

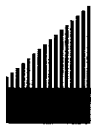
**SOMERS CENTER WEST
NEIGHBORHOOD PLAN**

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

JUNE 2008

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MUNICIPAL ECONOMICS &
PLANNING
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020



June 27, 2008

Dear Citizens of the Town of Somers:

The Town of Somers is a vibrant municipality quickly approaching a population of 10,000 people located within the fastest growing corridor surrounding the Great Lakes. As predicted many decades ago, the Town is in the middle of the convergence of the Chicago and Milwaukee metropolitan areas providing plenty of living and employment opportunities. The mainly agrarian community with scattered highway oriented commercial land use has shifted to become part of a super region served with major transportation routes and major institutions of higher learning. With the current and projected growth it is imperative that the Town set forth plans and policies to chart its future of proper growth that recognizes its past. For some, the change is occurring too rapidly, and for others, not fast enough. Nonetheless, the Town has become part of an area that is changing so that Town officials must balance the public good of its citizens versus the right of reasonable use of property ownership.

Somers Center West Neighborhood Plan is part of 16 Neighborhood Plans prepared by the Town Board and Town Planning Commission with the assistance of Municipal Economics & Planning, a division of Ruckert/Mielke, over a 1-1/2 year period of 2007-2008. The plans are intended to provide land use guidance to the Town until the year 2035 and beyond, as part of the Land Use Element for the Town to be included with the Town's participation in the Kenosha County Multi-Jurisdictional Comprehensive Plan. The County Plan, with these Neighborhood Plans, will combine to provide a Comprehensive Smart Growth Plan as required by the State of Wisconsin under State statute Section 66.1001.

The land area planned in the 16 Neighborhood Plans represents approximately 75% of the total land area currently within the Town boundaries. The remaining 25% of the Town is a part of other planning efforts, which are:

- the area of the Town that will ultimately be within the City of Kenosha;
- the previously prepared Parkside East Neighborhood Plan;
- the North Lakeshore Neighborhood Plan accomplished under a separate process;
- the Far Northwest corner of the Town that will remain planned for agricultural land uses until which time conditions exist to expand the Sanitary Sewer Service Area Plan to service that part of the Town.



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Town Setting

The Town of Somers is located in the far northeast corner of Kenosha County. The City of Kenosha forms the Town's southern border, as most of the northern one-half of the City was part of the original Town jurisdiction. The Town of Paris is located to the west on the west side of I-94. Within Racine County to the north, Somers borders the Village of Mt. Pleasant.

The Town has a fully functioning government to serve its citizens and businesses. An elected Town Chair and four Town Supervisors oversee Town operations and set policy direction. The Town has a full-time Administrator, Clerk-Treasurer, and Financial Manager. Paid on-call volunteers provide fire protection. The Kenosha County Sheriff department provides fire protection for the Town.

A seven-member Plan Commission recommends land use policy to the Town Board in the form of review of development proposals, review of land divisions, and review of zoning district boundary amendments. To implement planning policy, the Town is under Kenosha County zoning, administered by the Kenosha County Department of Planning and Development. The Town Board and Plan Commission work cooperatively with the Department of Planning and Development.

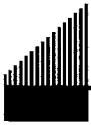
School age children in the Town attend kindergarten through twelfth grade at schools provided by the Kenosha Unified School District, or attend private schools in the area. Shoreland Lutheran High School is located within the Town.

The decade of the 1960s saw the establishment of higher education in and around the Town. In 1962, Carthage College was relocated from Illinois to its current lakeshore site abutting the Town border. Later in the 1960s, the University of Wisconsin Board of Regents founded University of Wisconsin - Parkside. The 5,000 student campus is located near the heart of the Town.

Town Growth

Population growth in the Town has been steady since World War II and has kept pace with the Kenosha County population growth. See Appendix B for population growth since 1980.

Within the State of Wisconsin, towns were originally organized as local units of government to provide for the minimal needs required to serve the farming community. Towns adjacent to incorporated cities or villages were historically dependent upon those incorporated communities for goods and services. Cities and villages viewed the towns as opportunities for the natural expansion of the built environment.



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In recent decades, towns have undertaken a new role of providing additional services to citizens that have chosen to live outside the more densely populated cities. The Town of Somers has experienced growth for a much longer time period due to its location between major cities and access to those cities via main transportation routes, added with major employers, such as UW-Parkside. Neighboring towns with the I-94 major transportation corridor as their western border have mirrored each other's growth patterns. In fact, to the south, the Town of Pleasant Prairie, and to the north, the Towns of Mt. Pleasant and Caledonia in Racine County, are now all incorporated as Villages.

Recognizing a need to continually work together, in 2005 the City of Kenosha and the Town of Somers, along with their utilities, signed an agreement to continue cooperative planning. The "2005 Cooperative Agreement, by and between the City of Kenosha and Kenosha Water Utility, and Town of Somers, Somers Water Utility and Somers Sewer Utility District" was established along with the "City of Kenosha/Town of Somers Cooperative Plan". The documents created the opportunity for the City of Kenosha and its utilities to provide sanitary sewer service and public water service to the growth areas of the Town, and clearly established ultimate boundary between the City and the Town, thereby allowing each municipality to properly plan for the orderly growth and development of each jurisdiction.

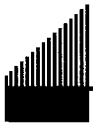
Implementation of the Cooperative Agreements have already occurred with capital improvements within the Town to extend the sewer and water facilities and the preparation of this Somers Center West Neighborhood Plan.

Projected Growth

The 16 Neighborhood Plans depict proposed land uses for residential ranging from low density to high density; mixed use for accommodation of residential and commercial entities; nonresidential in the form of commercial, offices, business parks, and industrial parks; publicly owned spaces; and recreational opportunities. A generalized breakdown of planned land uses in the Town areas follows. Please see Appendix D for a detailed table of planned land use acreage.

- Residential: 46.4%
- Mixed Use: 4.1%
- Nonresidential: 17.9%
- Public: 8.3%
- Recreational: 23.3%

Within each broad category, each Neighborhood Plan projects the residential and nonresidential growth within the Neighborhood in five year increments. The increase in



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population from the 16 Neighborhoods is projected to be 21,129 by 2035, using the factor of 2.43 people per household matching the ratio being used by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for the County-wide plan. The potential population increase in addition to the estimated 2007 population of the Town of 9,361 could increase the population of the Town to around 30,490. A detailed residential phasing schedule is included in Appendix E. (Please remember that the 16 Neighborhood Plans do not represent the entire Town and property owners in the Town, and the acreages could change based on planning within other Town areas not part of this planning process.)

Please remember that there are many factors that could alter the potential population of the Town. Such factors include:

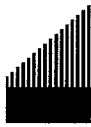
- The projected population includes only the existing population and population based on land uses of 16 neighborhoods.
- The population in the planned 16 neighborhoods is based on full buildout developed at the maximum planned benefits.

The rate of residential growth for the Town is consistent with the either current or projected population of similar sized municipalities within the Chicago-Milwaukee growth corridor. The consistency is similar in dwelling unit density since the overall density of 1.6 dwelling unit per acres is projected within the Neighborhood Plans, or in other words, less than 2 dwelling units per acre throughout the Neighborhood Plans.

A standard objective of the Town is to create opportunities for commercial and business growth to offset the residential growth that assists in providing a balanced tax base. Appendix F includes a table presenting a phasing schedule for the projected square footage of nonresidential growth projected within the 16 Neighborhood Plans in five year increments.

The future square footage of business uses within the Town is based on a calculation with 20 percent of the planned area used and/or reserved for right-of-way, and a floor area ratio equal to 30 percent of the remaining acreage.

The projected growth numbers within each Neighborhood Plan, in five-year increments in 2035, represents a theoretical calculation if each property at each designated land use is fully developed. Neighborhood planning within the Town and in surrounding municipalities has proved that it is nearly impossible for neighborhoods to develop at the highest densities projected in the Neighborhood Plan. Numerous reasons for this occurrence include the pace of development is set by a willing seller and willing buyer, the economy and market for new development, and that detailed site planning for individual properties must conform to a variety of State, county, and town land development standards.



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Using the Neighborhood Plans

This Somers Center West Neighborhood Plan and the other 15 Neighborhood Plans present a guideline for future decision making on behalf of the Town in conjunction with other Town goals, objectives and policies. This Neighborhood Plan is one component of the Land Use Element of the Kenosha County Multi-Jurisdictional Smart Growth Comprehensive Plan that is focused on the Town of Somers planning direction. This Plan presents a map of proposed land uses with written text that presents key factors and points to be considered when the Town faces a land use decision for any of the properties within the neighborhood. Likewise, this Neighborhood Plan must be implemented in conjunction with all other factors of the other eight elements within the Town's portion of the Kenosha County Multi-Jurisdictional Smart Growth Comprehensive Plan, along with detailed implementation tools that the Town has established or will establish to implement those elements.

Some of the factors that must be considered when considering a land use decision in conjunction with this Neighborhood Plan, includes:

- Availability of public sanitary sewer to service the proposed land use, along with the potential public costs versus the benefits of providing the sewer to the site.
- Availability of public water supply to service the proposed land use, along with the potential public costs versus the benefits of providing the sewer to the site.
- Consideration of the public costs versus the benefit of providing police and fire protection to the subject site.
- Detailed knowledge of the exact delineation and protection standards of environmental features on each site, including protecting and buffering around wetlands, protecting primary environmental corridor within regional guidelines, protecting floodplains, and proper storm water and water quality management.
- Providing recreational open space opportunities to benefit of the entire Town, and residents of each neighborhood in the form of active and passive parks and recreational corridors, trails and paths, in accordance with park planning within the Town.

The Town must continue its cooperative relationship in working with Kenosha County in implementation of this Plan through proper zoning standards. Each proposed land use category shown within the Neighborhood Plans is designed to coordinate with an existing zoning category within the Kenosha County Zoning Ordinance.

Lastly, the implementation element of the Kenosha County Multi-Jurisdictional Comprehensive Plan contains provisions for amending the Plan. That rational process must be followed to address change in conditions. As this Plan projects out to 2035 and beyond, it is impossible to anticipate exactly conditions will be in place at that time. The Town must be willing to consider those changing conditions within the confines of proper land use decision



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making for the good of the entire Town, balancing the rights of private property ownership versus the public good.

It is my distinct pleasure to present this Somers Center West Neighborhood Plan to guide future generations of land use decisions for the betterment of the Town of Somers.

Very truly yours,

MUNICIPAL ECONOMICS &
PLANNING

Bruce S. Kaniewski, AICP
Director of Planning

BSK:rmm

cc: Kenneth R. Ward, P.E., Ruekert/Mielke
File

Town of Somers
Acknowledgements

June 2008

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James M. Smith, Chairperson
Vern Wienke
Alan Ferber
Ben Harbach
Fred Loomis

Plan Commission

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Edna Highland
Robert Sabath
Leon Dreger
Shirley Mandernack
Gordon Lake
Dr. Karl Scheidt

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Aaron T. Fahl, AICP, Planner
Steven A. Brunner, RLA, Landscape Architect

ORDINANCE NO. 08-007

AN ORDINANCE TO CREATE SECTION 18.37
OF THE CODE OF ORDINANCES OF THE TOWN OF SOMERS
RELATING TO ADOPTION OF A COMPREHENSIVE PLAN

The Town Board of Supervisors of the Town of Somers, Kenosha County, Wisconsin, hereby creates Section 18.37 of the Code of Ordinances of the Town of Somers relating to the adoption of a comprehensive plan to read as follows:

18.37 COMPREHENSIVE PLAN.

(A) **Authorization.** Pursuant to Sections 62.23(2) and (3), Section 61.35 and Section 60.22(3) of the Wisconsin Statutes, the Town of Somers is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

(B) **Public Participation.** The Town Board of the Town of Somers, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

(C) **Scope of Comprehensive Plan.** The Plan Commission of the Town of Somers, by a majority vote of the entire Commission recorded in its official minutes, had adopted a resolution recommending to the Town Board the adoption of the document entitled "A Comprehensive Plan for the Town of Somers", containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes and identifying and affecting the following neighborhoods:

- (1) Country Club
- (2) Fairfield
- (3) Hawthorne
- (4) Kilbourn
- (5) Kilbourn South
- (6) Northwest
- (7) Parkside
- (8) Parkside North

- (9) Pike Creek
- (10) Pike River West
- (11) Somers Center East
- (12) Somers Center West
- (13) Somers West
- (14) South Central
- (15) Southeast
- (16) Southwest

(E) **Adoption of Plan.** The Town Board of the Town of Somers, Wisconsin, does by the enactment of this ordinance, formally adopt the document entitled "A Comprehensive Plan for the Town of Somers", as may be amended from time to time, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

(F) **Effective Date.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

Dated at Somers, Wisconsin, this 10 day of June, 2008.

