Commission members discussed the prior action, public comments, density, zoning, infrastructure, utilities, public services, and whether a substantial public benefit had been demonstrated. Staff noted that the adopted land use plan contemplated a mix of single-family and high-density residential uses on the parcel.

A motion was made and seconded to approve Resolution 2026-002. Following discussion and a roll-vote

Commissioner Kent Mayes-Yes

Commissioner Don Boxx-No

Commissioner Troy Steege-No

Commissioner Vinnie Chambers -No

Chairman George Stoner-Yes

Motion failed 3-2

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.)*

The Commission considered a request to rezone a portion of Tax Parcel 83-4223-074-0006 to R-11 multiple Family Residential District, A motion was made and seconded to recommend approval.

Motion failed 3-2

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.)*

The Commission considered a Certified Survey Map dated January 29, 2026 prepared by Daniel Bednar, creating two lots from Tax Parcel 83-4-223-074-0006. A motion was made and seconded to recommend approval.

Commissioner Kent Mayes -Yes

Commissioner Don Boxx-No

Commissioner Troy Steege -No

Commissioner Vinnie Chambers-No

Chairman George Stoner-Yes

Motioned failed 3-2

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.)*

The Commission considered site plan and exterior fenestration review for Tax Parcel 83-4-223-074-0006. A motion was made to approve.

Kent-Yes

Commissioner Don Boxx-No

Commissioner Troy Steege-No

Commissioner Vinnie Chambers -No

Chairman George Stoner-Yes

Motion failed 3-2

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.)

Commissioner Deluca arrived at meeting.

The Commission considered a conditional use permit for a model single family home and temporary real estate sales office at Somers Creek, 4011 80th Street. Staff explained that the first home in the subdivision would be used as a model home during the initial build-out and staff also confirmed that required utilities and infrastructure would need to be in place before a building permit could be issued.

The request was approved unanimously.

6-0 vote

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.)*

The Commission reviewed a conceptual a conceptual proposal for a 108-unit market-rate multi-family building on Tax Parcel 83-4-223-082-0191. The applicant explained that the increased density was intended to make shoreline /bluff restoration financially feasible. The concept included studio, one -bedroom and two bed-room units, underground and surface parking, screening, and shoreline stabilization.

Commission discussion included density, shoreline, erosion and stabilization, impacts on neighboring properties, tree removal and screening, parking, rental status, and the relationship of the proposed use to the comprehensive plan. Members expressed mixed views regarding the concept. The conceptual indication of support was 4-2 in favor.

Commissioner Kent Mayes- No

Commissioner Don Boxx- No

Commissioner Troy Steege -Yes

Commissioner Michael Deluca- Yes

Commissioner Vinnie Chambers- yes

Chairman George-Yes

4-2 vote

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.)**

The Commission considered a Certified Survey Map dated April 21, 2026, to divide Tax Parcel 83-4-223-052-7017 into approximately 1.91-acre and 2.31 acre lots. Staff stated that the property is already zoned R-9 High-Density Multiple-Family Residential and that the existing Highway 32 access was anticipated to serve the property.

The request was approved unanimously.

6-0 vote

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- -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.)*

A public hearing was held on Resolution 2026-003, requesting a land use plan map amendment from Commercial to Governmental and Institutional for two parcels north of the Wisconsin Veterinary Referral Center along Green Bay Road.

Ted Terletsky commented on the potential demand an assisted -living facility could place on fire and emergency medical services and asked the Village to consider how those service impacts would be addressed.

William Morris, agent spoke in support of the project and discussed anticipated emergency service usage, tax contribution, the absence of requested Village subsidies or

TIF assistance, the development process, and kitchen exhaust, deliveries, staffing, parking, site plan coordination, landscaping, and exterior materials. The applicant agreed to provide additional staffing and parking information and indicated a preference for stone rather than brick exterior material.

A motion was made and seconded to approve Resolution 2026-003. The motion passed, 5-1

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.)

The Commission considered a request to rezone the subject parcels from B-3 Highway Business District to I-1 Institutional District. No additional public comments were received.

The motion to recommend approval passed. 5-1

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.)

The Commission considered site plan and exterior fenestration review for the proposed institutional development. The motion to recommend approval passed. 5-1

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).*

The Commission considered the Mastercraft Builders, LLC request involving rezoning and a planned Unit Development overlay for the Bella Terrace subdivision on Tax Parcel 82-4-222-171-0043.

Staff clarified that the public hearing for the proposal had previously been completed and that the public hearing designation on the current agenda had been carried forward in error. Ted Terletsky acknowledged receiving clarification that sewer and retention ponds, were included in the project, but raised concerns regarding the information in the public packet, prior notice, stormwater management, and existing flooding on neighboring property.

Village staff and engineering representatives explained that final engineering review remained in process, but the proposed-out lot and sufficient area for stormwater requirements; curb and gutter and storm sewer laterals were shown; and the design was intended to address flooding east of the subdivision. The PUD request included a reduction in required lot width from 90 feet to 85 feet for certain lots. The rezoning/PUD request passed unanimously.

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.

The Commission considered preliminary plat review for the Bella Terrace subdivision. With no further discussion, the request passed unanimously.

18. Adjourn: 7:18 p.m.

These minutes are official and approved by the Plan Commission 09/14/2026. Submitted by Deputy/Clerk Treasurer Eugenia Lara.