

**Plan Commission Meeting
December 9, 2013**

Present: Ben Harbach, Chairman, Commissioners Shirley Mandernack, Gordon Lake, John Lichter, Dave Lewis, James Armes, and John Donaubaue. Excused: was Commissioner Michael Boozer. Also, present: Town Administrator William Morris, Supervisors Gregg Sinnen and Judy Schantek, Michael DeLuca, and Administrative Assistant, Ann Brumback.

1. **Call to order:** Chairman Harbach called the meeting to order at 6:30 pm.
2. **Pledge of Allegiance:** Chairman Harbach led the Pledge of Allegiance:
3. **Approval of minutes of previous meeting on September 9, 2013:** Commissioner Lake made the motion to approve, and seconded by Commissioner Donaubaue. Motion carried 7-0.
4. **Comments on Kenosha County Land Use Minutes:** None
5. **Correspondence:** Chairman Harbach read a letter we received today from University of Parkside supporting the Commons of Somers development.
6. **Citizen Comments:** None
7. **Action on request by MIR Group, LLC, 5455 Sheridan Road, Kenosha, WI 53140 (Owner/Developer) for 1 Year Extension of Previously Approved Preliminary Plat of The Commons of Somers Subdivision, on Tax Parcel #80-4-222-151-0401, located in the NE ¼ of Section 15, T2N, R22E, Town of Somers, Kenosha County, WI (Located West side of STH 31-Green Bay Road-approximately .32 mi. south of CTH "E"-12th Street.)**

Chairman Harbach read the request for action by the MIR group and also referred back to the minutes of November 12, 2012 by the Plan Commission and November 14, 2012 from the Kenosha Co Land Meeting.

Commissioner Lake asked if anyone was present from the MRI Group.

Fouad Saab, Architect was present representing the MIR Group and explained they were asking for an extension to keep the project going and preventing starting everything over.

Chairman Harbach called for a motion. Commissioner Lake made the motion to approve and seconded by Commissioner Lichter. Motion by 7-0

8. **Action on proposed conceptual revision to previously approved Preliminary Plat of The Commons of Somers Subdivision, MIR Group, LLC, 5455 Sheridan Road, Kenosha, WI 53140 (Owner/Developer), on Tax Parcel**

#80-4-222-151-0401, located in the NE ¼ of Section 15, T2N, R22E, Town of Somers, Kenosha County, WI (Located West side of STH 31-Green Bay Road-approximately .32 mi. south of CTH "E"-12th Street.)

Chairman Harbach read the requested action on the new Concept Plan submitted from the MRI Group.

Fouad Saab, Representative for the MRI Group gave a presentation explaining the Project and the interest from University of Parkside pointing out changes from the original site plan.

Discussion followed regarding density of proposed apartments, roads, green space, traffic control, possible retail tenants, type of hotel (mid-scale, not to be a full service), parking, apartments and neighbors (Church & Bear Realty development).

Chairman Harbach asked for staff recommendation. William Morris, Town Administrator replied stating that staff supports the project and the impact that the apartments of the buildings will be minimal because of the slope of the grade. He also stated that in meeting with the University they stated people they have visiting from other countries have difficulty finding palatable housing throughout Kenosha to rent with a close proximity when visiting for 1 to 3 years.

Chairman Harbach called for a motion. Commissioner Donaubauer made the motion to approve and was seconded by Commissioner Mandernack. Motion carried 6-1 with Commissioner Lichter voting no.

- 9. Adjourn:** Chairman Harbach called for motion to adjourn. Motion was made by Commissioner Armes and seconded by Commissioner Mandernack. Motion carried 7-0 at 7:30pm.

These minutes are not official until approved by the Plan Commission.

Submitted by Ann Brumback, Administrative Assistant