TOWN OF SOMERS

By: James M. Smith
James M. Smith, Chairperson

Attest: Timothy Kitzman
Timothy Kitzman, Clerk/Treasurer

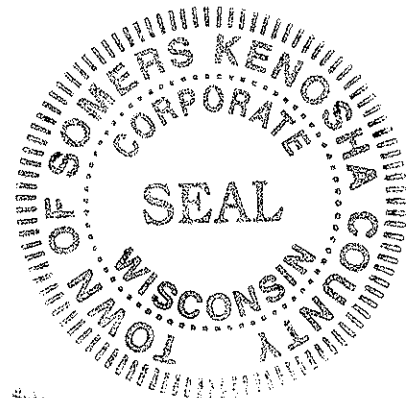


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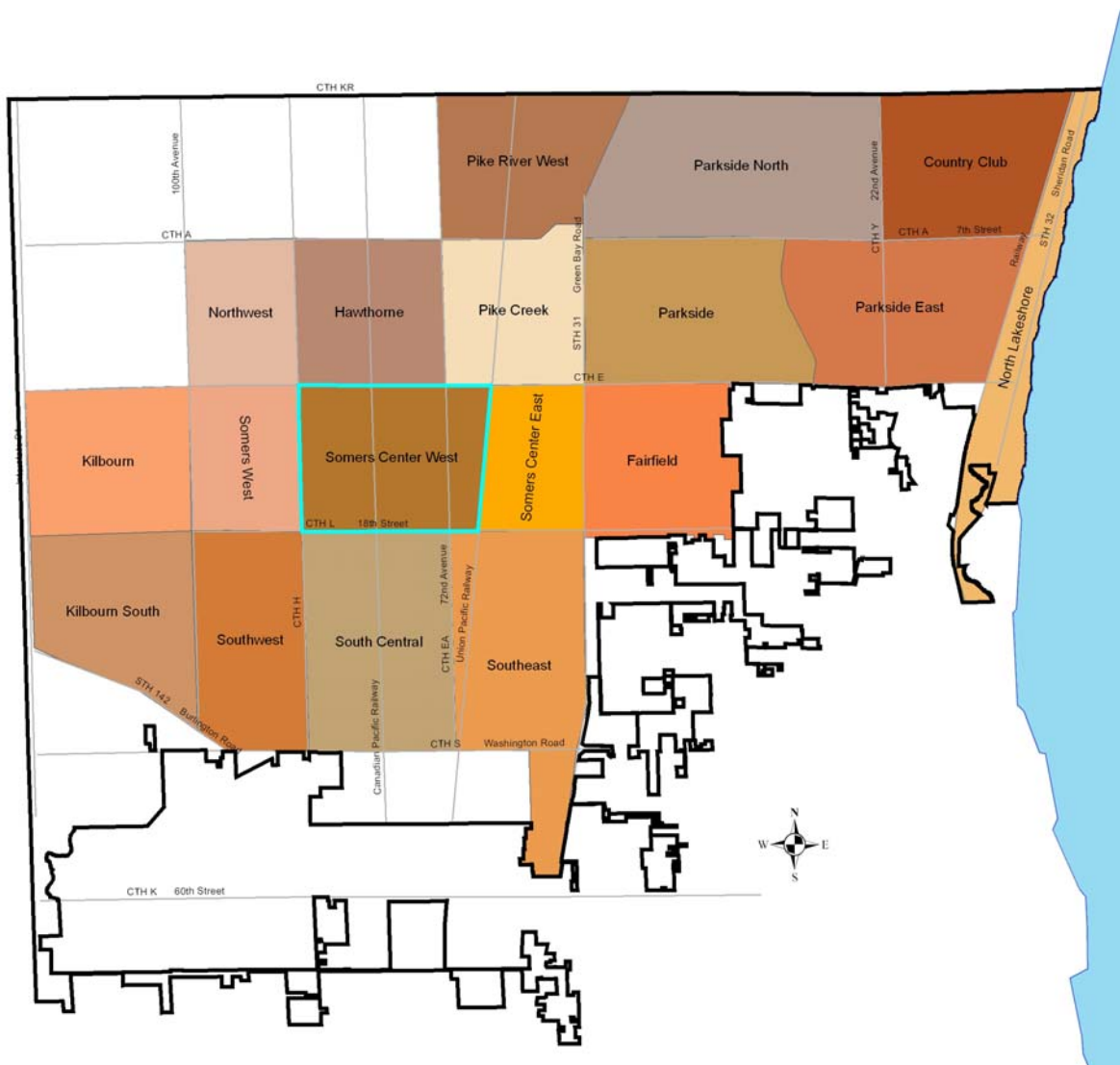
THE SOMERS CENTER WEST NEIGHBORHOOD PLAN: CURRENT CONDITIONS

Location

The Somers Center West Neighborhood, highlighted in the graphic below, is near the center of the Town of Somers. The neighborhood is located to the south of County Trunk Highway E (12th Street) and is approximately 817 acres in total area.

The Town of Somers and its neighborhoods are shown in the graphic below. The irregular black line in the southeastern part of the map indicates the current location of the municipal boundary between the City of Kenosha and the Town of Somers. In that vicinity, there are lands currently in the Town and within the City Growth Area, and therefore not included in the Town's neighborhood planning effort. Because those properties may be attached to the City of Kenosha through provisions in the *City of Kenosha/Town of Somers Cooperative Plan* land use plans for those properties are the responsibility of the City rather than the Town.

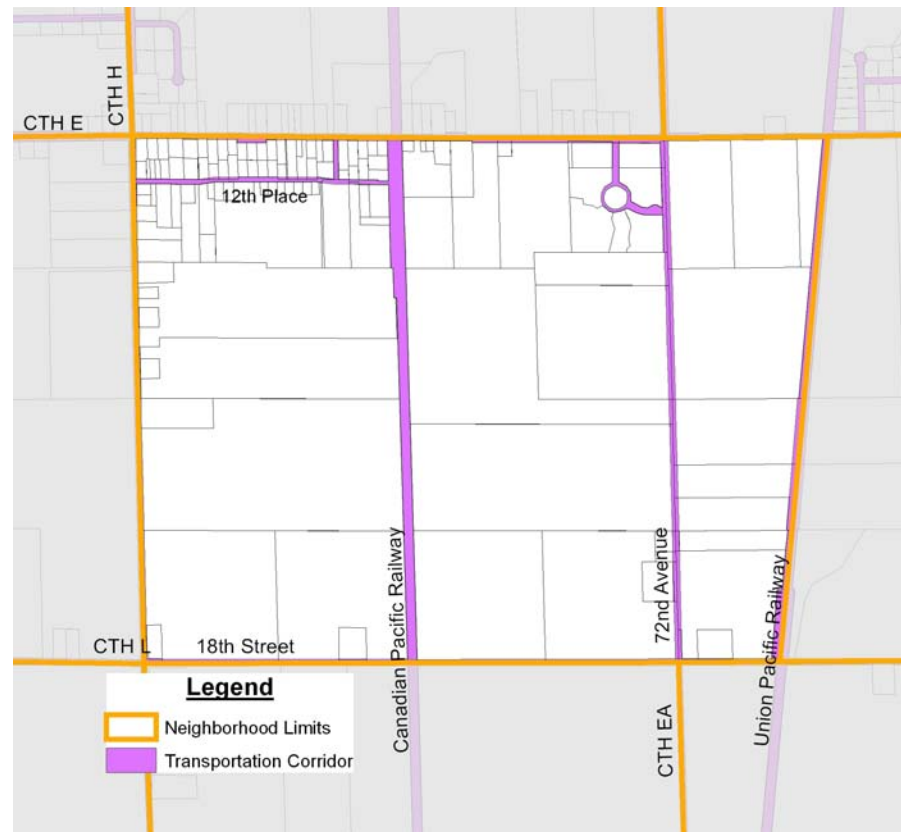
Map 1: Somers Center West Neighborhood Location



Streets, Roads, and other Transportation Facilities

Future land uses and transportation are closely related to one another since different land uses contribute to increases or decreases in vehicular traffic volume, and both transportation accessibility and volume are often determining factors with regard to land use. For example, the best location for a new residential subdivision may not be next to a transportation route that experiences extremely high traffic flow at a high rate of speed, yet heavily traveled, high volume thoroughfares are highly desirable for commercial purposes.

Map 2: Transportation Facilities



County Trunk Highways

L, E, and H and the Union Pacific Railway create the boundaries of the Somers Center West Neighborhood. The Canadian Pacific Railway and CTH EA traverse the Somers Center West neighborhood in a north-south direction. The northwest portion of the neighborhood has been developed with 12th Place extending from CTH H to the Canadian Pacific Railroad. At the corner of CTH EA and CTH E there has been a condominium project developed with a private road network.

Public Transportation

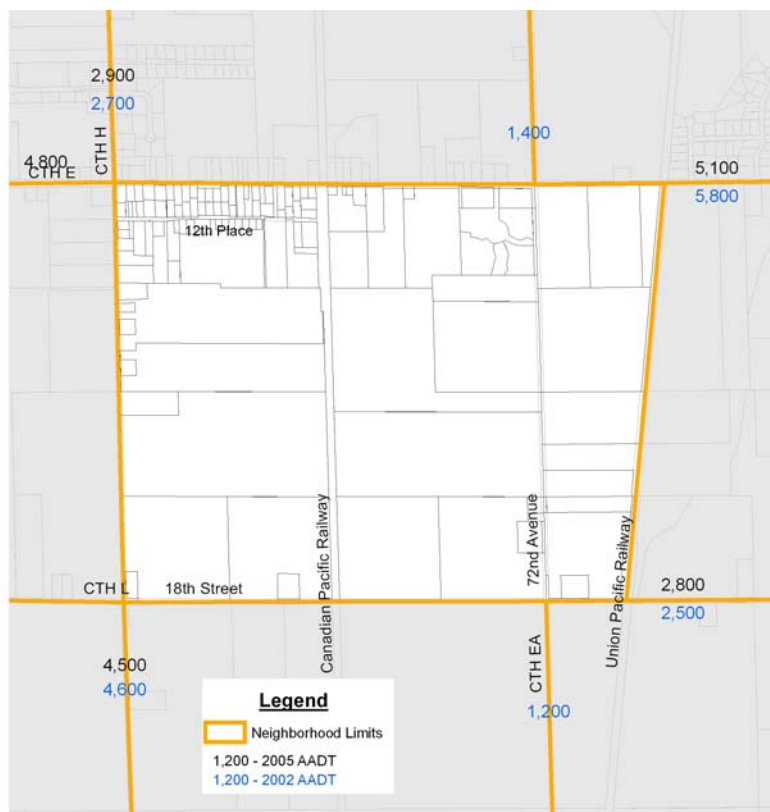
The City of Kenosha operates the local public transit service. There are not any current routes adjacent to the Somers Center West Neighborhood. The closest route is located near the University of Wisconsin – Parkside along 12th Street.

Traffic Counts

Roadway	Location of Count	Annual Average Daily Traffic (2002)	Annual Average Daily Traffic (2005)	Change	Percent Change
CTH H	North of CTH E	2,700	2,900	200	7.4%
	South of CTH L	4,600	4,500	-100	-2.2%
CTH EA	North of CTH E	1,400	--	--	--
	South of CTH L	1,200	--	--	--
CTH E	West of CTH H	--	4,800	--	--
	East of CTH EA	5,800	5,100	-700	-12.1%
CTH L	East of CTH EA	2,500	2,800	300	12%

SOURCE: Wisconsin Department of Transportation

In 2005, the State of Wisconsin Department of Transportation (WisDOT) conducted traffic counts on roadways in Kenosha County creating the Annual Average Daily Traffic (AADT). As illustrated on the accompanying map, County Trunk Highway E (CTH E) accommodated an average of 4,800 AADT, or average number of vehicles per day, at the western edge of the neighborhood and 5,100 AADT immediately east of the neighborhood in 2005. On the eastern portion of CTH E, AADT decreased roughly twelve percent between 2002 and 2005.



The traffic volume along CTH H was measured in 2002 and 2005 in locations both north and south of the neighborhood. Traffic on CTH H north of neighborhood increased 7.4 percent to 2,900 vehicles per day but decreased 2.2 percent to 4,500 vehicles per

day south of the neighborhood in 2005.

