Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, October 12, 2026
5:30 P.M.

1. Call to order

2. Pledge of Allegiance

3. Action on the Minutes of the September 14, 2026 Plan Commission Meeting

4. Correspondence: none

5. Citizen Comments

6. **Land Division (Certified Survey Map): Discussion and Recommended Action on Request by ARCHIVES AND ARMORY PMML WISCONSIN LLC**, 104 S MICHIGAN AVE STE 500, CHICAGO, IL 60603 (Owner), requesting a Certified Survey Map on Tax Parcel #s 82-4-222-181-0201, 82-4-222-182-0202, 82-4-222-172-0206, and 82-4-222-172-0405, located in the NE & NW ¼ of Section 18 and the NW ¼ of Section 17, T2N, R22E, Village of Somers. *(For information use only, the proposed Certified Survey Map includes the Pritzker Archives & Memorial Park Center on Highway E, and the Mission 94 Firearms Education Center on 120th Avenue).*

7. **Land Division (Certified Survey Map): Discussion and Recommended Action on Request by FN FERATI FAMILY TRUST,** 929 22ND AVE, Kenosha, WI 53140 (Owner), requesting a Certified Survey Map on Tax Parcel # 83-4-223-073-0111, located in the SW 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information use only, the property is located at 985 22nd Avenue).*

8. **Rezoning: Public Hearing and Recommended Action on Request by FN FERATI FAMILY TRUST,** 929 22ND AVE, Kenosha, WI 53140 (Owner), requesting a rezoning from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to R-4 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel # 83-4-223-073-0111, located in the SW 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information use only, the property is located at 985 22nd Avenue).*

9. **Land Division (Final Plat – Phase 1):** 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 Final Plat approval of Bella Terra Subdivision Phase 1 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 9000 block). ***At the request of the Applicant, this item has been postponed to an upcoming meeting. After the date is determined then the item will be re-noticed.***

10. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the October 12, 2026 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 8th day of October, 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.

Village of Somers
Proceeding from the Village Plan Commission Meeting
September 13, 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

Absent:
- Commissioner Alternate Pat Juliana
- Commissioner Jerry Romanowski
- Commissioner Vinnie Chambers

Staff present in person: Administrator Jim Hurley, Assistant Administrator Kevin Poirier, Deputy Clerk Treasurer Eugenia Lara
Village Trustees: Ben Harbach

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Meeting Minutes of August 10, 2026, Plan Commission Meeting**

   Commissioner Steege motioned to approve the minutes of August 10, 2026. The minutes were approved unanimously.

   Motion carried. 5-0 vote.

   Seconded by Commissioner Boxx

4. **Correspondence**
   None

5. **Citizen Comments**
   None

6. **<u>Site Plan Review & Exterior Fenestration:</u>**

   Discussion and Recommendation on Request by: SRPF D/Burlington Road., LLC for approval of overall site plan and exterior fenestration on Tax parcels # 82-4-222-301-0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050. *(For information only, the property is located east of the Somers Highland Industrial warehouse on Burlington Road).*

   Discussion and recommendation on the request by SRPF D/Burlington Road LLC for approval of an overall site plan and exterior finish.

   Representatives from Pinnacle Engineering Group and Stream Realty Partners appeared before the Commission and presented the proposed project.

   The representatives explained that the development had previously received entitlements for three buildings. The revised proposal would combine the two rear buildings into one building. The applicant stated that the architecture, landscaping, berming, screening, and established view corridors would remain substantially consistent with the previously approved plans. Parking and site circulation would be adjusted to accommodate the revised building configuration.

   The applicant explained that the modification was based on current market demand for industrial space generally ranging from approximately 150,000 to 300,000 square feet.

   The Commission discussed cleanup and improvements near the Kilborne Rd ditch/creek and stormwater management due to drainage concerns in the surrounding area. Consideration was given to providing additional stormwater retention capacity.

   Chairman Stoner also discussed using a brick-pattern/form-liner treatment on the concrete exterior walls to enhance the appearance of the buildings. The applicant was asked to maintain the previously approved berming, landscaping, screening, and view corridors and to provide updated landscaping plans and project visualizations for presentation to the Village Board.

   The applicant stated that the stormwater management system would be reevaluated to determine whether additional capacity could be incorporated into the previously approved design.

   The applicant further explained that the project includes work adjacent to the creek intended to remove a hydraulic pinch point and improve water flow. These improvements are intended to reduce water backing up to the north toward Darby Lane. The applicant stated that hydraulic modeling for the corridor had previously received DNR approval.

The Commission and applicant also discussed roadway access and traffic conditions along STH 142/Burlington Rd. The applicant advised that roadway/access approvals were being renewed with Kenosha County and that the project team was working with the County to confirm current requirements.

Commissioner Boxx made a motion to recommend approval of the overall site plan and exterior finish request of SRPF D/Burlington Road, LLC.

Seconded by Commissioner Steege

Motion carried unanimously

7. **Adjourn: 7:18** p.m.

These minutes are not official and approved by the Plan Commission 8/12/2026. Submitted by Deputy/Clerk Treasurer Eugenia Lara.

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **08-19-26**
RPT DATE: **09-28-26**
MTG DATE: **10-12-26**
RE: **Archives and Armory PMML Wisconsin LLC CSM**

PROJECT/SITE INFO:

1. Petitioner/Agent: Michael LaRue
2. Property Owner: Archives and Armory PMML Wisconsin LLC
3. Location/Address: 10475 12TH ST
4. Tax key Number(s): 82-4-222-181-0201
   82-4-222-182-0202
   82-4-222-172-0206
   82-4-222-172-0405
5. Area: 285.8 acres
6. Existing Zoning: PR-1 Park-Recreational Dist., I-1 Institutional Dist., C-1 Lowland Resource Conservancy Dist.
7. Proposed Zoning: no change proposed

PROJECT OVERVIEW:

The Petitioner proposes a Certified Survey Map (CSM) for the purpose of reconfiguring lots for the Pritzker Military Museum & Library, the Cold War Veterans Memorial, and the Mission 94 Firearms Education Center.

PLANNER COMMENTS:

The lands owned by Archives and Armory PMML Wisconsin LLC are currently zoned PR-1 Park-Recreational Dist., I-1 Institutional Dist., and C-1 Lowland Resource Conservancy Dist. and will not change as a result of the proposed CSM. The Petitioner's application states the purpose for the CSM is for "separating parcels for the Pritzker Military Museum & Library, Cold War Veterans Memorial, & Mission 94 Firearms Education Center for business clarity" – these areas of the property are currently all located on one lot.

The proposed boundary of Lot 3 on the CSM may need to be revised to encompass the stormwater pond that serves the Mission 94 Firearms Education Center – the current layout places the pond on Lot 1 of the CSM. The Village engineer should confirm if the pond needs to be located on the same Lot as the Mission 94 facility.

If it is determined that the northern lot line of Lot 3 needs to be extended northward to include the pond, a suggestion would be to set its north lot boundary as the ordinary high water mark of the "Unnamed Tributary No. 13 to the Kilbourn Road Ditch", similar to that pictured to the right.



The submitted Certified Survey Map overall generally complies with the Village of Somers Land Division and Platting Control Ordinance. Listed below are several revisions to be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this CSM, staff would recommend the following conditions:

1. The Certified Survey Map shall be subject to the following:

    a. Subject to making the following revisions to the CSM:
        (1) Add a note indicating the proposed Lots will be served by municipal sewer.
        (2) Under the ownership note, include the address of the property owner.
        (3) Remove references on all applicable Sheets to Lot 4 being "Lot 1 of CSM 2967".
        (4) Amend the boundary of Lot 3 so that the Mission 94 facility and its associated stormwater pond are located on the same Lot (if required by Village engineering).
        (5) Add/label wetland, floodplain, and shoreland boundaries to the face of the CSM.
        (6) Add/label the waterways known as "Kilbourn Road Ditch" and "Unnamed Tributary No. 13 to the Kilbourn Road Ditch" to the face of the CSM.
        (7) Add the following note to the face of the CSM:
            "Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution".
        (8) On Sheet 8 of 8 under the 'Village of Somers Certificate' section, revise "Village Chairman" to read "Village President", and "Village Clerk" to read "Village Clerk/Treasurer".

    b. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacountywi.gov.

    c. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

    d. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

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KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

https://permitting.kenoshacounty.org/eTrakit/

1. Select all application types that apply:

Comprehensive Land Use Plan Map Amendment Application (COMP)

Rezoning Application (REZO)

Conditional Use Permit Application (CUP)

Affidavit of Correction (AFFC)

Land Division Applications

- ■ Certified Survey Map (CSM)

Preliminary Plat Application (PLAT)

Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)
Company Name: PMML North, Inc
Individual's Name: Scott English, PMML President
Mailing Address: 10475 12th St Kenosha, WI 53144
Phone Number: [redacted]

