

Village of Somers
Proceedings from the Regular Board September 8, 2026

Clerk Burnette called the meeting to order at 5:30 p.m.

President Stoner was excused and the board nominated Trustee Aupperle to be Pro Tem President for this meeting.

Present: Trustees Ben Harbach, Jack Aupperle, Joe Smith, and Trustee Jackie Nelson. President Stoner, Trustee Fredrick and Trustee Ostby were excused. Also present: Administrator Jim Hurley, Assistant Administrator Kevin Poirier, Clerk/Treasurer Wendy Burnette and Chief Andersen.

Consent and Approval of Minutes of Regular meetings on August 12, 2026, Vouchers dated August 13, 20, 27 & September 3rd, & August ACH Payments, August Building Report, July Investment Statements

Trustee Nelson moved to approve Minutes of Regular meetings on August 12, 2026, Vouchers dated August 13, 20, 27 & September 3rd, & August ACH Payments, August Building Report, July Investment Statements.

Seconded by Trustee Smith

Trustee Harbach questioned the legal expenses listed on pages 9 and 11 for Sanford and Rosenbaum, totaling \$1,705, and asked whether the expense was ongoing and if the Village was aware of the anticipated outcome of the matter involving the dump. He noted that the legal expenses were a continuing cost and questioned whether the Village receives updates regarding the actions being taken and the progress of the matter.

Administrator Hurley explained that the matter falls under the authority of the Town Board and that the Town Board could discuss the matter in closed session. He noted that the Village Board may have limitations on discussing the matter due to separate authority and pending litigation.

Motion carried. 4-0 vote

Correspondence: None

Citizens' Comments:

Ms. Tabbert, 814 12th Place, Kenosha, addressed the Board regarding parking and traffic concerns near the summer school. She stated that she had previously brought the issue to the Board's attention and reported that an accident occurred on Friday. She asked the Board to address the parking situation and suggested changing the bus and parent pickup locations to improve visibility and traffic flow.

Ms. Tabbert also questioned the cost of speed bumps on 96th Avenue and requested that speed bumps be considered for 12th Place.

Phyllis Holcomb, 3426 96th Avenue, addressed the Board regarding concerns with children playing in the roadway and the recent installation of speed bumps on 96th Avenue. She stated that she has lived on the street for 60 years and had not previously experienced problems. She expressed concern that children are sometimes playing in the roadway without adult supervision and stated that parents should be responsible for supervising their children.

Ms. Holcomb also expressed concerns about the speed bumps, stating that they are unnecessary on a dead-end street and are causing her physical discomfort. She questioned the cost to taxpayers and stated that she had been told the speed bumps would only be in place for two weeks.

Carolyn Garbers addressed the Board regarding the temporary speed bumps on 96th Avenue. She stated that she has been regularly traveling to the area to assist her mother and questioned the need for the speed bumps. She noted that 96th Avenue is a short, dead-end street with approximately 19 homes and expressed concern that the speed bumps primarily affect the residents on one end of the street.

She questioned whether the Village intends to continue using speed bumps as a traffic-control measure and expressed concerns regarding the costs associated with installing, monitoring, signing, and removing the speed bumps. She suggested that residents and parents should work together to address concerns regarding children and traffic safety.

President and Trustee Comments:

Trustee Aupperle questioned the continued use and benefit of the Village's camera system if the Sheriff's Department will no longer have access to the system. He noted that the Village has cameras in various locations, including near Walmart, and suggested discussing the matter at the upcoming work session.

Administrator Hurley agreed and stated that he would reach out to the Sheriff's Office to obtain additional information regarding access to and use of the camera system.

Motion to adopt a Proclamation recognizing September 22, 2026, as Veterans Suicide Awareness & Remembrance Day

Trustee Smith moved to adopt a Proclamation recognizing September 22, 2026, as Veterans Suicide Awareness & Remembrance Day

Seconded by Trustee Nelson

Motion carried. 4-0 vote

Motion to approve purchase of Water Meter replacements in the amount of \$84,090 from Core & Main

Trustee Harbach moved to approve purchase of Water Meter replacements in the amount of \$84,090 from Core & Main

Seconded by Trustee Nelson

Motion carried. 4-0 vote

Motion to approve Blood Services Agreement with Froedtert Hospital.

Trustee Smith moved to approve Blood Services Agreement with Froedtert Hospital.

Seconded by Trustee Nelson

Motion carried. 4-0 vote

Motion to approve Request to Rezone and for a Land Division (Preliminary Plat) 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 rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. (For information use only, the property is located on the south side of Highway E, across from Shoreland Lutheran High School).

Trustee Nelson moved to approve Request to Rezone and for a Land Division (Preliminary Plat) 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 rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. (For information use only, the property is located on the south side of Highway E, across from Shoreland Lutheran High School).