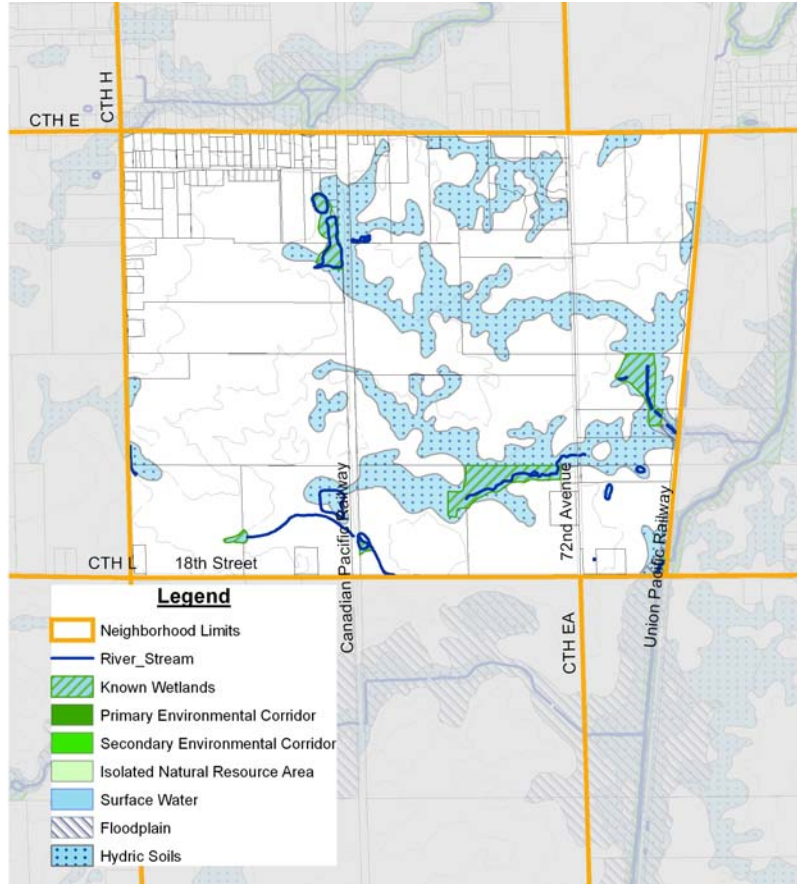
Trends in traffic volume offer insight for future land use planning. The CTH E corridor is known as the Town Center or ‘village’ portion of the Town. Future land uses along STH 31 and CTH E could be a major factor for increased traffic volume in the future.

Topography, Natural Features and Wetlands

The Somers Center West Neighborhood has gently sloping topography generally sloping east toward the Pike Creek. The Pike Creek is located adjacent to the southeast corner of the Somers Center West Neighborhood. This neighborhood must have significant drainage patterns, as there are very small areas of floodplains. However, several pockets of wetlands are found throughout the neighborhood typically associated with a segment of surface water, stream, or drainageway.

Within the Somers Center West Neighborhood, soil types typically known as hydric soils have been identified. Hydric soil is formed under conditions of saturation, flooding or ponding and is often not well suited to development. Generalized locations of these soil types are shown on Map 4; it is necessary to undertake individual site investigation to determine the feasibility of future development at sites with identified hydric soils.

Map 4: Natural Features



THE SOMERS CENTER WEST NEIGHBORHOOD PLAN: CURRENT LAND USE

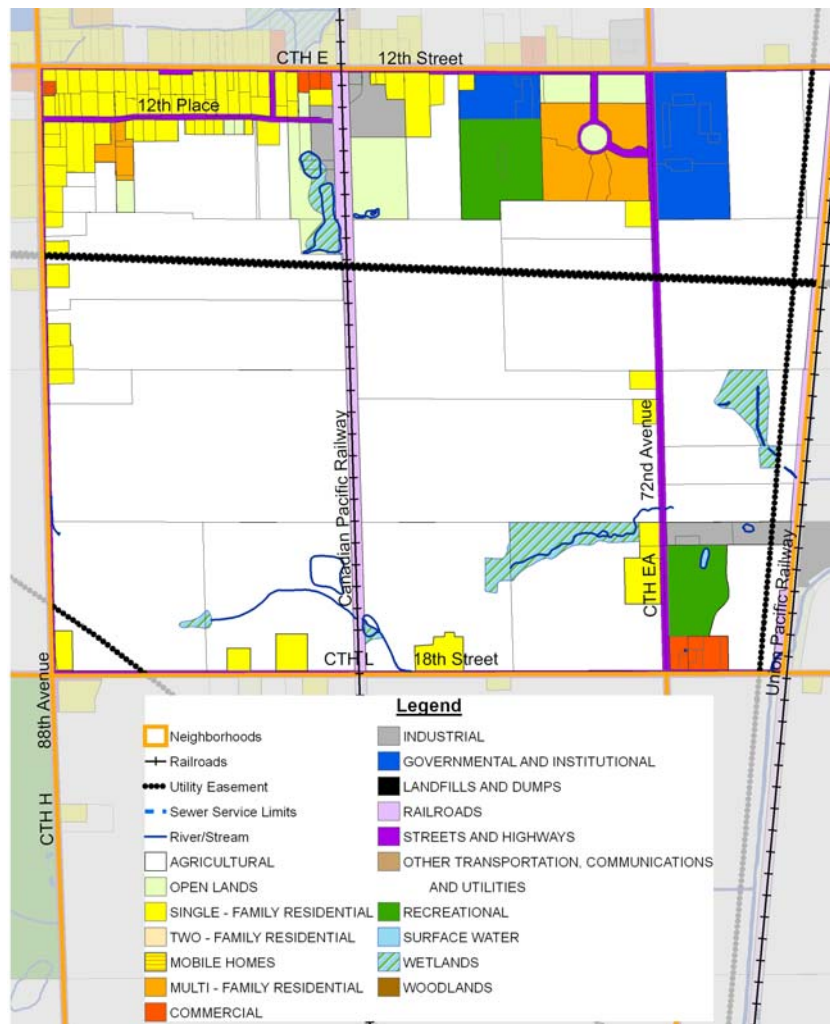
In 2005, land uses included agriculture/open space, residential, commercial, industrial, institutional, and recreational. The vast majority of land within the Somers Center West Neighborhood largely remains in agricultural use. The agricultural uses in the neighborhood are mostly found within the interior with residential and other uses along the perimeter.

Residential land uses are mostly located in the northern portion of the neighborhood. Parallel to CTH E is 12th Place, which has been developed as a residential neighborhood. Multi-family residential development has been developed along CTH EA and south of 12th Place. Other residential land uses in the neighborhood include single-family homes along the perimeter of the neighborhood.

Several commercial and industrial uses are located in the Somers Center West Neighborhood.

Two areas have been identified as recreational in the neighborhood. The first located south of the Town Hall and Fire Department and the second located along CTH EA near 18th Street.

The government and institutional uses in the Somers Center West Neighborhood include the Town Hall and Fire Department and Somers Elementary along CTH E.



Current Zoning

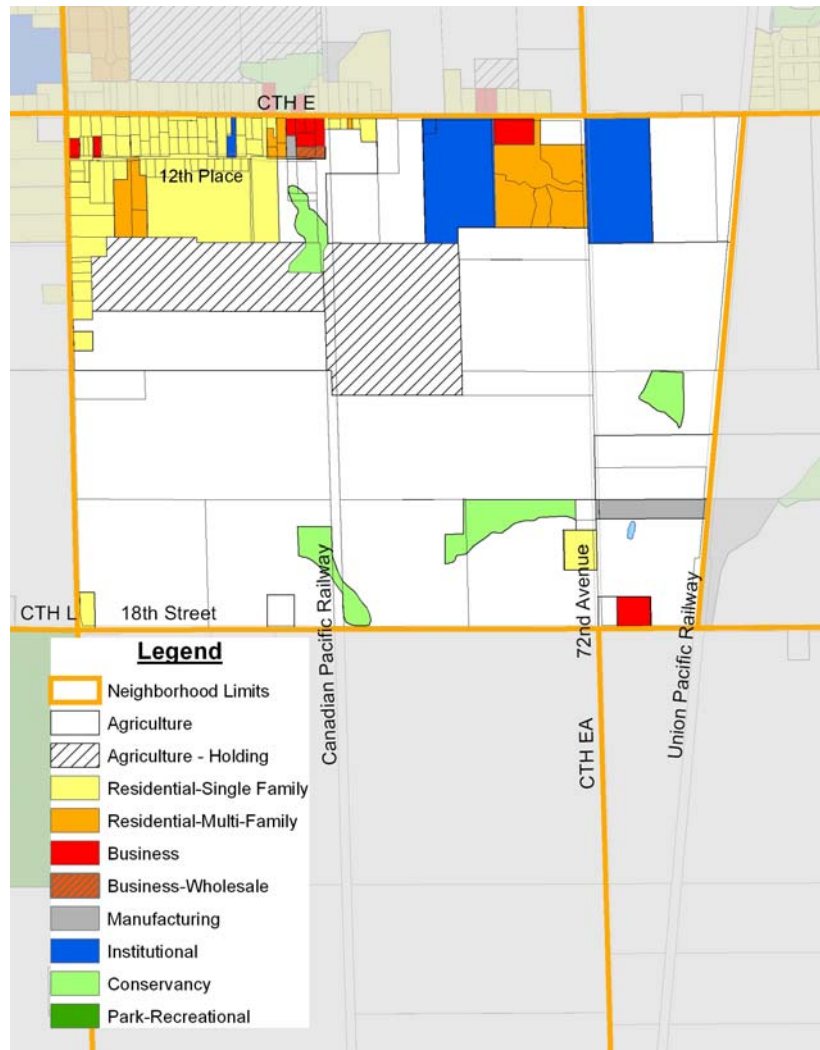
The zoning in the Somers Center West Neighborhood closely reflects the land uses found in the neighborhood as of the year 2005. The lands identified as agriculture land use are zoned for that purpose. An area in the neighborhood has been identified as Agriculture – Holding. These areas are to be preserved for urban growth and development. The County is to review these areas every other year to determine if the areas represent lands with elevated pressure to develop.

Residential land uses are divided into single-family and multi-family zoning. The multi-family residential zoning includes the condominium development east of the Town Hall in addition to other locations within the developed portion of the neighborhood.

Many of the significant natural features including wetlands and areas surrounding rivers and surface water have been zoned as Conservancy to ensure that the environmental benefits from the wetlands remain protected into the future.

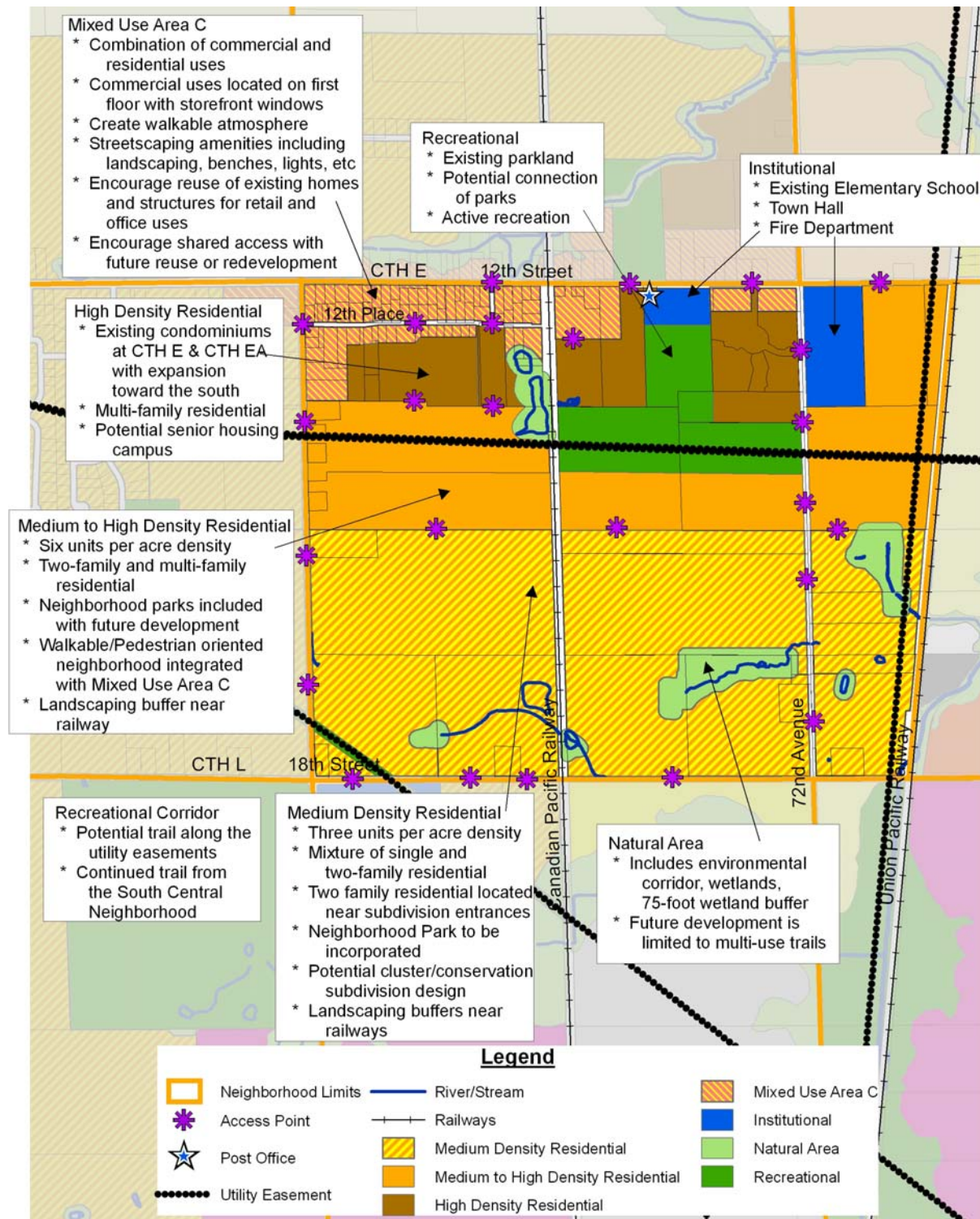
Business and manufacturing zoning districts are located in areas that were identified as being a non-residential land use located along CTH E, 12th Place, and CTH L.