Property Owner Contact Information (2)
Company Name: Cold WarVeterans Memorial, Inc
Individual's Name: Leslie Stern, Project Manager
Mailing Address: 104 S Michigan Ave Chicago, IL 60603
Phone Number: 3[redacted]

Property Owner Contact Information (3)
Company Name: Mission 94 Firearms Education Center
Individual's Name: Scot Loesch, General Manager
Mailing Address: 1487 120th Ave Kenosha, WI 53144
Phone Number: [redacted]

Property Owner Contact Information (4)
Company Name: All of the Above
Individual's Name: Michael LaRue, Facilities Manager
Mailing Address: 11201 12th St Kenosha, WI 53144
Phone Number: [redacted]

Architect Contact Information
Company Name:
Individual's Name:
Mailing Address:
Phone Number:

Engineer Contact Information
Company Name:
Individual's Name:
Mailing Address:
Phone Number:

Surveyor Contact Information
Company Name: TERRA Engineering
Individual's Name: Tom Baumgartner
Mailing Address: 225 W. Ohio St., Chicago, IL
Phone Number: [redacted]

Master Plumber/Soil Tester Contact Information
Company Name:
Individual's Name:
Mailing Address:
Phone Number:

Surveyor Contact Information
Company Name:
Individual's Name:
Mailing Address:
Phone Number:

Master Plumber/Soil Tester Contact Information
Company Name:
Individual's Name:
Mailing Address:
Phone Number:

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1.	PMML North, Inc 10475 12th St Kenosha, WI 53144
2.	CWVM, Inc 104 S Michigan Ave Chicago, IL 60603
3.	Mission 94 1487 120th Ave Kenosha, WI 53144
4.	

For Office Use Only: Applicants can track status on https://permitting.kenoshacounty.org/eTrakit/

Project Number(s):

4. Provide a written summary of your proposed project and reasons for pursuing said project:

   Seperating Parcels for the Pritker Military Museum & Library, Cold War Veterans Memorial, & Mission 94 Firearms Education Center for business clarity.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations. Note that Wis. Stat. 66.1001(3) requires that ordinances (including rezoning applications) must be consistent with the adopted comprehensive land use plan map. If you are submitting for comprehensive land use plan map amendment simultaneous to other development applications and the comprehensive land use plan map amendment is denied, it may cause the subsequent applications (i.e. rezoning application, conditional use permit application) and the intended land use to be moot and not able to be entertained). It is recommended comprehensive land use plan map amendments be applied for individually so that it can be heard and acted on prior to investing in and making the additional development applications associated with your project.

6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

   Note: Agricultural Use Conversion Charge

   The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx or https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx.

   Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

4. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
   a. Proposed Use:
   b. Hours of Operation:
   c. Number of employees currently onsite during the largest work shift:
   d. Number of employees that will be onsite during the largest work shift:
   e. Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
   f. Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
   g. Attach professionally drawn to-scale plan sheets for each of the following as applicable:
      i. Building Plan (include floor plans and elevation drawings)
      ii. Site Plan (Section 12.05-1(h)3 of zoning ordinance)
      iii. Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
      iv. Landscape Plan (Section 12.16 of zoning ordinance)
      v. Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
      vi. Storm Water Management Plan (Division II of stormwater ordinance)

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vii. Utility Plan
viii. Traffic Impact Analysis (TIA) Plan
ix. Natural Resources Protection Plan
x. Signage Plan (Section 12.14 of zoning ordinance)

5. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.

6. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance.

7. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm the status of existing POWTS and/or confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application. When the sanitary permit is issued the replacement POWTS must be installed and completed one year from the sanitary permit issuance date.

   Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit acknowledging the replacement of said POWTs system are submitted to this office.

   a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

      4

   b. Review Fee = Number from above x $75

      $300.00

   c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?

      Yes. 11201 12th St Kenosha, WI 53144

   d. Are these systems older than July 1, 1980?

      No

   e. If you answered yes to question c, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.

   f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

   g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

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Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

DocuSigned by:
Michael LaRue
529EBF19475E435...

Signature	Date	Print Name
	7/27/2026 | 8:42 AM CDT	Michael LaRue

Signed by:
Scott English
88893B2B9089419...

Signature	Date	Print Name
	7/27/2026 | 10:54 AM CDT	Scott English

SIGNATURE OF APPLICANT

Signature	Print Name
Mailing Address	**Phone Number**

Signed by:
Leslie Stern
F15F238835CB4FE...

7/27/2026 | 8:50 AM CDT Leslie Stern

Signed by:
CFCE124A5A564E8...

7/27/2026 | 10:21 AM CDT Scot Loesch

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IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) ..... (262) 857-1895
Facsimile #..... (262) 857-1920

Public Works Division of Highways ..... (262) 857-1870

Kenosha County Administration Building
Register of Deeds ..... (262) 653-2444
Division of Land Information ..... (262) 653-2622

Wisconsin Department of Transportation, Southeast Region ..... (262) 548-5902
141 NW Barstow St.
Waukesha WI 53187-0798

Wisconsin Department of Natural Resources - Sturtevant Office ..... (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of ..... (262) 878-2218
Paris, Town of ..... (262) 859-3006
Randall, Town of ..... (262) 877-2165
Somers Village/Town of ..... (262) 859-2822
Wheatland, Town of ..... (262) 537-4340
City of Kenosha Planning & Development ..... (262) 653-4030
City of Kenosha Water Utility ..... (262) 653-4300
City of Kenosha Airport ..... (262) 653-4160

Certificate Of Completion

Envelope Id: 9CD304F3-4F24-8886-8092-3DE94F116CD1
Status: Completed
Subject: Complete with Docusign: Kenosha-County-Development-Application.pdf
Source Envelope:
Document Pages: 5
Signatures: 4
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Michael LaRue
104 S Michigan
Suite 1025
Chicago, IL 60603
mlarue@tawanipm.com
IP Address: 172.56.16.10

Record Tracking

Status: Original
7/27/2026 8:36:45 AM
Holder: Michael LaRue
mlarue@tawanipm.com
Location: DocuSign

Signer Events	Signature	Timestamp
Leslie Stern leslie.stern@tawani.net Project Manager Tawani Security Level: Email, Account Authentication (None)	Signed by: Leslie Stern F15F238835CB4FE... Signature Adoption: Pre-selected Style Using IP Address: 73.50.146.50	Sent: 7/27/2026 8:42:29 AM Viewed: 7/27/2026 8:49:40 AM Signed: 7/27/2026 8:50:42 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Michael LaRue mlarue@tawanipm.com Facilities Manager Tawani Property Management Security Level: Email, Account Authentication (None)	DocuSigned by: Michael LaRue 529EBF19475E435... Signature Adoption: Pre-selected Style Using IP Address: 172.56.16.10	Sent: 7/27/2026 8:42:28 AM Viewed: 7/27/2026 8:42:44 AM Signed: 7/27/2026 8:42:52 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Scot Loesch Scot.L@mission94.com General Manager Mission94 Firearms Education Center Security Level: Email, Account Authentication (None)	Signed by: CFCE124A5A564E8... Signature Adoption: Drawn on Device Using IP Address: 2603:6000:d1f0:6b60:e06b:1c48:416e:b534 Signed using mobile	Sent: 7/27/2026 8:42:28 AM Viewed: 7/27/2026 10:21:06 AM Signed: 7/27/2026 10:21:53 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Scott English senglish@pritzkermilitary.org President & CEO Security Level: Email, Account Authentication (None)	Signed by: Scott English 86893B2B9089419... Signature Adoption: Pre-selected Style Using IP Address: 192.226.99.82	Sent: 7/27/2026 8:42:29 AM Viewed: 7/27/2026 10:54:14 AM Signed: 7/27/2026 10:54:38 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/27/2026 8:42:29 AM
Certified Delivered	Security Checked	7/27/2026 10:54:14 AM
Signing Complete	Security Checked	7/27/2026 10:54:38 AM
Completed	Security Checked	7/27/2026 10:54:38 AM

Payment Events	Status	Timestamps

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 SEC. 17–2–22 ASSUMED TO BEAR N89°29'31"E BASED ON STATE PLANE DATUM.