Seconded by Trustee Harbach

Trustee Nelson clarified that the item under consideration was a preliminary plat. She stated that Kenosha County Zoning had indicated that the outlots are typically designated for stormwater facilities, with the specific pond details and areas to be addressed in the stormwater plan and reviewed by the Village Engineer as part of the final plat process. She noted that the layout and number of homes may change before the final plat is submitted. Based on this information, Trustee Nelson stated that she was in favor of approving the preliminary plat.

Motion carried. 4-0 vote

Motion to approve updated Request for a Conditional Use by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requesting approval of a Conditional Use for a model single-family home related to a 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 Somers Creek subdivision, across from the Hawthorne Apartments.)

Trustee Smith moved to approve updated Request for a Conditional Use by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requesting approval of a Conditional Use for a model single-family home related to a 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 Somers Creek subdivision, across from the Hawthorne Apartments.).

Seconded by Trustee Harbach

The Board discussed whether the necessary infrastructure was in place for the issuance of a building permit for the proposed model home. It was clarified that foundation work could proceed, but the property could not be occupied as a model home until the required utilities were connected.

The developer confirmed that utilities have been installed to the subdivision. The Board discussed the conditional use approval and the requirements for occupancy of the model home.

Motion carried. 4-0 vote

Motion to approve Request for a Land Division (Certified Survey Map) by: Lakeview Townhomes LLC, PO Box 976, Kenosha, WI 53141 (Owner), requesting 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.)

Trustee Smith moved to approve Request for a Land Division (Certified Survey Map) by: Lakeview Townhomes LLC, PO Box 976, Kenosha, WI 53141 (Owner), requesting 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.)

Seconded by Trustee Harbach

Trustee Harbach asked whether the driveway access issue had been resolved, including the number of permitted access points. Administrator Hurley stated that, based on the report provided by President Stoner at the previous meeting, the Wisconsin Department of Transportation had reviewed the matter and indicated that one access point would be permitted. He noted that he did not have additional details regarding the State's approval but indicated that the Land Use recommendation to approve the Certified Survey Map (CSM) was the primary matter under consideration.

Trustee Nelson noted that the proposed land division is zoned R-9 and stated that any future multifamily development would be required to comply with the Village's current development standards. She noted that the submitted Certified Survey Map (CSM) generally complies with the Village's land division and platting requirements, subject to minor revisions and conditions recommended by staff prior to recording.

Administrator Hurley clarified that the Board's consideration at this time was limited to the CSM and that future development would be required to meet applicable setbacks and other development standards.

Motion carried. 4-0 vote

Motion to adopt Ordinance 2026-011 to Amend the Comprehensive Plan 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), requesting 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.)

Trustee Smith moved to adopt Ordinance 2026-011 to Amend the Comprehensive Plan 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), requesting 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.)

Seconded by Trustee Harbach

Trustee Nelson stated her support for the proposed Comprehensive Plan Amendment. She noted that Wisconsin Statute 66.1002 requires communities to consider housing needs for people of all age groups and persons with special needs. She stated that the amendment would provide a compatible transition from the adjacent multifamily residential development, support housing needs for aging and disabled residents, and facilitate development of a long-term vacant parcel in a manner compatible with the surrounding area and existing B-3 Highway zoning. Trustee Nelson stated that she supported approval of the Comprehensive Plan Amendment.

Motion carried. 4-0 Vote

Motion to approve Request to Rezone, Site Plan & Exterior Fenestration by: RPF Somers Outlots LLC, requesting rezoning from B-3 Highway Business Dist. to I-1 Institutional Dist., and a site plan and exterior fenestration 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.

Trustee Harbach moved to approve Request to Rezone, Site Plan & Exterior Fenestration by: RPF Somers Outlots LLC, requesting rezoning from B-3 Highway Business Dist. to I-1 Institutional Dist., and a site plan and exterior fenestration 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

Seconded by Trustee Smith

Trustee Harbach asked about the name of the development. Mr. Morris clarified that it would be named the Gardens of Somers and stated that the signage would reflect the correct municipality.

Trustee Nelson stated her support for the proposed rezone from B-3 to I-1, noting that the assisted living use would be more compatible with the neighboring residential apartments than the commercial uses permitted under B-3 zoning. She requested that landscaping, buffering, and fencing requirements be considered for inclusion in the development agreement to provide additional safety for residents. Mr. Morris stated that the developer was already planning permanent fencing and a landscaped berm along Green Bay Road.

Trustee Nelson also asked about Fire and Rescue concerns. Chief Andersen stated that he had no current concerns with the layout but would need additional information regarding the facility's operational plan and level of service as the project progresses.

Motion carried 4-0 vote

Action on Operator's Licenses: Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefan

Trustee Harbach moved to approve Operator's Licenses: Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefan

Seconded by Trustee Smith

Motion carried. 4-0 vote

Trustee Aupperle made a motion to Adjourn at 6:08pm

Trustee Harbach moved to adjourn at 6:08pm. Seconded by Trustee Nelson

Motion carried. 4-0 vote

These minutes were approved by the Village Board on October 13, 2026. Wendy Burnette
Clerk/Treasurer