Map 6: Current Zoning



THE SOMERS CENTER WEST NEIGHBORHOOD PLAN: FUTURE LAND USE

Map 7: Future Land Use



This section of the Somers Center West Neighborhood Plan details proposed land uses and anticipated development potential. Proposed land uses within the Somers Center West Neighborhood include medium-density, medium to high, and high-density residential, mixed-use area C, institutional, recreational, and natural area. These land uses were derived by considering all available information and applying responsible planning principles. The planned land uses are intended to protect the environmental features including wetlands, surface water, waterways and its associated floodlands. The map incorporates existing land uses when appropriate, following an overall evaluation of existing uses throughout the neighborhood.

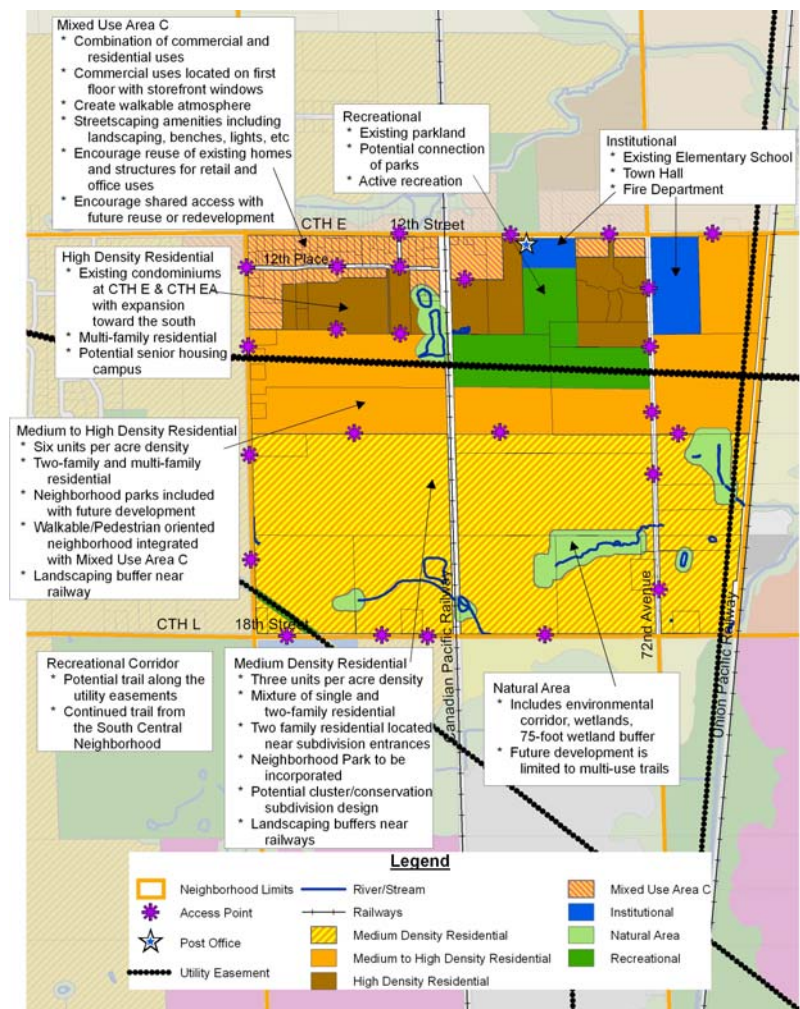
The Somers Center West Neighborhood includes the Town Hall and a portion of the CTH E corridor known as the ‘village’ portion of the Town due to past development and land uses. The corridor, being the cultural center of the Town, includes higher density residential development surrounding the uses along CTH E. The Somers Center West Neighborhood is located approximately one-half mile from the location of sewer and water infrastructure that will allow development to occur in the near future and at a higher density.

Medium Density Residential (yellow with orange cross-hatch)

The Medium-Density Residential area could be developed in the future with a mixture of single and two-family residential uses at a density of three units per acre with the potential of cluster or conservation subdivision design. Due to the large area of land that could be developed at a three unit per acre density, a neighborhood park must be required to assist the Town with the provision of recreational opportunities for residents of the Town. The neighborhood park should be linked to the recreational corridor along the utility easements.

The Union Pacific Railway separates the medium-density residential areas. There is not any internal access over or under the railway within the neighborhood.

Future vehicular access points



have been identified along the exterior of the Medium Density residential areas; these are indicated with purple asterisks on Map 7. A significant internal road network is necessary with further development of this area.

The southern portion of the neighborhood consists of larger parcels planned for medium density residential use with sporadic natural areas. To alleviate increased traffic volumes associated with two-family residential buildings, the two-family developments could be located nearest the entrances to future subdivisions.

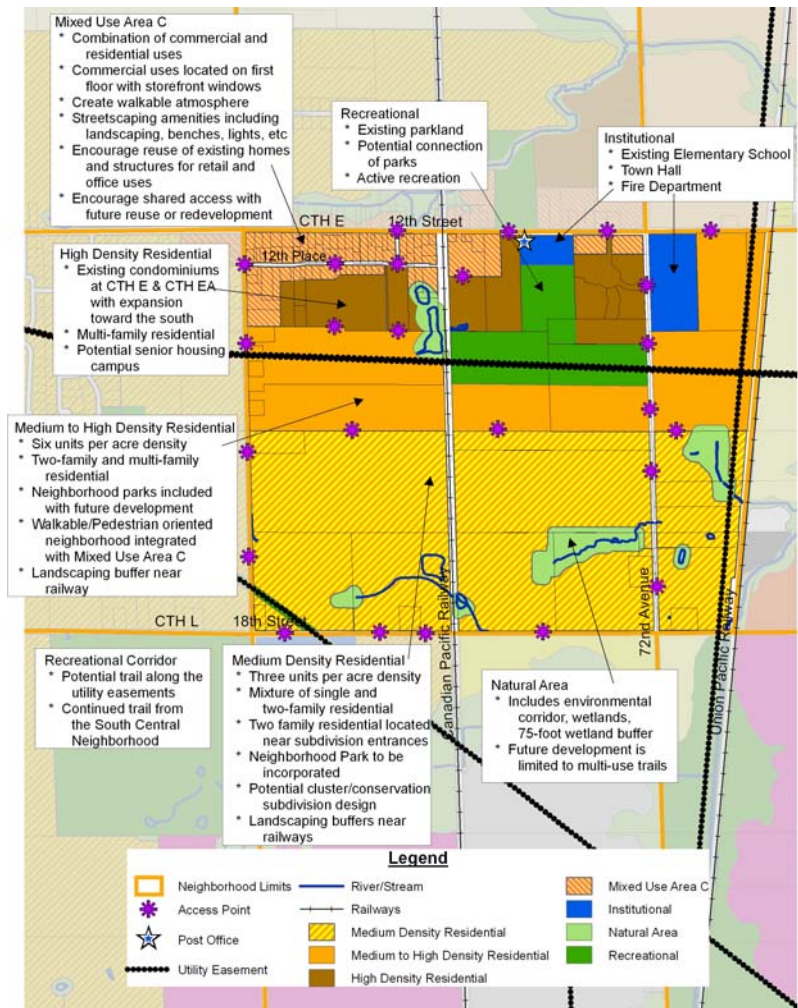
The large Medium Density area identified within the Somers Center West Neighborhood has specific limitations that include:

- East of 72nd Avenue there are existing commercial and industrial land uses. The intent of the medium density residential delineation is to allow the business owners the opportunity to remain at their current location until the business requires expansion or the use changes. If, and when these conditions occur, the businesses will no longer be allowed at their current location, rather medium-density residential could be developed. These businesses would be ideal for the business park areas being planned in the neighborhoods along CTH S that have ample land for business expansion.
- The residential areas adjacent the railways must provide a landscape buffer to minimize the visual impacts and the volume of passing trains.

Medium to High Density Residential (orange)

Medium to High-Density Residential is located in the northern portion of the neighborhood. Medium to High-Density Residential includes a combination of two-family and multi-family residential at a maximum density of six units per acre. Neighborhood parks and recreational corridors along the utility easements are required improvements that will provide recreational opportunities for future residents of the Town.

Immediately west of 72nd Avenue is an area identified as Medium to High-Density residential. The town owns a portion of the land. This land use plan is creating an avenue for the Town to trade land with a neighboring landowner. The Town will gain the recreational land abutting the railway to create a contiguous recreational area. The neighboring landowner will gain valuable frontage onto 72nd Avenue.



Along the eastern edge of the neighborhood near the elementary school, the area identified as Medium to High-Density Residential has been granted preliminary approval of a development to include single-family residential along with two-family and multi-family residential.

The railways must be sufficiently buffered with landscaping materials in the medium to high-density residential areas. The buffers will provide a visual and noise screen from the trains.

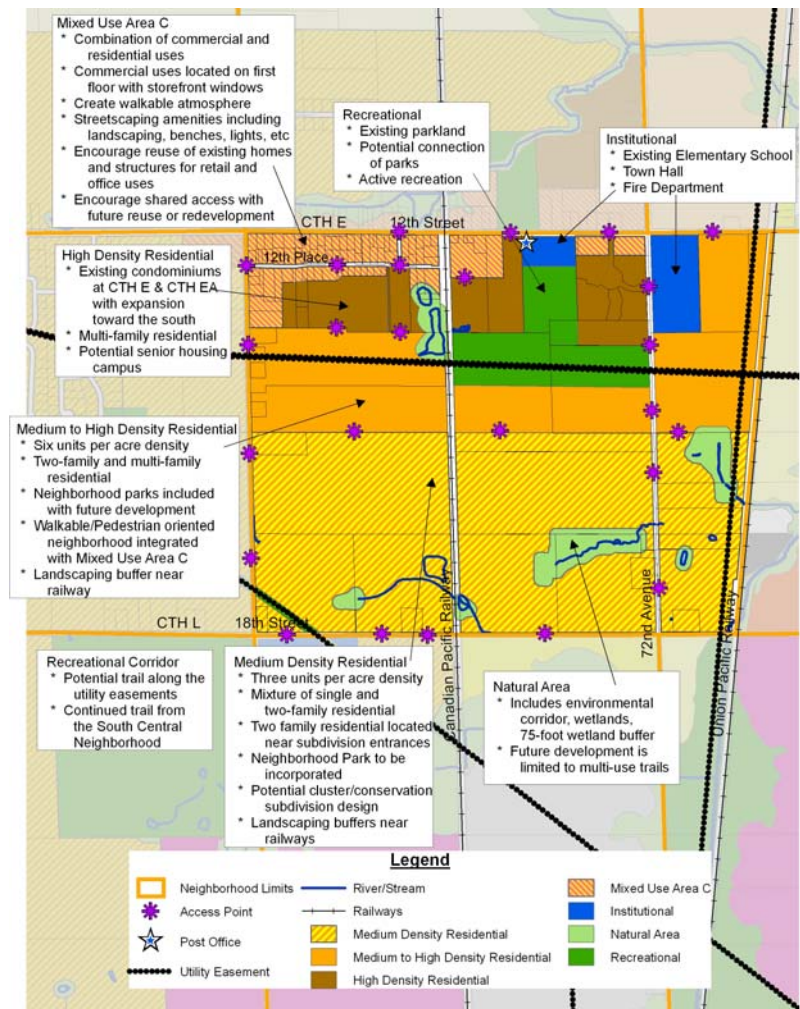
High Density Residential (brown)

Three areas of High-Density Residential have been identified in the Somers Center West Neighborhood. The first area is a recently developed condominium project. Approximately eight additional acres toward the south are also included in the high-density residential category. Future development of this high density residential will require a secondary access for emergency vehicles.

West of the Town Hall and Fire Department is the second area of future high-density residential. Given the proximity of the Town Hall and the other uses in the ‘village’ portion of the Town, the second area of high-density residential should be considered for senior housing or a senior housing campus. This location will allow seniors many opportunities to remain involved in the Town including: the opportunity to live within walking distance of the Town Hall for Town meetings and voting; the opportunity to visit the park for Town events; and the opportunity to walk throughout the ‘village’ visiting small retail stores and businesses.