LEGEND:

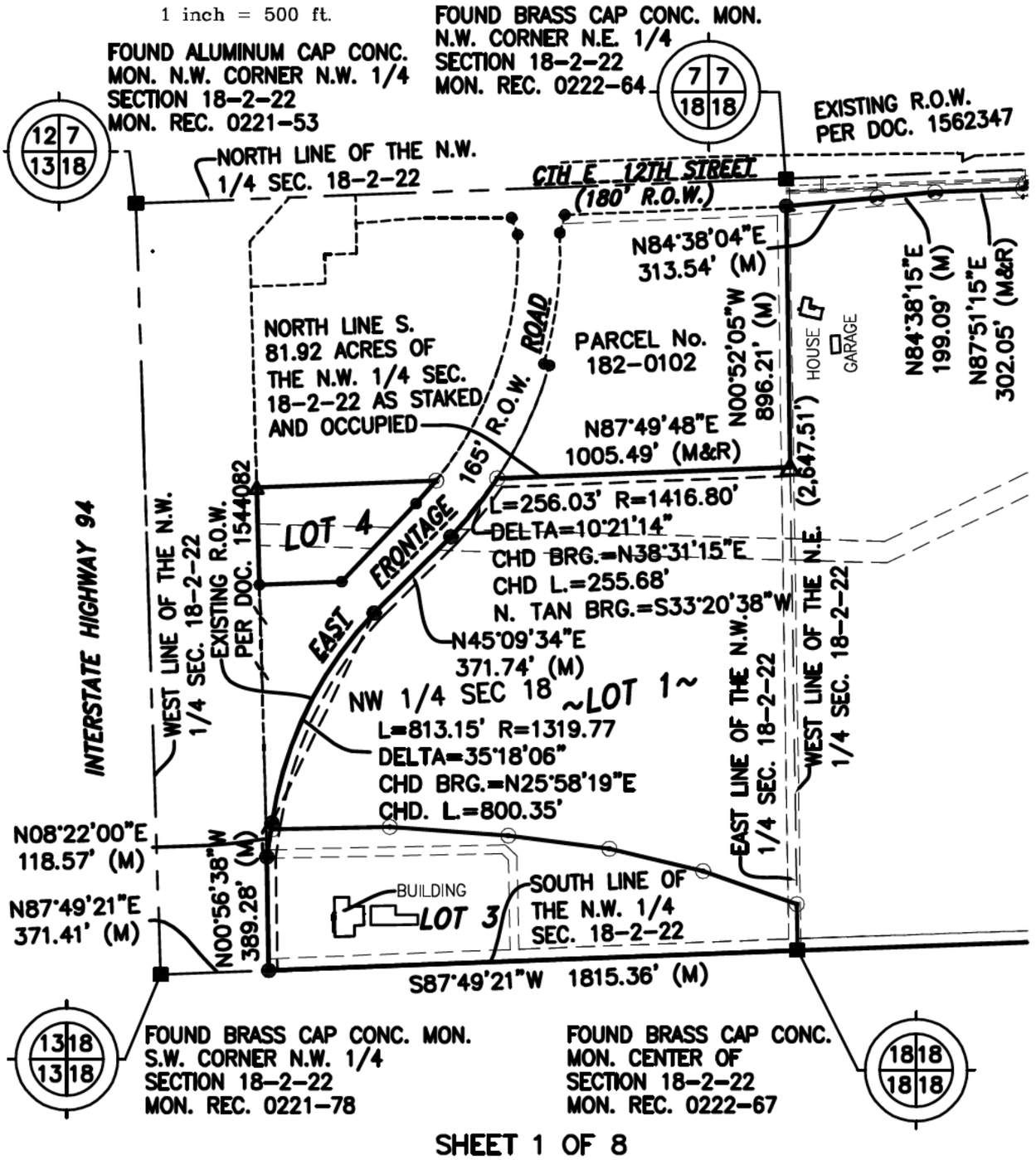
- ⊙ 2.375" O.D. X 24" Iron Pipe 3.65 lbs/lin ft. Set
- ● 2.375" O.D. Pipe Found
- ▲ 1" O.D. Pipe Found
- ■ 6" Concrete Monument with Brass Cap Found
  All Other Lot, Outlot and Meander Corners
  1.315" O.D. X 18" Iron Pipe 1.68 lbs/lin ft Set
- ● WisDOT Capped Iron Rod found

GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
1 inch = 500 ft.

Ownership Note:
Archives and Armory of PMML WI LLC



SHEET 1 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 SEC. 17–2–22 ASSUMED TO BEAR N89°29'31"E BASED ON STATE PLANE DATUM.

LEGEND:

- ⊙ 2.375" O.D. X 24" Iron Pipe 3.65 lbs/lin ft. Set
- ● 2.375" O.D. Pipe Found
- ▲ 1" O.D. Pipe Found
- ■ 6" Concrete Monument with Brass Cap Found
- All Other Lot, Outlot and Meander Corners 1.315" O.D. X 18" Iron Pipe 1.68 lbs/lin ft Set
- ● WisDOT Capped Iron Rod found

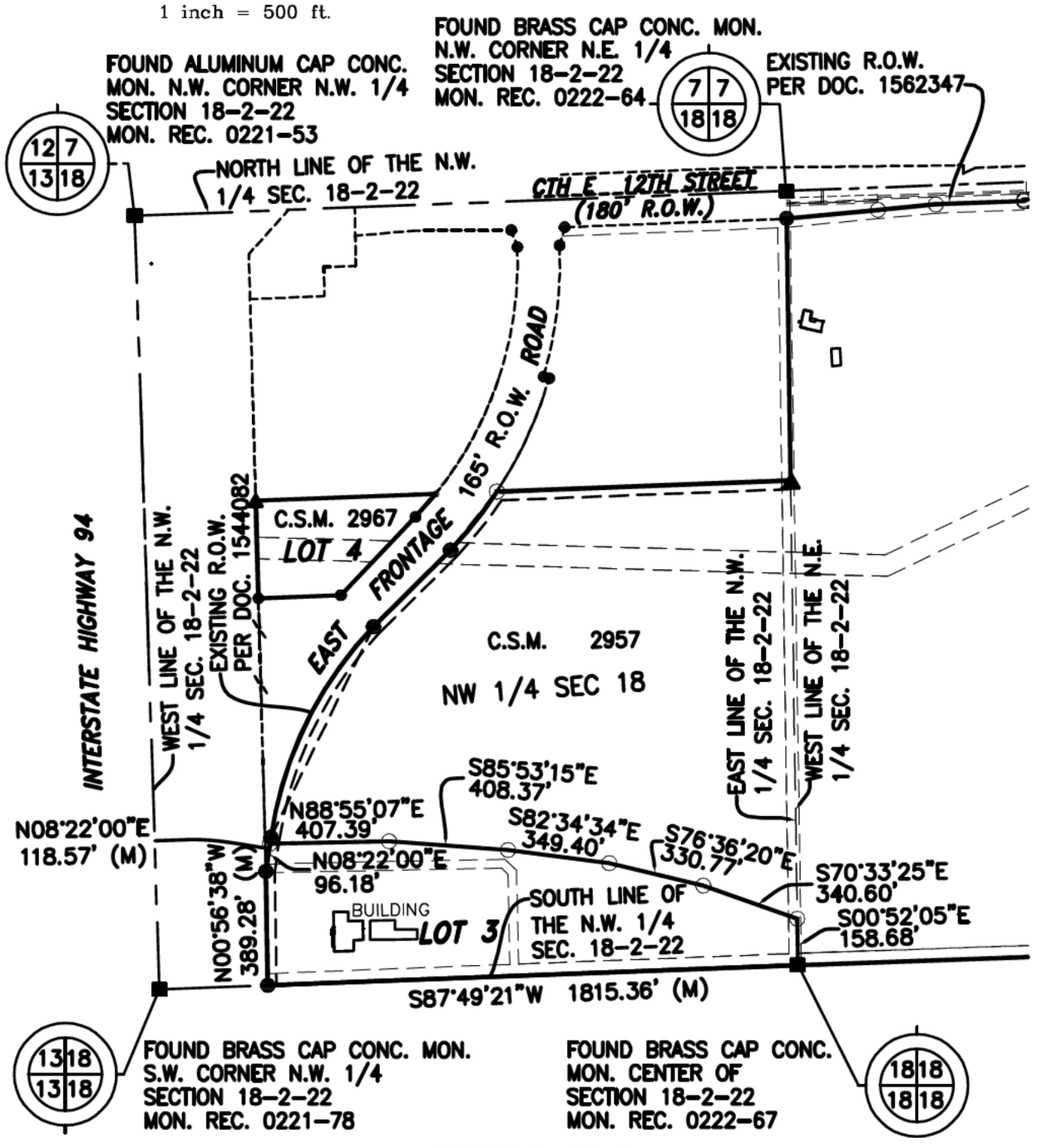
GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)

1 inch = 500 ft.