A third area of high-density residential is located south of the mixed-use area C. The area is roughly 25 acres that could be another location for a senior housing campus or incorporated into the mixed-use area. A senior housing campus at this location offers seniors similar benefits as the location east of the railway.

Landscaping buffers are necessary along the railway for the noise and visual impacts on current and future Town residents. A second access is also needed to each of the high-density residential to allow emergency access.



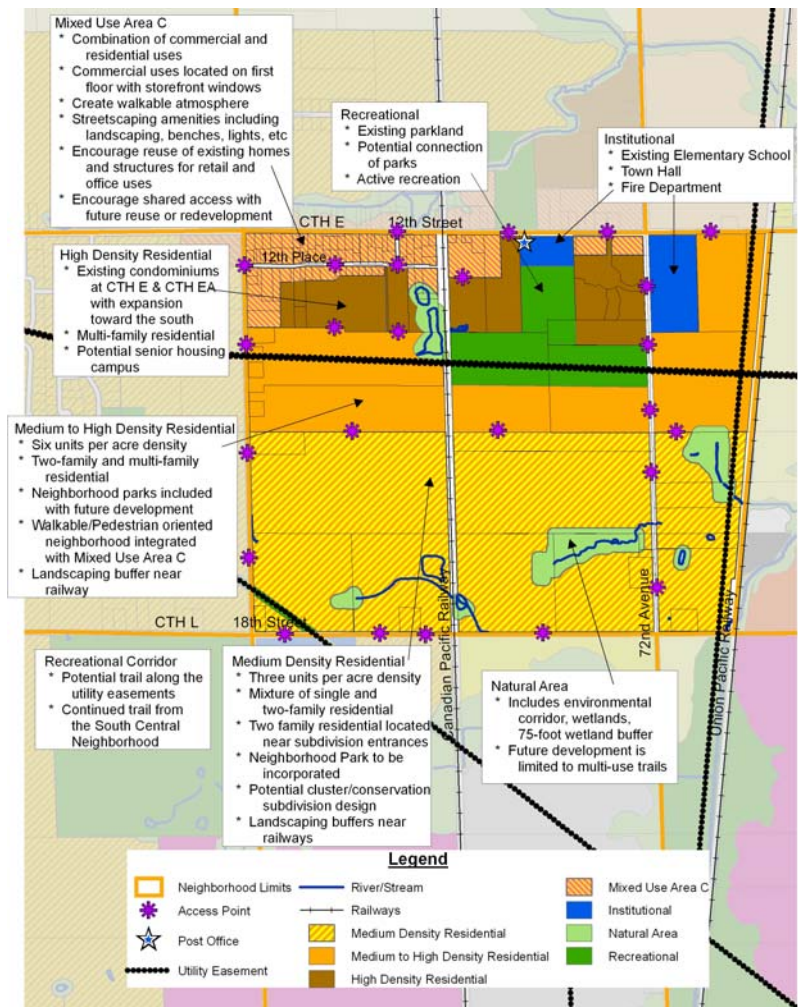
Mixed-Use Area C - (red with yellow hatch)

The Mixed-Use Area C is planned to be a mixture of commercial, office, and residential uses. The commercial or office uses would be located on the first floor of the structures with large storefront windows creating an inviting walkable 'village' within the Town. The residential component of the Mixed-Use Area C would then be located on the second floor of the structure. Much of the land reserved for the Mixed-Use Area C has been built upon in the past, so the reuse of the existing homes and structures will preserve the integrity of the Town and enhance the 'village' portion of the Town.

The reuse of existing homes along with an emphasis on walkable Town Center will invigorate the Somers Center West Neighborhood and the Town. Future mixed-use development along CTH E must include streetscaping improvements and amenities that will assist in attracting residents and visitors to the area while maintaining a safe and pedestrian-friendly atmosphere. Streetscaping amenities include landscaped islands, benches, decorative lighting and traffic calming devices.

Institutional (blue)

Institutional land uses typically include uses such as educational and religious facilities and cemeteries. On the future land use map, two locations of institutional land uses are illustrated. The western institutional land use is the Town Hall and Fire Department. The second institutional use identified on the map represents Somers Elementary School. Both of the institutional uses currently exist at the locations shown. Future expansion of the Fire Department and Town Hall was considered. If the high-density residential uses located immediately to the west of the current Fire Department have not been developed, the Fire Department could expand in that direction.



Natural Area (green)

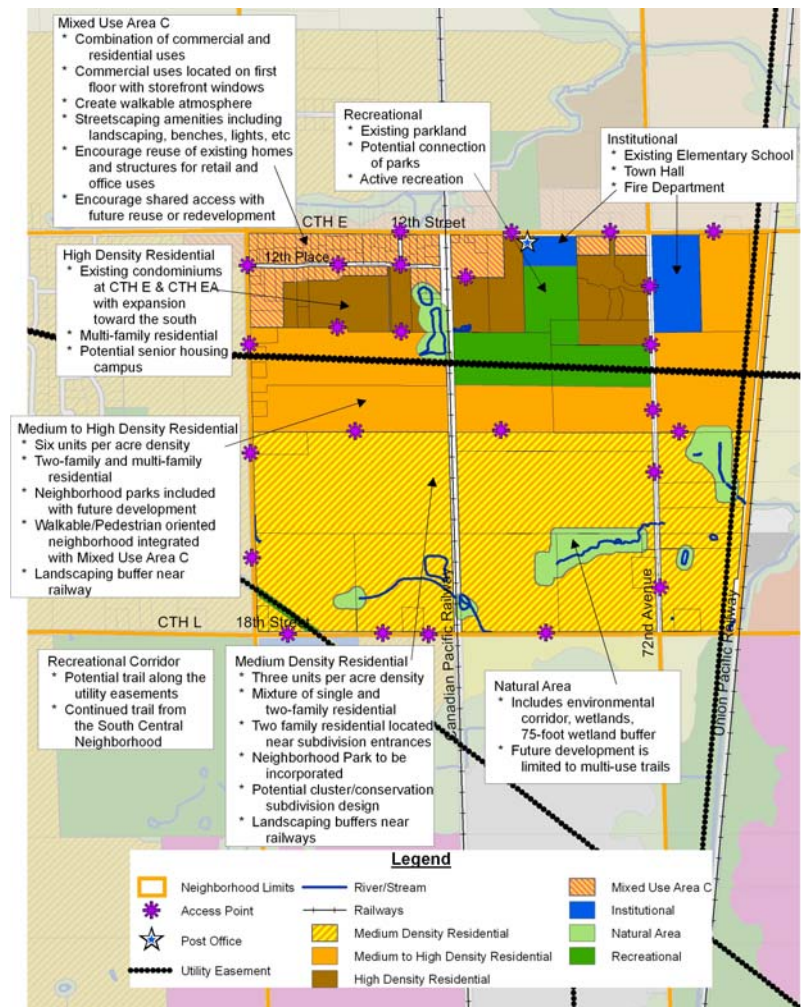
There are several locations considered Natural Areas in the Somers Center West Neighborhood. These natural resources include drainageways, wetlands, and floodplains. Most of the Natural Areas have been zoned Conservancy to remain protected from future development.

In order to protect the natural resources in the neighborhood, the wetlands, and their 75-foot buffer have been identified as Natural Areas on the future lands use plan.

Access

Although this land use plan does not lay out a specific road pattern, access points identify the starting points for a road network that will provide good accessibility throughout the neighborhood. Finding viable access points in this neighborhood is somewhat limited due to the County jurisdiction along the County Trunk Highways nearly surrounding the neighborhood.

Each of the land use designations has at least two access points. The mixed uses area C currently has many access points onto CTH E. There is an access point for each of the existing parcels. When the opportunity arises for future reuse and redevelopment of commercial and residential uses, driveways should be combined to create shared access and reduce the number of access points along CTH E.

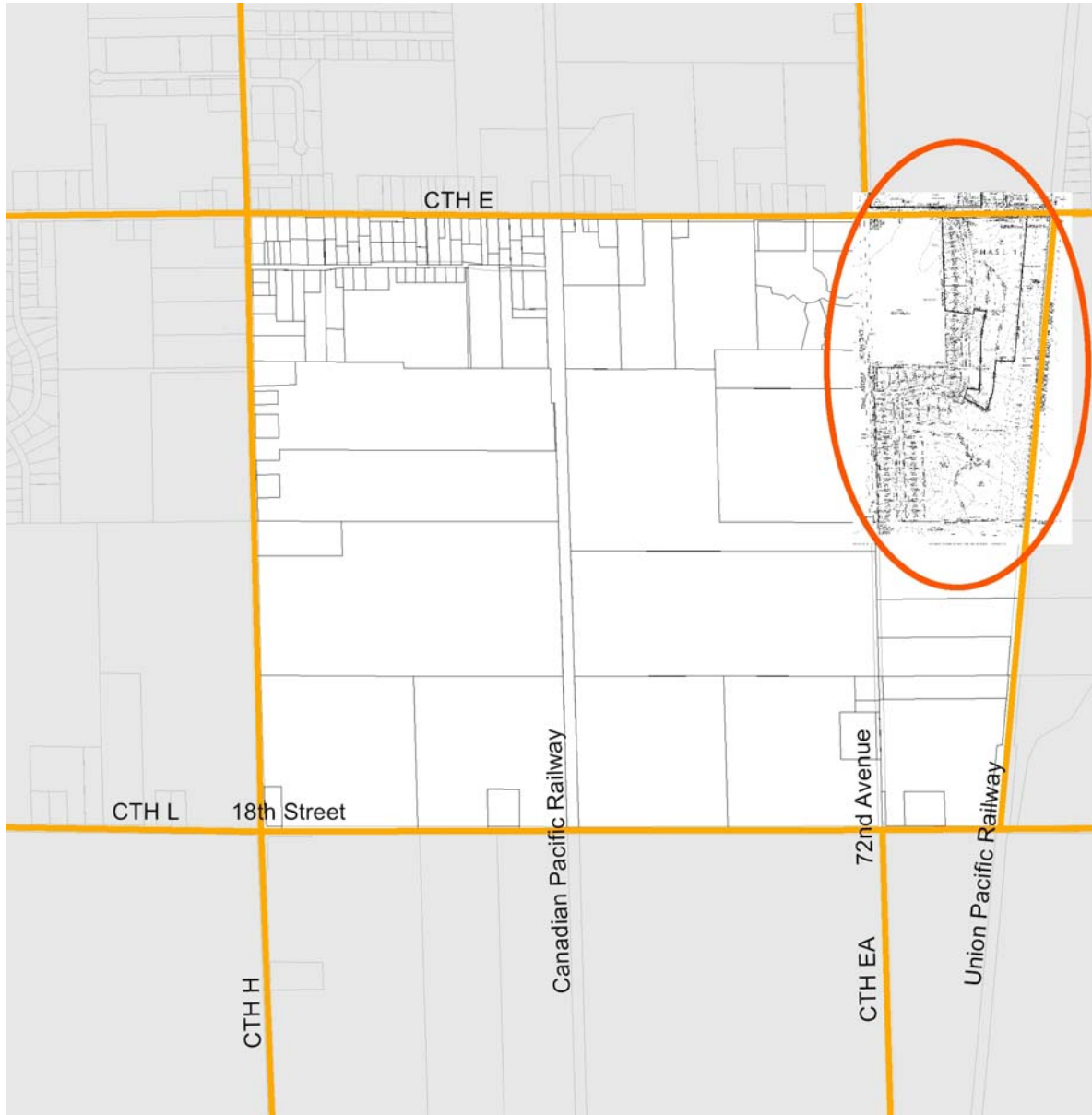


Along 12th Place and throughout the neighborhood, locations have been identified that will allow for an internal road network to be created with future development. An internal road network will enable residents to travel within the neighborhood without using the County Highway system. The Canadian Pacific Railway separates the neighborhood into two disconnected areas that will not be connected via a road network. It is important that with future development, significant consideration is given to the internal connectivity of the neighborhood.

Recently Approved Residential Development South of CTH E

The Pike Creek Crossing development consists of single, two, and multi-family residential development.

Map 8: Approved Development



Potential Development

This neighborhood plan offers the opportunity for significant future single, two, and multi-family residential and commercial development in the Somers Center West Neighborhood. The following table identifies the total acreage for each of the future land use categories. The entire Somers Center West Neighborhood is 817 acres, but after right-of-ways are deducted from the total acreage, the Somers Center West Neighborhood is approximately 774 acres.

The total acreage minus the right-of-way is then separated into land that has been previously developed and land that has potential to be developed in the future. Not all land has future development potential. For example, the acreage planned for future natural area has not been previously developed and is not planned for any future development. The following tables will detail the future development with the anticipated timetable for future development phasing.

Table 2: Future Land Use

Land Use	Acreage	Previously Developed	Future Development	Undevelopable Land
Medium Density Residential	351 acres	10 acres	341 acres	0 acres
Medium to High Density Residential	179 acres	0 acres	179 acres	0 acres
High Density Residential	74 acres	18 acres	56 acres	0 acres
Mixed-Use Area C	52 acres	40 acres	12 acres	0 acres
Institutional	25 acres	25 acres	0 acres	0 acres
Natural Area	38 acres	0 acres	0 acres	38 acres
Recreational	55 acres	0 acres	0 acres	55 acres
Total	774 acres	93 acres	588 acres	93 acres

Residential Development

- Medium density residential, which includes a mixture of single and two-family residential dwellings, comprises the largest single category of future possible development in the Somers Center West Neighborhood. If all of the medium density residential is developed at a three unit per acre density, approximately 1,023 housing units could be developed.
- Approximately 179 acres of the Somers Center West Neighborhood is identified as medium to high density residential. If all 179 acres of medium to high-density residential are developed at six units per acre, 1,074 additional housing units are possible. The medium to high density residential areas are located in the center of the neighborhood and the Pike Creek Crossing Subdivision located east and south of Somers Elementary. The Pike Creek Crossing Subdivision has received preliminary approval for a mixture of single, two, and multi-family residential units. The development is included in future residential development as it is currently in the development stage.
- Three areas of high-density residential are identified including an area east of the Town Hall that is currently developed. The high-density residential areas could be developed at a density of ten units per acre. With approximately 18 acres previously developed, a total of 560 additional housing units could be developed on the remaining 56 acres.

- Residential uses are a component of the Mixed-Use Area C. Of the 52 acres designated Mixed-Use Area C, approximately 40 acres have been previously developed with mostly residential development. An additional 36 dwelling units of various types could be developed in Mixed-Use Area C in the neighborhood.

Table 3: Residential Development

	Developable Acreage	Density	Dwelling Units
Medium Density Residential	341 acres	3 dwelling units per acre	1,023 units
Medium to High Density Residential	179 acres	6 dwelling units per acre	1,074 units
High Density Residential	56	10 dwelling units per acre	560 units
Mixed-Use Area C	12 acres	3 dwelling units per acre	36 units
Total	588 acres		2,693 dwelling units

Although 2,693 additional dwelling units are possible in the Somers Center West Neighborhood, it is impractical to assume that all of the residential growth will occur immediately, if ever. The following table shows the potential residential growth every five years within the Somers Center West Neighborhood based on a slower rate of development at the beginning of the phasing schedule because the sewer and water are a significant distance from the neighborhood. Only 80 percent of the potential housing units are figured into the phasing schedule as the remaining 20 percent of the housing units may never be developed, or could be developed after the year 2035. Many factors could cause the calculated number of additional dwelling units to be inaccurate in the Somers Center West Neighborhood. Major factors include: landowner disinterest in developing their land, the distance of the planned sewer and water infrastructure from the neighborhood, fluctuation in the housing market, and the inability to divide the existing parcels to achieve maximum density based on the current configuration of the parcels.

Table 4: Future Phasing of Potential Development

	2010	2015	2020	2025	2030	2035
Percent of Potential Growth	5%	15%	15%	15%	15%	15%
Additional Housing Units in Somers Center West Neighborhood	135	404	404	404	404	404
Total Neighborhood Housing Units	135	539	943	1,347	1,751	2,155

Population increases occur with housing development. These population increases must also be planned for by the Town. According to the U.S. Census 2000, an average of 2.45 people live in each household in the Town. The Kenosha County Multi-Jurisdictional Comprehensive Plan that is being developed by the Southeastern Regional Planning Commission includes future population per household based on regional models. The household population is projected to decrease to 2.43 people per household in 2035 within the sewered areas of the Town. The entire Somers Center West Neighborhood is planned to be served with sewer and water through the City of Kenosha/Town of Somers Cooperative Plan. Based on the phasing schedule of future development, the following table confirms the potential for an additional 5,237 future residents within the Somers Center West Neighborhood by the year 2035.

Table 5: Future Population from Potential Development

	2010	2015	2020	2025	2030	2035
Neighborhood Housing Units	135	539	943	1,347	1,751	2,155
People per Household*	2.43	2.43	2.43	2.43	2.43	2.43
Additional Population in the Somers Center West Neighborhood	328	1,310	2,291	3,273	4,255	5,237

* Kenosha County Multi-Jurisdictional Comprehensive Plan

Commercial Development

The entire area planned for Mixed-Use Area C includes commercial, office, and residential development and significant redevelopment. Of the 52 acres of land planned for Mixed-Use Area C, approximately ten acres have commercial development. Therefore, there is roughly 42 acres of land for future commercial and business uses.

Table 6: Future Square Feet of Development

	Developable Acreage	Assumed Right-of-Way	Buildable Area	Square Footage
Mixed-Use Area C	42 acres	4 acres	38 acres	490,000 s.f.
Total	42 acres	4 acres	38 acres	490,000 s.f.

Commercial and office growth, like the residential growth, is not likely to occur immediately. The following table illustrates a potential growth scenario for commercial and office growth. It shows the result of development at a rate of twenty percent of the total in five-year increments with the exception of the first interval.

Table 7: Future Phasing of Potential Development

	2010	2015	2020	2025	2030	2035
Percent of Potential Growth	5%	10%	20%	20%	20%	20%
Incremental Growth (square feet)	24,500	49,000	98,000	98,000	98,000	98,000
Total Development (square feet)	24,500	73,500	171,500	269,500	367,500	465,000

Nearly 25,000 square feet of additional commercial growth is planned for the Somers Center West Neighborhood over and above that which is calculated in the phasing table. The additional commercial and office growth is possible and may occur after the year 2035. There are several factors that may alter the total amount of future development potential. These factors include:

1. The ability to reuse the existing homes and structures for mixed-use redevelopment with storefronts will determine when and how the mixed-uses are realized.
2. Separate landowners own each of the parcels. If many of the landowners decide to not develop their land, large areas of potential growth will not materialize.
3. Redevelopment along the CTH E corridor is likely to require a boost of energy and strong person to champion the effort to ensure that all potential redevelopment meets redevelopment standards and that streetscaping amenities are provided.

4. The market, economy, and location of other commercial and office uses in the region will have a impact on the development of the commercial and office uses.
5. This area will be dependent upon a larger market than the Town itself. When future non-residential development occurs in the area outside the Town, developers, customers, and visitors will be affected in both their shopping desires and traffic routes.

The potential for mixed-use commercial and office development exists along CTH E within the Somers Center West Neighborhood. Development is likely to occur over a period of time and a series of phases. The factors identified and a litany of other factors may alter the amount of development.

Key Issues for Future Development

Land uses have been identified for the Somers Center West Neighborhood through this planning process. There are several issues that must be addressed prior to commencing development in particular areas of the neighborhood. The following list of issues addresses the concern for future development and a possible solution.

- Recreational corridors along the utility easements will be a valuable resource if the corridor is extended beyond the Somers Center West Neighborhood. In addition to the length of the trail that must be considered, points of entry onto the trail from future subdivisions and places of interest along the trail will likely increase the number of users on the trail.
- Landscaping buffers between uses and near the railway must be included with future development proposals to minimize the noise and visual impacts from the railway.
- Soils typically known to have hydric properties have been identified within the Somers Center West Neighborhood. Individual site analysis will be necessary with all future development to ensure the soils can withstand development.
- The Kenosha County Highway Department must approve all access points intersecting any County Trunk Highway.
- When the opportunity arises, access points in the mixed-use area C should be combined to create shared driveways and reduce the number of access points along CTH E.
- Access throughout the neighborhood to create an internal road network is vital for the residential neighborhoods and the mixed-use redevelopment.
- Future residential development must include future open space or parkland to provide recreational opportunities for future residents.
- County Trunk Highway E must remain pedestrian friendly to provide for the safety of all residents and visitors to the ‘village’ area of the Town. Improvements such as traffic calming devices will assist in the provision of a safe atmosphere for pedestrians.

Table 8: Development Issues by Land Use Category

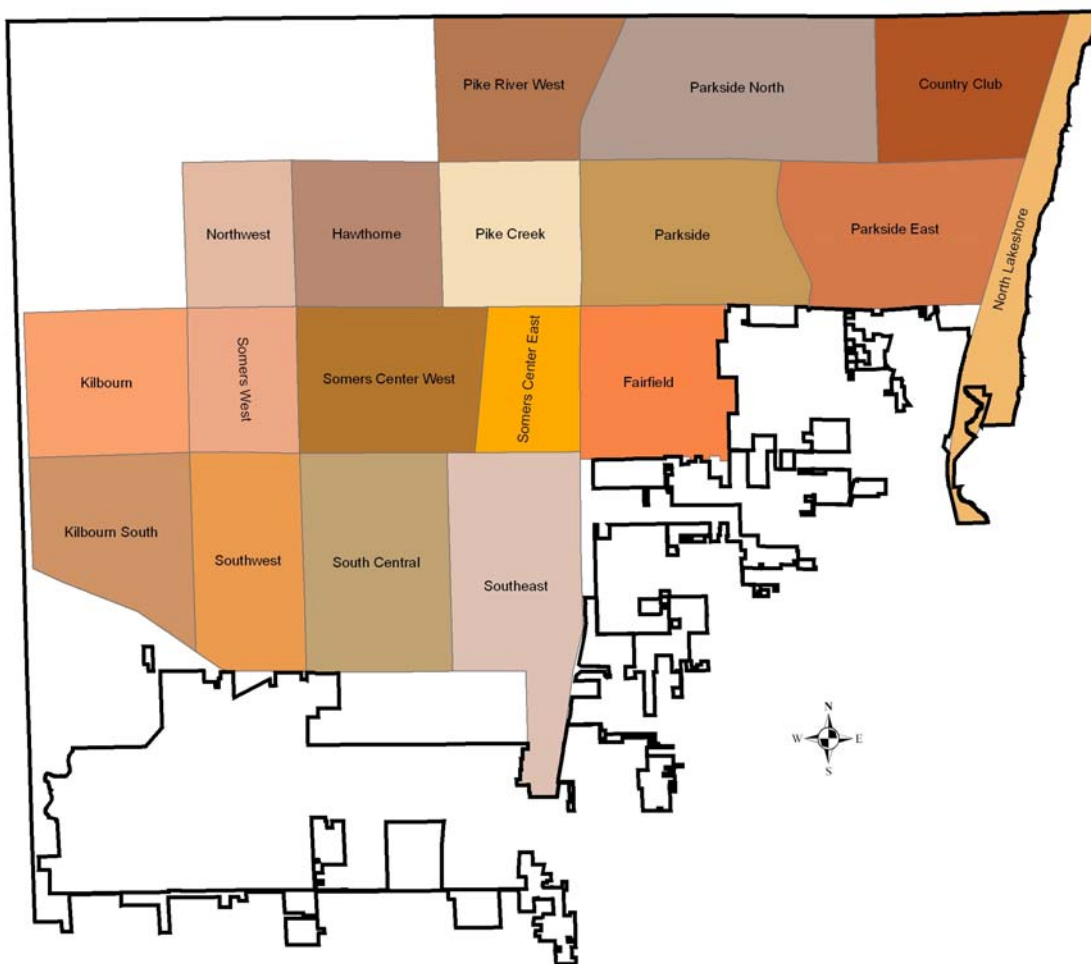
Land Use Category	Preserve Open Space	Adjacent to Floodplain	Parkland to be included with future development	Hydric Soils to be protected	Internal Road Network	Assemblage of Properties for development	Redevelopment or reuse of existing structures	Walkable design
Medium Density Residential	X		X	X	X	X	X	X
Medium to High Density Residential	X		X	X	X		X	X
High Density Residential			X	X	X		X	X
Mixed-Use Area C	X			X	X	X	X	X
Institutional	X			X				
Natural Area	X	X		X				X
Recreational	X	X	X	X		X		X

As the Town implements the neighborhood plans as part of the Kenosha County Multi-Jurisdictional Comprehensive Plan, addressing the key issues will assist in balancing the positive interaction with and between the built and natural environment within the Town. The Town must ensure that developers and future development meet the intent of the neighborhood plans, the key issues, and the Town standards, which will promote a sustainable future for the Town that will create a balance between proper uses of the natural beauty of the earth with needs of society for economic growth.

APPENDIX A: THE SOMERS CENTER WEST NEIGHBORHOOD PLAN IN THE CONTEXT OF THE KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

The Somers Center West Neighborhood Plan is one of 18 individual neighborhood plans that, together, comprise the land use plan for the Town of Somers. These neighborhood plans explore various factors affecting land use -- such as environmental constraints, transportation patterns, availability of urban services and the like – to establish a sound basis for the recommendations that follow. The neighborhood plans then consider current development patterns, land use and zoning. The result is a future land use map for each neighborhood in the Town of Somers that provides well-reasoned direction for future decision-making.