Ownership Note:
Archives and Armory of PMML WI LLC



SHEET 2 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

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LEGEND:

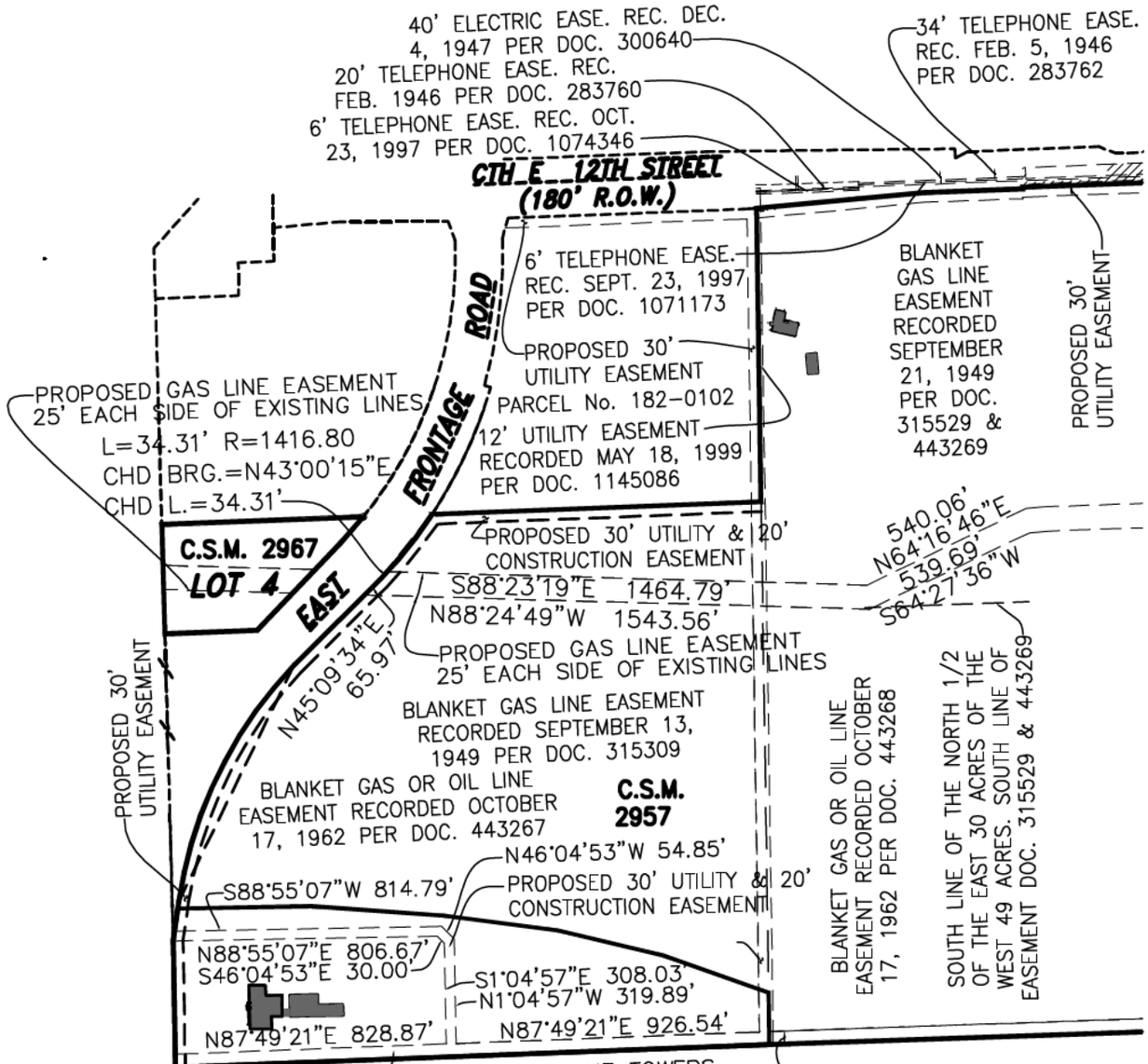
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- ● 2.375" O.D. Pipe Found
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- ● WisDOT Capped Iron Rod found

GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
1 inch = 500 ft.

Ownership Note:
Archives and Armory of PMML WI LLC



NOTE: PROPOSED UTILITY EASEMENTS ARE EXCLUSIVE AND IN FAVOR OF THE VILLAGE OF SOMERS

SHEET 3 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 SEC. 17–2–22 ASSUMED TO BEAR N89°29'31"E BASED ON STATE PLANE DATUM.

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- ▲ 1" O.D. Pipe Found
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  All Other Lot, Outlot and Meander Corners
  1.315" O.D. X 18" Iron Pipe 1.68 lbs/lin ft Set
- ● WisDOT Capped Iron Rod found

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

Ownership Note:
Archives and Armory of PMML WI LLC

FOUND ALUMINUM CAP CONC. MON. N.W. CORNER N.W. 1/4 SECTION 18–2–22 MON. REC. 0221–53

FOUND BRASS CAP CONC. MON. N.W. CORNER N.E. 1/4 SECTION 18–2–22 MON. REC. 0222–64

L=104.373
R=1,261.885
DELTA=4°44'20"
CHD.S41°20'01"W
CHD. LENGTH 104.34'(M)

INTERSTATE HIGHWAY 94

BLANKET GAS OR OIL LINE EASEMENT RECORDED OCTOBER 17, 1962 PER DOC. 443267

BLANKET GAS LINE EASEMENT RECORDED SEPTEMBER 13, 1949 PER DOC. 315309

N87°49'48"E 616.13' (M)

NORTH LINE S. 81.92 ACRES OF THE N.W. 1/4 SEC. 18–2–22 AS STAKED AND OCCUPIED

S88°23'19"E 464.90'

82–4–222–182–0202

LOT 4

73.94'

N88°24'49"W 394.41'

LOT 1
C.S.M. 2967

N01°37'44"W 333.91' (M)

135.55'

S43°36'37"W 370.20' (M)

99.10'

EXISTING R.O.W. PER DOC. 1544082

EAST FRONTAGE ROAD

P.O.B.

S87°49'26"W 282.14' (M)

N01°37'44"W 934.29'

EXISTING R.O.W. PER DOC. 1544082

N00°56'38"W 389.28' (M)

C.S.M. 2957

LOT 1

MATCHLINE: SEE SHEETS 5 AND 6

FOUND BRASS CAP CONC. MON. S.W. CORNER N.W. 1/4 SECTION 18–2–22 (POC) MON. REC. 0221–78

FOUND BRASS CAP CONC. MON. CENTER OF SECTION 18–2–22 MON. REC. 0222–67

P.O.C.

N87°49'21"E 371.41'

SHEET 4 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

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LEGEND:

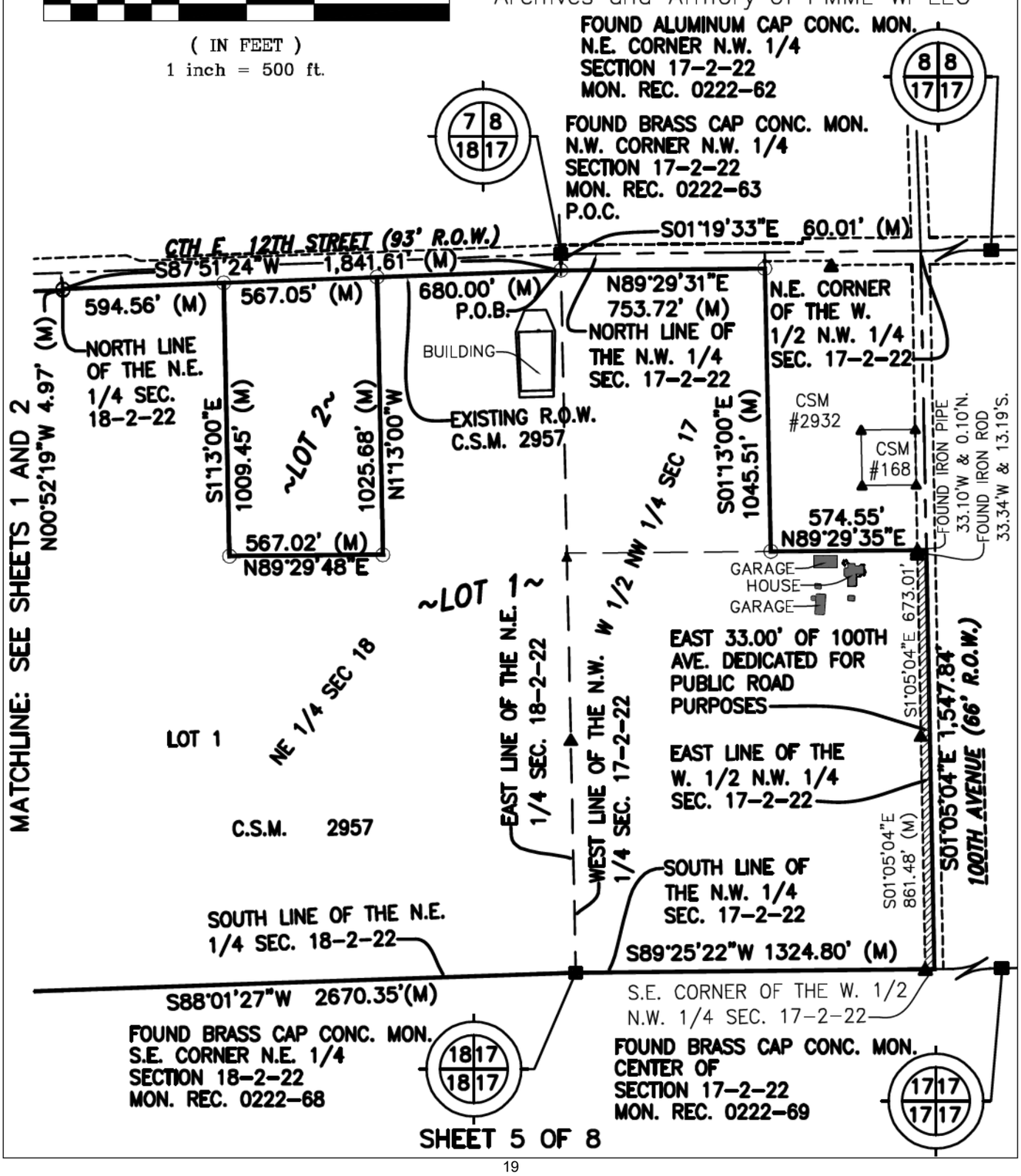
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  All Other Lot, Outlot and Meander Corners
  1.315" O.D. X 18" Iron Pipe 1.68 lbs/lin ft Set
- ● WisDOT Capped Iron Rod found

GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
1 inch = 500 ft.

Ownership Note:
Archives and Armory of PMML WI LLC



CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

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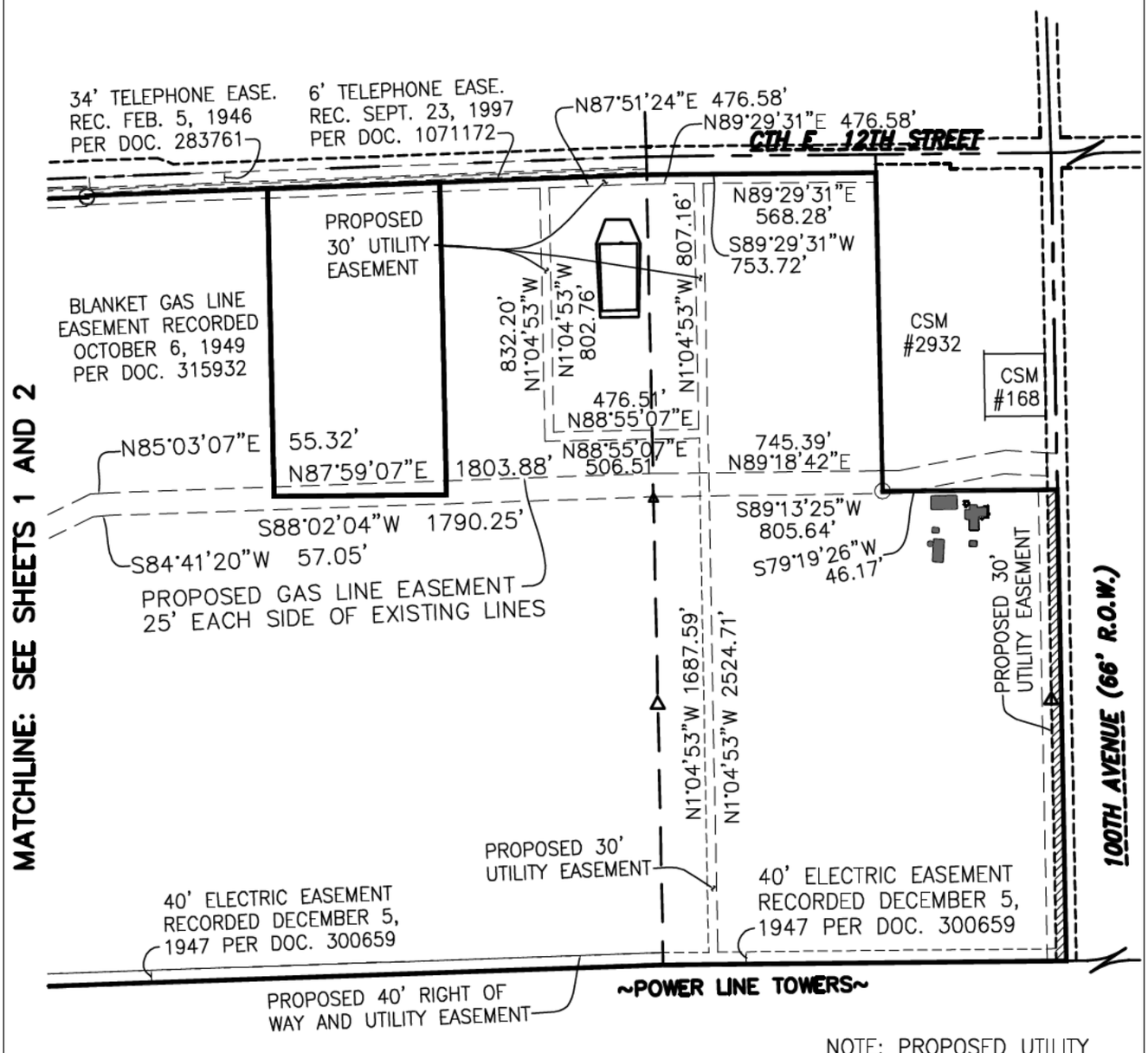
GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)

1 inch = 500 ft.

Ownership Note:
Archives and Armory of PMML WI LLC



NOTE: PROPOSED UTILITY EASEMENTS ARE EXCLUSIVE AND IN FAVOR OF THE VILLAGE OF SOMERS

SHEET 6 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Tom Baumgartner, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northwest Quarter of Section 17 and the North Half of Section 18, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin bounded and described as follows:

LEGAL DESCRIPTION

That part of the North Half of Section 18, and the Northwest Quarter of Section 17, Township 2 North, Range 22 East of the Fourth Principal Meridian, more particularly described as follows,

Commencing at the Northwest corner of the Northwest Quarter of said Section 17; thence South 01 degree 19 minutes 33 seconds East along the West line of the Northwest Quarter of said Section 17, a distance of 60.01 feet to the South right of way line of CTH E (12th Street) per C.S.M. 2957, and the Point of Beginning; thence North 89 degrees 29 minutes 31 seconds East along said South right of way line 753.72 feet; thence South 01 degree 13 minutes 00 seconds East 1045.51 feet; thence North 89 degrees 29 minutes 35 seconds East, 574.55 feet to the East line of the West Half of the Northwest Quarter of said Section 17; thence South 01 degree 05 minutes 04 seconds East, along said East line, 1547.84 feet to the Southeast corner of the West Half of the Northwest Quarter of said Section 17; thence South 89 degrees 25 minutes 22 seconds West along the South line of said Northwest Quarter, 1324.80 feet to the Southwest corner of said Northwest Quarter; thence South 88 degrees 01 minutes 27 seconds West along the South line of the Northeast Quarter of said Section 18, a distance of 2670.35 feet to the Southwest corner of said Northeast Quarter; thence South 87 degrees 49 minutes 21 seconds West along the South line of the Northwest Quarter of said Section 18, a distance of 1815.36 feet to the East line of Interstate Highway 94 per Document 1544082; thence North 00 degrees 56 minutes 38 seconds West along said East right of way line 389.28 feet; thence North 08 degrees 22 minutes 00 seconds East along said East right of way line, 118.57 feet; thence North 813.15 feet along said East right of way line on a curve concave to the East whose radius is 1319.77 feet, the chord of said curve bears North 25 degrees 58 minutes 19 seconds East, 800.35 feet; thence North 45 degrees 09 minutes 34 seconds East along said East right of way line 371.74 feet; thence North 256.03 feet along said East right of way line on a curve concave to the West whose radius is 1416.80 feet, the chord of said curve bears North 38 degrees 31 minutes 15 seconds East, 255.68 feet to the North line of the South 81.92 acres of the Northwest Quarter of said Section 18; thence North 87 degrees 49 minutes 48 seconds East along said North line, 1005.49 feet to the East line of the Northwest Quarter of said Section 18; thence North 00 degrees 52 minutes 05 seconds West along the East line of said Northwest Quarter, 896.21 feet to the South right of way line of CTH E (12th Street) per Document number 1562347; thence North 84 degrees 38 minutes 04 seconds East, along said right of way line, 313.54 feet; thence North 84 degrees 38 minutes 15 seconds East, along said right of way line, 199.09 feet; thence North 87 degrees 51 minutes 15 seconds East along said right of way line, 302.05 feet; thence North 00 degrees 52 minutes 19 seconds West 4.97 feet to the South right of way line of CTH E (12th Street); thence North 87 degrees 51 minutes 24 seconds East along said South right of way line 1841.61 feet to the Point of Beginning, in Kenosha County, Wisconsin.