Map 9: Town of Somers Neighborhoods



The Town of Somers was a cooperating partner in the process that led to completion of *The Kenosha County Multi-Jurisdictional Comprehensive Plan*. Section 66.1001 of the Wisconsin Statutes, often called “the Smart Growth Law”, requires that each jurisdiction address nine specified elements in its comprehensive plan. *The Kenosha County Multi-Jurisdictional*

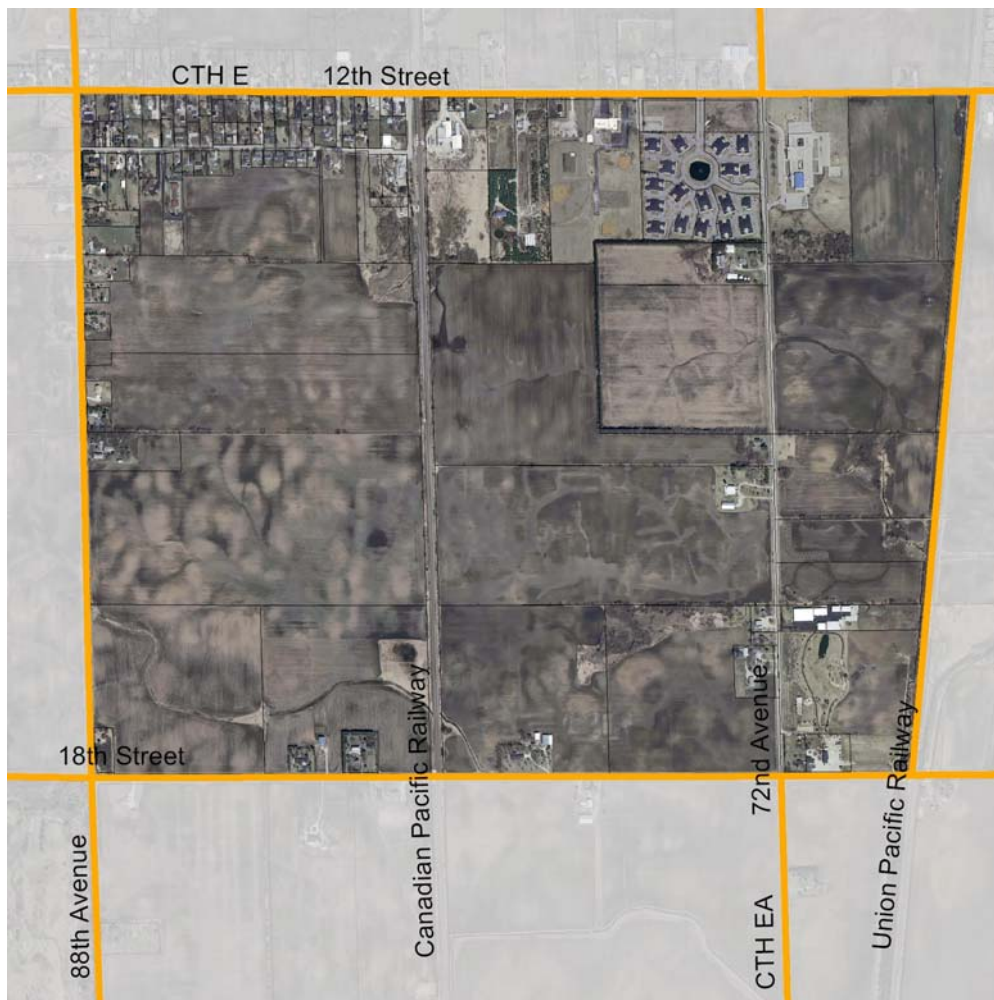
Comprehensive Plan addresses eight of the nine required elements for each of its participating municipalities.

To satisfy the remaining ninth element, land use, each participating municipality prepared its own land use plan. For the Town of Somers this was accomplished through the neighborhood plans. By focusing on individual neighborhoods, the environmental issues, transportation connections, and the cohesiveness of compatible land uses could be examined more closely. Most of the Town’s geography is located within one of the 18 neighborhoods for which plans have been drafted; the remainder of Town land is found in areas that are designated as the City of Kenosha’s “City Growth Area” or in the northwest corner of the Town.

The Town of Somers contracted with Ruckert-Mielke, a municipal consulting firm, to prepare the 16 neighborhood plans. The consulting planners reviewed all of the available existing plans, documents, and related data. The Town of Somers Plan Commission provided further direction through a series of public meetings held to gather public input and shape the content of each of the 16 neighborhood plans. Through a collaborative process beginning in the fall of 2007, the neighborhood plans were written, revised, discussed, considered and adopted.

The Somers Center West Neighborhood

Map 10: Year 2005 Aerial Photo of the Somers Center West Neighborhood



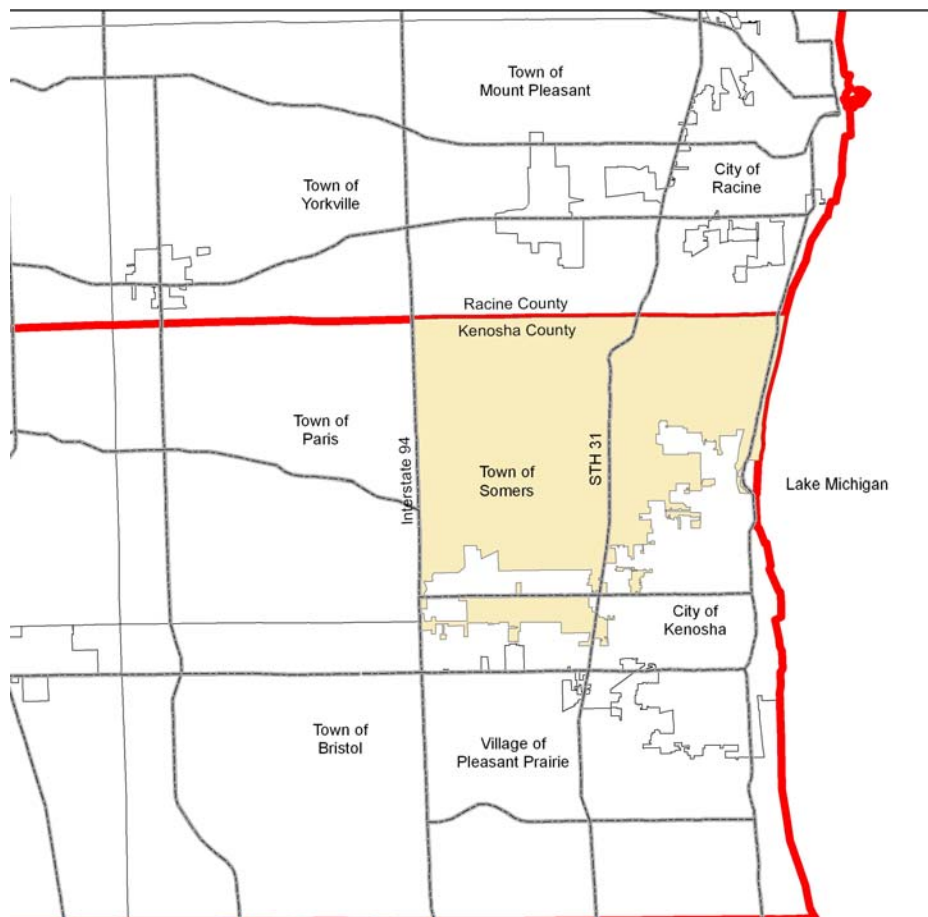
APPENDIX B: THE TOWN OF SOMERS AND ITS NEIGHBORHOODS

Due to its proximity to the Chicago metropolitan area and its location directly between the Cities of Kenosha and Racine, the Town of Somers will face increasing development pressure in the years ahead. The extent to which this is felt will vary neighborhood-by-neighborhood within the Town due to a number of factors.

Neighborhoods within the Town of Somers are distinct from one another, in large part, on the basis of their location in the Town. The Town is bounded by Lake Michigan to the east, Interstate 94 to the west, the City of Kenosha to the south, and the Racine County line to the north. Proximity to the lake, the interstate, the City of Kenosha or rural areas along the county line all have a certain bearing on both current and future land use in the neighborhoods.

Kenosha and Racine have significantly larger populations than the Town and are exhibiting typical outward expansion with new, perimeter development seen at their borders. Interstate 94, the Town's western boundary, is a highly traveled conduit between the metropolitan areas of Milwaukee and Chicago. Land within the interstate corridor is experiencing rapid development. Preparation of a Comprehensive Plan for the Town, while prompted by a statutory mandate, was essential at this time to provide the Town with the best available tool to guide important decisions that will shape the Town's future.

Map 11: Location of the Town of Somers



Population

In the recent past, the Town of Somers has experienced both a period of slow population growth and a period of a surge in population. Between 1980 and 1990, the population in the Town increased a modest 24 people, or 0.3 percent. A surge of 1,311 additional residents occurred in the decade between 1990 and 2000 representing a population increase of 16.9 percent.

The Wisconsin Department of Administration (WiDOA) attempts to estimate populations for communities during the years between the Census counts. At the beginning of 2007, the WiDOA estimated the population of the Town to be 9,361 for an increase of 302 residents, or 3.3 percent from the year 2000. From the WiDOA estimate, it appears as though the population surge of the 1990's has slowed significantly.

Planning for the future of the Town requires the use of population projections to determine the area needed to accommodate future populations. The WiDOA calculated population projections for every community in the state. As shown on the following table, the population in the Town of Somers is projected to grow at a rate between the rates of the 1980's and 1990's similar to the City of Kenosha and Kenosha County. The WiDOA projections indicate that the City of Racine will be decreasing in population in the future.

Table 9: Population Change

	Census 1980	Census 1990	Census 2000	Estimate 2007	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Somers	7,724	7,748	9,059	9,361	9,740	10,088	10,442	10,819
<i>percent change</i>		0.3%	16.9%	3.3%	4.0%	3.6%	3.5%	3.6%
City of Kenosha	77,685	80,426	90,352	95,352	98,638	102,700	106,837	111,191
<i>percent change</i>		3.5%	12.3%	5.5%	3.4%	4.1%	4.0%	4.1%
Kenosha County	123,137	128,181	149,577	161,370	165,678	173,624	181,693	190,145
<i>percent change</i>		4.1%	16.7%	7.9%	2.7%	4.8%	4.6%	4.7%
City of Racine	85,725	84,298	81,855	80,060	79,474	78,417	77,295	76,051
<i>percent change</i>		-1.7%	-2.9%	-2.2%	-0.7%	-1.3%	-1.4%	-1.6%

SOURCE: U.S. Census, Wisconsin Department of Administration

APPENDIX C: REVIEW OF EXISTING PLANS AND DOCUMENTS

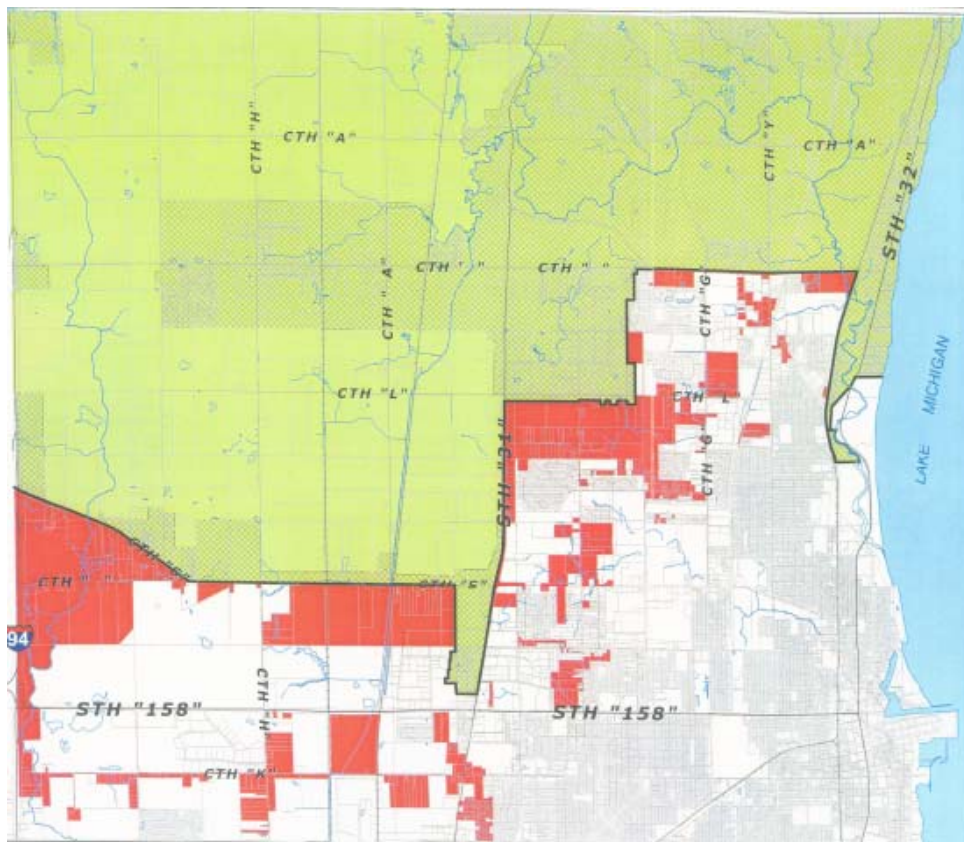
Review of current plans and agreements provided a sound background at the outset of the neighborhood planning process. A summary of the current plans and agreements relating to the Town of Somers includes:

City of Kenosha/Town of Somers Cooperative Plan

The City and Town approved the *City of Kenosha/Town of Somers Cooperative Plan* in August 2005. The purpose of the *Cooperative Plan* was to provide direction for coordinated management of growth at the city's perimeter, and to establish a plan for the extension of urban services in the Town of Somers. Through the *Cooperative Plan*, a Boundary Agreement was established, the Town and City Growth areas were defined, and arrangements for municipal services within the Town Growth Areas were documented. The "Town Growth Area" includes the entire Town with the exception of those areas that are in the "City Growth Area". Property within the City Growth Area may attach to the City of Kenosha without objection from the Town. Property within the Town Growth Area may not be annexed or attached to the City.

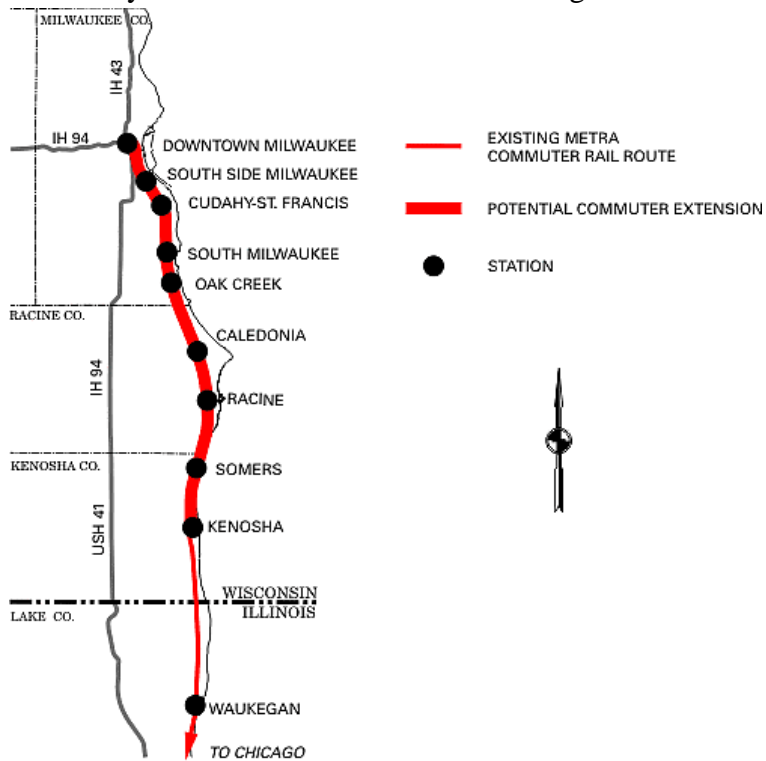
On the graphic below, found in the *City of Kenosha/Town of Somers Cooperative Plan*, the Town Growth Area is depicted in green, and Town lands located in the City Growth Area are depicted in red.

Map 12: Town Growth Area



KRM Line Proposal and Alternative Analysis

The Kenosha-Racine-Milwaukee (KRM) commuter rail, currently in the planning stages, would have significant land use implications for the Town once service begins. The proposed line would run in a north-south direction along a rail corridor that lies west of -- and parallel to -- STH 32. This stage of planning process for the proposed KRM commuter rail service is being coordinated by the Southeast Wisconsin Regional Plan Commission on behalf of the



Intergovernmental Partnership (IGP) of the Counties and Cities of Kenosha, Racine, and Milwaukee, the Wisconsin Department of Transportation (WisDOT), and the Regional Planning Commission. The Wisconsin Department of Transportation (WISDOT) and the Southeastern Wisconsin Regional Planning Commission is undertaking the Environmental Impact Study (EIS) and Project Development phase of the KRM Alternatives Analysis (AA) in order to produce a Draft Environmental Impact Statement (DEIS), refine the previous alternatives analysis, and develop further a

commuter transportation project within the corridor. Funding options are being considered at the Federal and State levels.

A Transit Oriented Development (TOD) Plan has been prepared for each segment of the proposed KRM commuter rail line. The report TOD titled *Section B: Somers - December 2006* outlined the advantages and disadvantages of each of three proposed locations for a commuter rail station in the Town of Somers.

The commencement of commuter rail service would compound the development pressure already felt in the I-94 corridor through interplay of transportation factors. If the KRM commuter rail is constructed with a stop in the Town, future commercial and residential development within the Town will occur in the vicinity of the station, along corridors radiating from it, and will intensify at the I-94 interchange.

Development Plan for Parkside East Neighborhood

Among the existing plans available for review was a completed plan for one neighborhood in the Town of Somers, Parkside East. While the current planning process will establish a plan for each of the identified neighborhoods in the Town, it is nonetheless important to review all prior planning efforts. This Parkside East Neighborhood Plan was completed in September 1993. The plan includes a recommended transportation network and urban-type land uses. As of 2007, a

small portion of the neighborhood had been developed consistent with the intent of the 1993 Neighborhood Plan. The land uses in the developed portion of the neighborhood are similar to those shown in the plan although the transportation network, as constructed, does not correspond directly with the plan.

Kenosha County Multi-Jurisdictional Comprehensive Plan

The *Kenosha County Multi-Jurisdictional Comprehensive Plan* is currently being prepared. The completed document is not yet available for review. The authors of the *Kenosha County Multi-Jurisdictional Comprehensive Plan* are collecting and analyzing information at this time. After the Neighborhood Plans for the Town of Somers are completed, they will be included in the *Kenosha County Multi-Jurisdictional Comprehensive Plan*.

Kenosha County Park and Open Space Plan

The *Kenosha County Park and Open Space Plan* highlights the recreational opportunities present and planned for the Town of Somers. Parks identified in the *Kenosha County Park and Open Space Plan* include the Kenosha County Petrifying Springs Park and the privately-operated Hawthorne Hollow Nature Sanctuary and Arboretum. The *Kenosha County Park and Open Space Plan* identifies three recreational trails located in the Town of Somers including the Lake Michigan Corridor, the Pike Creek Corridor, and the Kenosha County Bike Trail.

City of Kenosha Corridor Land Use Plan

In 1991, the City of Kenosha adopted a Corridor Land Use Plan that includes several corridors including the CTH S corridor and STH 31 corridor. The Plan includes several land uses in the Fairfield Neighborhood. These land uses include single-family residential and commercial uses north of CTH S and commercial, institutional, and single-family south of CTH S.

Perpendicular to CTH S near the railway and Pike Creek is a large area of land including in the floodplain. This area has been identified as an area that will be converted to urban use upon completion of channel improvements. Channeling the stream and associated floodplains is not a feasible option for future land uses anymore.

APPENDIX D - PLANNED LAND USE ACREAGE

Appendix D
Planned Land Use Acreage
Town of Somers Neighborhood Plans

Neighborhood	Open Land	Residential (acres)					Mixed Use (ac)			Commercial/Business (acres)						Other (acres)					Total Acres
		Low Density	Low to Medium Density	Medium Density	Medium to High Density	High Density	Area A	Area B	Area C	Commercial	Regional Commercial	Professional Office	Business Park	Industrial	Special Planning Area	Communication and Utilities	Institutional	Landfill	Natural Area	Recreational	
Fairfield			387	87								28				1	28		130		661
Pike Creek			48	306			9				83								135	19	600
Somers Center East	4		83		48					13	170						6	5	53	32	414
Southeast			52		13					54	236		311				57		224	0	947
South Central			43	35									323	318			46		170	5	940
Southwest				236									218		67				30	162	713
Kilbourn South				250				123		32					59				253		717
Northwest		236		199					3								27		4		469
Somers Center West				351	179	74			52								25		38	55	774
Hawthorne		277		173		38			35								1		76	21	621
Kilbourn				185				187	8	96							136		77	14	703
Somers West				414	0				11										5	20	450
Pike River West			243	251						10		20							122		646
Parkside North			618	54			37					3							406		1,118
Parkside																	590			299	889
Country Club			400	0	13											20			149	143	725
	4	513	1,874	2,541	253	112	46	310	109	205	489	51	852	318	126	21	916	5	1,872	770	11,387
Percent	0.0%	4.5%	16.5%	22.3%	2.2%	1.0%	0.4%	2.7%	1.0%	1.8%	4.3%	0.4%	7.5%	2.8%	1.1%	0.2%	8.1%	0.0%	16.4%	6.8%	100.0%

RESIDENTIAL	46.5%	MIXED-USE	4.1%
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NON-RESIDENTIAL	17.9%	PUBLIC	8.3%	RECREATIONAL	23.2%	100.0%
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Notes:

Southwest Neighborhood - Natural area is an estimate given all natural areas within the recreational (golf course)

Source:

Town of Somers Neighborhood Plans
Municipal Economics & Planning, a Division of Ruckert/Mielke
June 10, 2008

APPENDIX E - FUTURE RESIDENTIAL PHASING SCHEDULE

**Appendix E
Future Residential Phasing Schedule**

Neighborhood	Phasing Plans (Housing Units)					
	2010	2015	2020	2025	2030	2035
Fairfield	61	122	183	244	305	366
Pike Creek	149	298	447	596	745	894
Somers Center East	65	130	195	260	325	390
Southeast	14	28	42	56	70	84
South Central	20	40	60	80	100	120
Southwest	34	102	204	306	408	510
Kilbourn South	0	92	230	368	506	644
Northwest	28	113	198	283	368	453
Somers Center West	135	539	943	1,347	1,751	2,155
Hawthorne	45	181	317	453	589	725
Kilbourn	0	83	208	333	458	583
Somers West	44	132	263	394	525	656
Pike River West	41	123	246	369	492	615
Parkside North	0	70	140	210	280	350
Parkside	0	0	0	0	0	0
Country Club	0	32	64	96	128	160
Total Housing Units	636	2,085	3,740	5,395	7,050	8,705

Population Based on Housing Units

	2010	2015	2020	2025	2030	2035
Population Increase *	1,545	5,067	9,088	13,110	17,132	21,153

* Based on 2.43 people per household

Total Population	10,906	14,428	18,449	22,471	26,493	30,514
<i>using 2007 estimate</i>						
<i>percent change</i>	16.5%	32.3%	27.9%	21.8%	17.9%	15.2%

Source: Town of Somers Neighborhood Plans
Municipal Economics & Planning, a Division of Ruckert/Mielke
June 10, 2008

APPENDIX F - FUTURE NON-RESIDENTIAL PHASING SCHEDULE

**Appendix F
Future Non-Residential Phasing Schedule**

Neighborhood	Phasing Plans (square footage)						
	2010	2015	2020	2025	2030	2035	After 2035
Fairfield	14,500	43,500	101,500	159,500	217,500	275,500	14,500
Pike Creek	48,000	144,000	336,000	528,000	720,000	912,000	48,000
Somers Center East	95,000	285,000	665,000	1,045,000	1,425,000	1,805,000	95,000
Southeast	310,000	930,000	2,170,000	3,410,000	4,650,000	5,890,000	310,000
South Central	335,000	1,005,000	2,345,000	3,685,000	5,025,000	6,365,000	335,000
Southwest	115,000	345,000	805,000	1,265,000	1,725,000	2,185,000	115,000
Kilbourn South	0	160,000	480,000	800,000	1,120,000	1,440,000	160,000
Northwest	1,750	5,250	12,250	19,250	26,250	33,250	1,750
Somers Center West	24,500	73,500	171,500	269,500	367,500	465,500	24,500
Hawthorne	18,000	54,000	126,000	198,000	270,000	342,000	18,000
Kilbourn	0	300,000	900,000	1,500,000	2,100,000	2,700,000	300,000
Somers West	0	8,000	24,000	40,000	56,000	72,000	8,000
Pike River West	0	31,000	93,000	155,000	217,000	279,000	31,000
Parkside North	0	41,000	123,000	205,000	287,000	369,000	41,000
Parkside	0	0	0	0	0	0	0
Country Club	0	0	0	0	0	0	0
Total Square Footage	961,750	3,425,250	8,352,250	13,279,250	18,206,250	23,133,250	1,501,750

Source: Town of Somers Neighborhood Plans
Municipal Economics & Planning, a Division of Ruekert/Mielke
June 10, 2008