LEGAL DESCRIPTION LOT 4

Lot 1 in C.S.M. 2967 being a part of the Northwest Quarter of Section 18, Township 2 North, Range 22 East of the Fourth Principal Meridian, in Kenosha County, Wisconsin.

Lot 1 containing 254.334 acres (11,078,806 sq. ft.), more or less, 1.173 acres of which is within road right of way (51,079 sq. ft.). 253.162 acres (11,027,726 sq. ft.) remaining.

Lot 2 containing 13.245 acres (576,935 sq. ft.), more or less.

Lot 3 containing 16.113 acres (701,897 sq. ft.), more or less.

Lot 4 containing 3.462 acres (150,801 sq. ft.), more or less.

That I have made such survey, land division, and map by the direction of_____, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statues and the subdivision regulations of the Village of Somers, in surveying, dividing and mapping the same.

Tom Baumgartner, R.L.S. No. 2146–8 dated this 8th day of July, 2026

SHEET 7 OF 8

CERTIFIED SURVEY MAP NO._____

PART OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4, N.E. 1/4, S.W. 1/4, S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18 AND THE NW I/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

I,_____, owner, do hereby certify that I caused the land described on this map to be surveyed, divided, mapped, and dedicated as shown. I also certify that this map is required to be submitted to the Village of Somers.

_____ Dated this_____day of_____,2026.
owner

STATE OF WISCONSIN)
KENOSHA COUNTY) ss Personally came before me this_____day of_____, 2026

the above named_____to me known
to be the person who executed the foregoing instrument and acknowledged the same.

_____Notary Public,_____, WI

My Commission Expires:_____

VILLAGE OF SOMERS CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) ss

I certify that this Certified Survey Map,_____,owner,
was approved by the Village Board of the Village of Somers

on the_____day of_____, 2026.

_____ _____
Village Chairman Village Clerk

SHEET 8 OF 8

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **08-27-26**
RPT DATE: **09-28-26**
MTG DATE: **10-12-26**
RE: **FN Ferati Family Trust CSM**

PROJECT/SITE INFO:

1. Petitioner/Agent: FASLI FERATI
2. Property Owner: FN FERATI FAMILY TRUST
3. Location/Address: 985 22ND AVE
4. Tax key Number(s): 83-4-223-073-0111
5. Area: 19.5 acres
6. Existing Zoning: A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist.
7. Proposed Zoning: R-4 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist.

PROJECT OVERVIEW:
The Petitioner proposes to divide the existing parcel into one (1) 0.349-acre Lot and one (1) 19.329-acre Lot via a Certified Survey Map (CSM).

PLANNER COMMENTS:
The subject property is currently zoned A-2 General Agricultural District and C-1 Lowland Resource Conservancy District. The property contains a single-family residence and detached garage on the southwest corner of the property which the petitioner proposes to separate off on its own Lot (Lot 1 of the CSM). The remainder of the property (Lot 2 of the CSM) would be left as a vacant 19-acre parcel. The subject property is proposed to be rezoned to R-4 Urban Single-Family Residential Dist. to align with the property's designated land use category of 'Medium-Density Residential', except for wetland areas identified on the Wisconsin Wetland Inventory Map which would be rezoned to C-1 Lowland Resource Conservancy Dist.

The Kenosha County Highway Dept. has reviewed the proposed CSM and has indicated that CTH Y (22nd Avenue) is planned to be 120' wide highway right-of-way. Therefore, the CSM will need to be revised to show additional right-of-way dedicated to the public so that the eastern half of the CTH Y right-of-way is 60 feet. If the additional area to be dedicated to the public causes the area of Lot 1 to fall below 15,000 sq. ft., Lot 1 will need to be adjusted so that it has at least 15,000 sq. ft. to meet the minimum R-4 zoning standard.

The submitted Certified Survey Map generally complies with the Village of Somers Land Division and Platting Control Ordinance, however there are a few revisions noted below that should be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this CSM, staff would recommend the following conditions:

1. The Certified Survey Map shall be subject to the following:

    a. Subject to making the following revisions to the CSM:
        (1) Add a note indicating the proposed Lots will be served by municipal sewer.
        (2) Show additional public right-of-way dedication so that the total right-of-way width of the eastern half of CTH Y is 60 feet. Label the 60 feet of right-of-way as "Dedicated to the Public".
        (3) Remove the 'SETBACKS' note from Sheet 1 of 4.
        (4) Amend the zoning note on sheet 2 of 4 to read "ZONING OF PARCELS IS R-4 & C-1".

    b. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacountywi.gov.

    c. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

    d. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

May 2015

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
AUG 27 2026
Kenosha County
Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: Fasli Ferati Date 8/27/26

Mailing Address: 929 22nd Ave Phone #[redacted]

Kenosha, WI 53140 Phone #[redacted]

Tax Parcel Number(s): 83-4-223-073-0111

Acreage of Project: 19.5

Location of Property (including legal description):

985 22nd Ave Kenosha WI 53140

Subdivision/Development Name (if applicable): _____

Existing Zoning: A2/C1 Proposed Zoning: R4

Village Land Use Plan District Designation(s) (if applicable):

Present Medium Denisty Residental

Proposed medium Denisty Residental

Present Use(s) of Property: Residencial Rental

Proposed Use(s) of Property: _____

The subdivision abuts or adjoins a state trunk highway..... Yes ( ) No (X)

The subdivision will be served by public sewer ..... Yes (X) No ( )

The subdivision abuts a county trunk highway ..... Yes (X) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes (X) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City ..... Yes ( ) No (X)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Farah Terati 8/27/26

Property Owner's Signature Date

_____

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Farah Terati 8/27/26

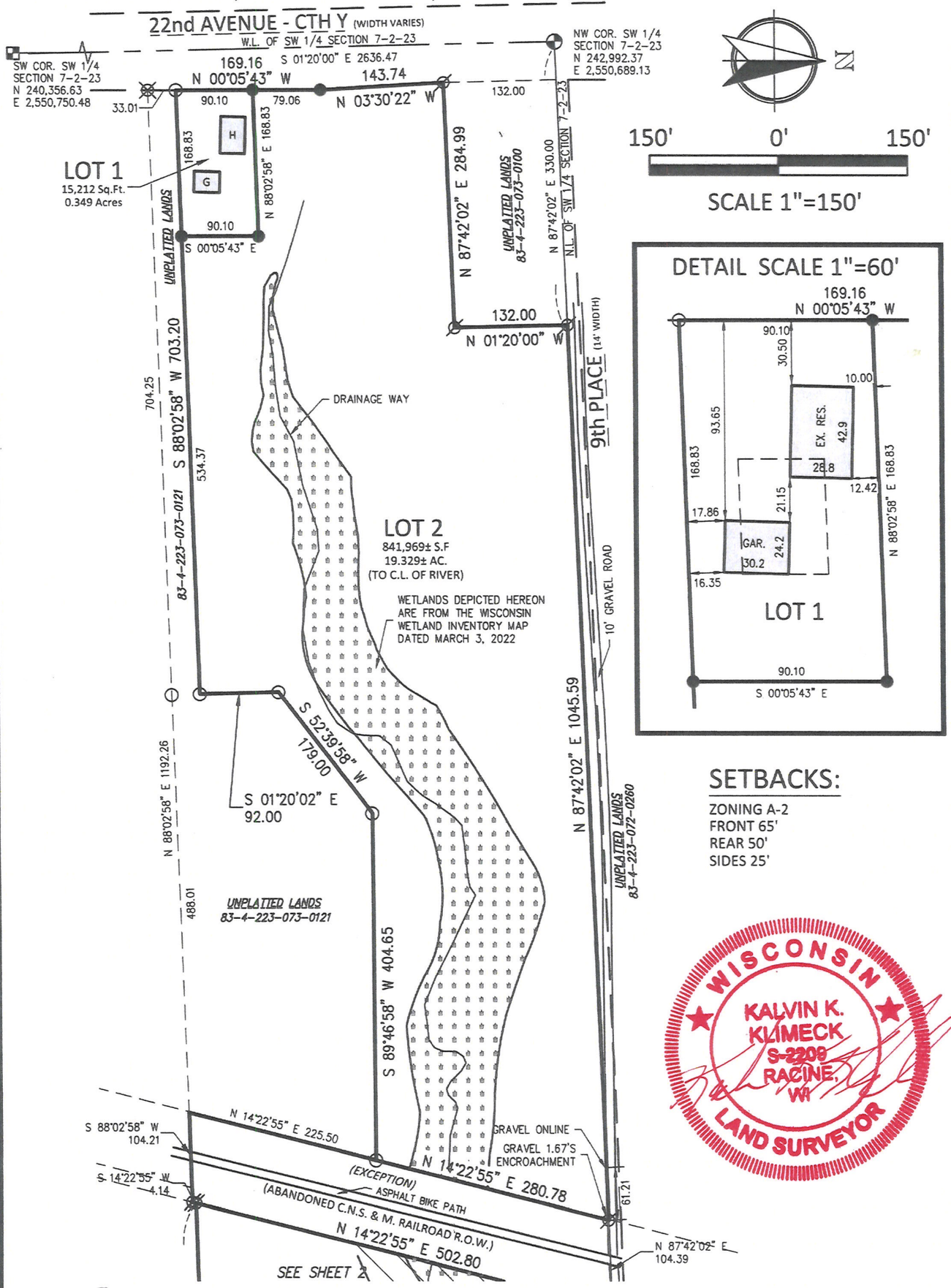
Applicant's Signature Date

_____

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



DETAIL SCALE 1"=60'

SETBACKS:

ZONING A-2
FRONT 65'
REAR 50'
SIDES 25'

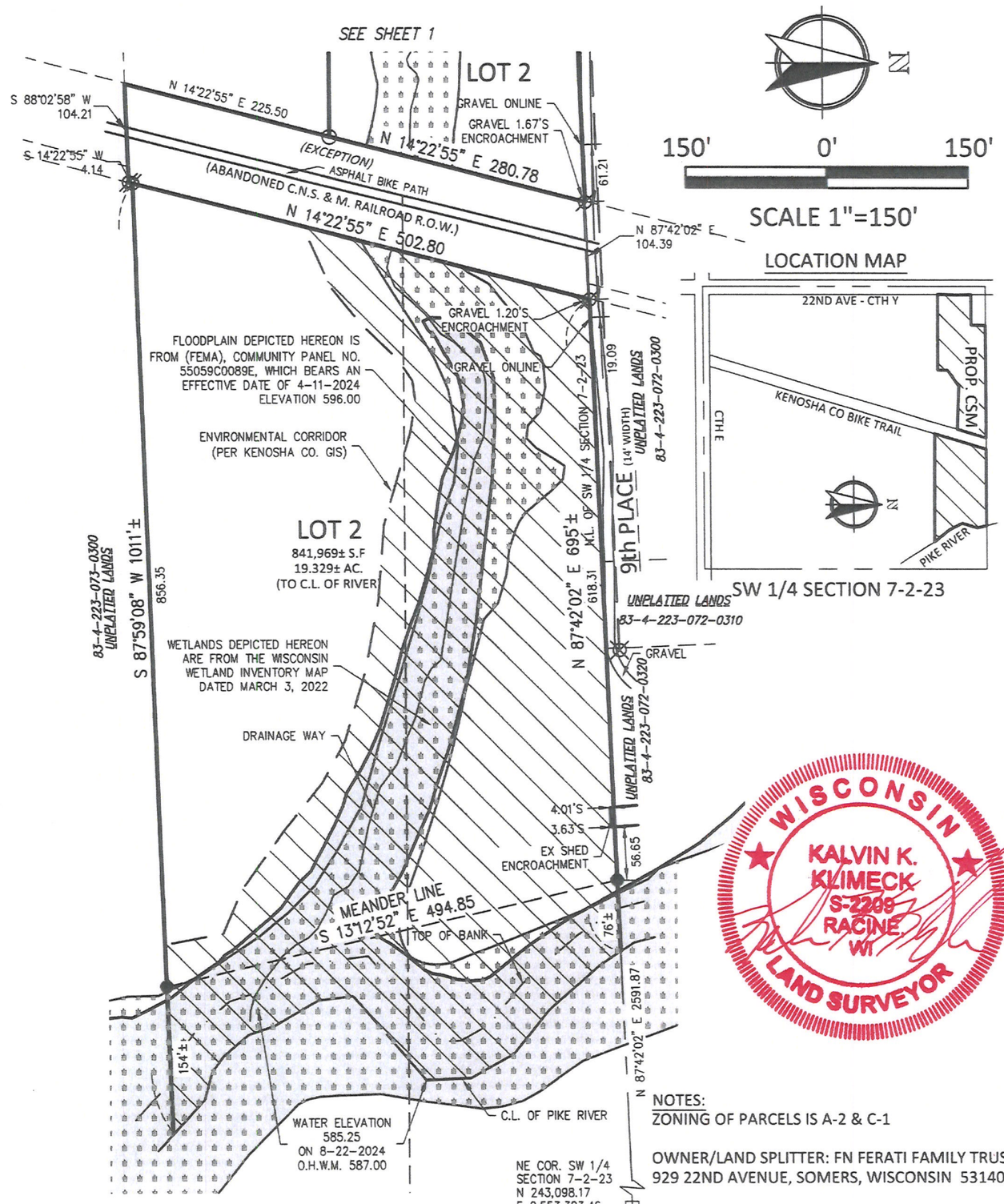
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



WISCONSIN
KALVIN K. KLIMECK
S-2208
RACINE WI
LAND SURVEYOR

NOTES:
ZONING OF PARCELS IS A-2 & C-1

OWNER/LAND SPLITTER: FN FERATI FAMILY TRUST
929 22ND AVENUE, SOMERS, WISCONSIN 53140

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE SW ¼ OF SECTION 7-2-23 IS ASSUMED TO BEAR N87°42'02" E.

LEGEND:
- ○ 1" O.D. IRON PIPE FOUND
- ● 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
- ◔ CONC. MON. W / BRASS CAP FOUND
- ◪ CONC. MON W/ SEWRPC BRASS CAP FOUND
- ⊞ CONC. MON W/KENOSHA CO BRASS CAP FOUND

NOTE:
Any land below the Ordinary High Water Mark (O.H.W.M.) of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Kalvin K. Klimeck, hereby certify:

That I have prepared this Certified Survey Map at the direction of FN Ferati Family Trust, Owners;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18-18.25 of the Code of General Ordinances for the Village of Somers in surveying, dividing, and mapping the same.

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Part of the Northwest ¼ and Northeast ¼ of the Southwest ¼ of Section 7, Township 2 North, Range 23 East in the Village of Somers, Kenosha County, Wisconsin, and more particularly described as follows: Commence at the Northwest corner of the Southwest ¼ of said Section 7; thence N87°42'02"E, 330.00 feet along the North line of the Southwest ¼ of said Section 7 to the point of beginning of this description; continue thence N87°42'02"E, 1045.59 feet along said North line to the West line of the abandoned Chicago North Shore & Milwaukee Railway; continue thence N87°42'02"E, 104.39 feet along said North line to the East line of said abandoned Chicago North Shore & Milwaukee Railway; continue thence N87°42'02"E, 618.31 feet to Meander line; thence S13°12'52"E, 494.85 feet along said Meander line; thence S87°59'08"W, 856.35 feet to the East line of said abandoned Chicago North Shore & Milwaukee Railway; thence S14°22'55"W, 4.14 feet along the East line of said abandoned Chicago North Shore & Milwaukee Railway; thence S88°02'58"W, 104.21 feet to the West line of said abandoned Chicago North Shore & Milwaukee Railway; thence N14°22'55"E, 225.50 feet along the West line of said abandoned Chicago North Shore & Milwaukee Railway; thence S89°46'58"W, 404.65 feet; thence S52°39'58"W, 179.00 feet; thence S01°20'02"E, 92.00 feet; thence S88°02'58"W, 703.20 feet to the East line of 22nd Avenue - CTH Y; thence N00°05'43"W, 169.16 feet along said East line; thence N03°30'22"W, 143.74 feet along said East line; thence N87°42'02"E, 284.99 feet parallel to the North line of the Southwest ¼ of said Section 7; thence N01°20'00"W, 132.00 feet parallel to the West line of the Southwest ¼ of said Section 7 to the North line of the Southwest ¼ of said Section 7 and the point of beginning. INCLUDING all lands lying between the Meander line and the center line of the Pike River. EXCEPTING therefrom that portion of land used for the Chicago North Shore & Milwaukee Railway (now abandoned).
Containing 857,173 square feet or 19.780 acres, more or less, to the centerline of the Pike River.
Containing 803,547 square feet or 18.447 acres, more or less, to the Meander line.

August 26, 2026

Kalvin K. Klimeck P.L.S. (S-2209)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

The FN Ferati Family Trust, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided and mapped as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the the following for approval: Village Board of the Village of Somers.

IN WITNESS WHEREOF the said FN Ferati Family Trust has caused these presents to be signed as Owner, at _____ Wisconsin on this _____ day of _____ 202_.

_____
Fasli F. Ferati, Trustee
929 22nd Avenue
Kenosha, Wisconsin 53140

_____
Nadije Ferati, Trustee
929 22nd Avenue
Kenosha, Wisconsin 53140

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 202_, Fasli F. Ferati and Nadije Ferati, of the above-named FN Ferati Family Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such Trustees of said FN Ferati Family Trust, and acknowledged that they executed the foregoing as such Trustees as the deed of said FN Ferati Family Trust, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE BOARD APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 202_.

_____, Date: _____
George Stoner, President

_____, Date: _____
Wendy Burnette, Village Clerk-Treasurer

WISCONSIN
KALVIN K. KLIMECK
S-2209
RACINE, WI
LAND SURVEYOR

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 4 OF 4 SHEETS

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
AUG 27 2026
Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name: Fasli Ferati

Print Name: FASLI FERATI Signature: Fasli Ferati

Mailing Address: 929 22nd Ave

City: Kenosha State: WI Zip: 53140

Phone Numbe [redacted] E-mail (optional): [redacted]

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

83-4-223-073-0111

Property Address of property to be rezoned:

985 22nd Ave Kenosha, WI 53140

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☑ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☑ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	☐ RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
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☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☑ C-1 Lowland Resource Conservancy District
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☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☐ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☑ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: _____ County Board Supervisor: _____

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition (payable to "Kenosha County").....$1,450.00

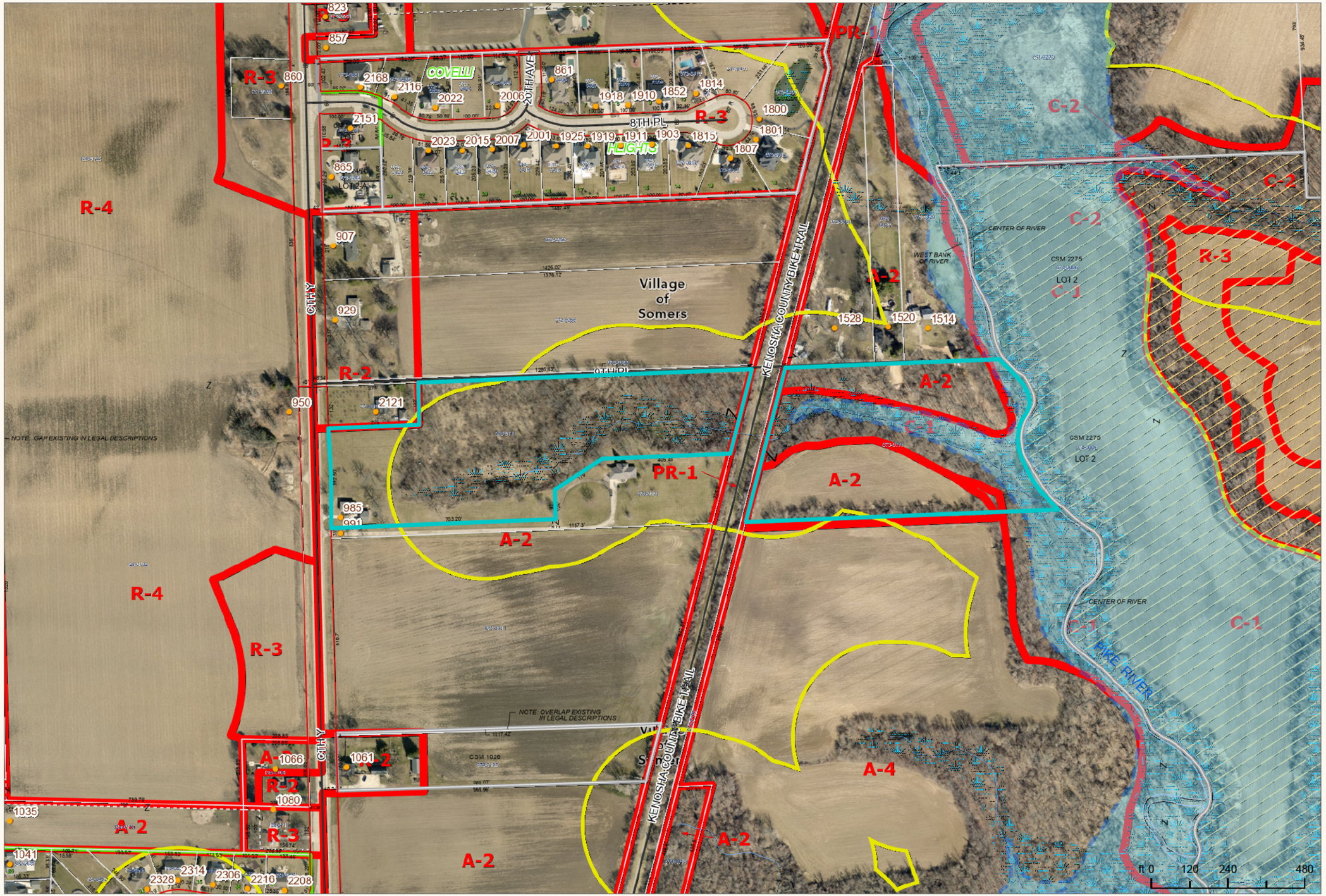
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

EXISTING ZONING



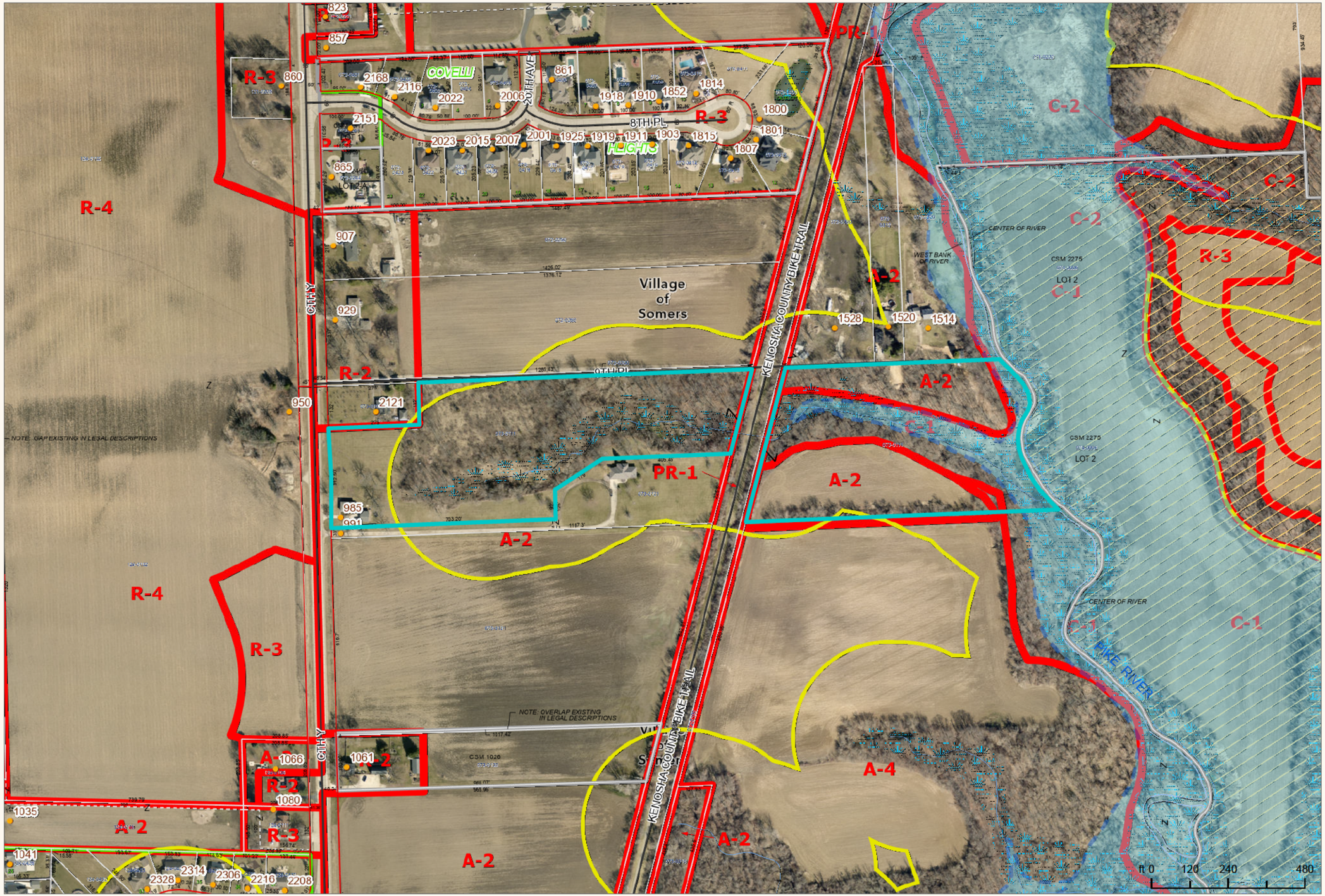
KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,600
1" = 300'

Date Printed: 8/28/2026

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

PROPOSED ZONING



KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,600
1" = 300'

Date Printed: 8/28/2026

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