

**Village of Somers  
7511 12th Street  
Somers, WI 53171**

**Village Board Meeting  
Agenda  
Tuesday, March 22, 2022  
5:30 p.m.**

<b>Village Board Meeting:</b>	
<b>Item #</b>	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on March 8, 2022 Vouchers dated March 10, 2022 and March 17, 2022
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Motion to receive and file Village of Somers Housing Affordability Report
8	Action on awarding bid received for 2022 Water Mains Construction Project (Becknell and First Park 94 Phase II) to Willkomm Excavating & Grading in the amount of \$1,099,968.80
9	Action on awarding bid received for CTH A & CTH Y Water Main Relay Construction Project to Globe Contractors, Inc. in the amount of \$272,450.00
10	Action on Resolution No. 2022-007, A Resolution Providing for the Sale of Approximately \$1,066,927 General Obligation Promissory Notes
11	Action on Resolution No. 2022-008, A Resolution Authorizing Submittal of MS4 Report
12	Action on approval of Deputy Clerk/Treasurer job description and approval of salary of \$25.00 per hour for Brandi Baker, appointed Deputy Clerk/Treasurer
13	Action on \$2,400 (\$1,200 January 2022 & \$1200 February 2022 stipend payment to Public Works Foreman, Andrew Kreye
14	Discussion and possible action on request for partial payment #11 from Camosy Construction Inc. in the amount of \$45,926 for work on Lift Station 1A and Water Transfer Station
15	Approval of Operator's Licenses: Amanda Ward, Drevon McClay

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 22<sup>nd</sup> Village Board Meeting Agenda in 1 public place & on the Village website.

Dated this 18<sup>th</sup> day of March 2022

Heather Teigland, Deputy 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 Village Board may participate telephonically. Notice is hereby given that members of the Town 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**  
**Proceedings from the Regular Board Meeting March 8, 2022**

Administrator Peters called the meeting to order at 5:30 p.m.

Trustee Sinnen motions for Trustee Otsby to serve as acting president. Seconded by Trustee Harbach. Motion carried. 6-0 vote

Trustee Otsby led the Pledge of Allegiance.

Present: Trustees Gregg Sinnen, Ben Harbach, Karl Ostby, Jack Aupperle, Joe Smith and Jackie Nelson. Also present: Administrator Jason Peters, Attorney Jeff Davison, Deputy Clerk/Treasurer Heather Teigland. President George Stoner was excused.

**Consent and Approval of Minutes of Regular meetings on February 22, 2022, Vouchers dated February 24, 2022, and March 3, 2022 and January 2022 ACH Payments and February 2022 ACH Payments, February 2022 Building Report**

Trustee Nelson moved to approve minutes of Regular meetings on February 22, 2022, Vouchers dated February 24, 2022, and March 3, 2022 and January 2022 ACH Payments and February 2022 ACH Payments, February 2022 Building Report. Seconded by Trustee Aupperle. Motion carried. 6-0 vote.

Administrator Peters addressed a correction that will be made on page 3.

**Correspondence**

None.

**Citizen Comments**

Ted Terletzky 9015 12<sup>th</sup> St Kenosha, WI 53144, spoke about the Mastercraft project and the water that may be coming.

**President and Trustee Comments**

Trustee Aupperle discussed Taco Bell opening and that the drive-thru is open as well.

Trustee Ostby discussed how thrilled he is about the community participation at the Board Meeting.

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## **Public hearing on proposed sanitary sewer special assessments for westside sanitary sewer improvements**

Trustee Sinnen moved to approve public hearing on proposed sanitary sewer special assessments for westside sanitary sewer improvements

Seconded by Trustee Aupperle. Motion carried 6-0 vote

Alexandria Leoris 1532 100<sup>th</sup> Ave is not in favor of the assessments.

Robert Fleiss 1625 125<sup>th</sup> Ave is not in favor of the assessments.

Trustee Sinnen asked council to clarify a few items that were brought up by the public hearing

Attorney Davison explained the Tawani \$14.5 million portion of the project.

Beth Boettcher 9918 14<sup>th</sup> St is not in favor of assessments, disappointed in how this was handled.

Allen Bishop 2920 88<sup>th</sup> Ave is not in favor of the assessments. Believes there was not enough notice and commented on lack of communication.

Engineer Synder explained the route of the piping and the prices

Thaddeus Mazuchowski 2015 100<sup>th</sup> Ave commented this was a shock had assumed this was about water. Asked about discounts for seniors.

Jason Fisher 9820 14<sup>th</sup> Place is confused to if something had changed, is not in favor of the assessments

John Svontate 9245 14<sup>th</sup> Place was not assessed but does not feel that this is fair to his neighbors.

Robert Menarek 1765 88<sup>th</sup> Ave asked about the water line that was put on his property. Does not understand why he was charged, will he be forced to hook on to it. Was explained he will not.

Louis Palermo 9917 14<sup>th</sup> St expressed concern about a separate assessment on the front of his house. It was explained that there will not be two special assessments. But there would be a charge to hook up to the water.

Trustee Nelson moved to close public hearing on proposed sanitary sewer special assessments for westside sanitary sewer improvements

Seconded by Trustee Aupperle. Motion carried 6-0 vote

## **Public hearing on proposed municipal water special assessment for westside municipal water improvements**

Trustee Sinnen moved to approve public hearing on proposed municipal water special assessment for westside municipal water improvements

Seconded by Trustee Harbach. Motion carried 6-0 vote

Ron Grimes 3145 72<sup>nd</sup> Ave commented that there has been multiple meetings about the assessments and feels like the communication was there.

Trustee Harbach moved to close public hearing on proposed sanitary sewer special assessments for westside sanitary sewer improvements

Seconded by Trustee Nelson. Motion carried 6-0 vote

**Action on Resolution No. 2022-005, Final Resolution Authorizing Public Improvement and Levying Special Assessment Against Benefited Property in the Village of Somers, Wisconsin for westside sanitary sewer improvements assessments**

Trustee Sinnen discussed how he made a point through the whole process to find the best option for both the owners and developers. Stated we as a Village are working on better communication and encourages all residents to utilize the website to see everything that is happening in the Village.

Trustee Aupperle discussed how the Village has tried to help lessen the burden as much as possible

Trustee Smith discussed how he was in the same situation a few years ago with a different project and understands the frustration of the homeowners but also understand the Village's obligations as well.

Trustee Otsby discussed how the interest rate of the project works and explained how the Village has looked at every way possible to lessen the burden on homeowners.

Trustee Sinnen moved to approve Resolution No. 2022-005, Final Resolution Authorizing Public Improvement and Levying Special Assessment Against Benefited Property in the Village of Somers, Wisconsin for westside sanitary sewer improvements assessments

Seconded by Trustee Aupperle. Motion carried 6-0 vote.

**Action on Resolution No. 2022-006, Final Resolution Authorizing Public Improvement and Levying Special Assessment Against Benefited Property in the Village of Somers, Wisconsin for westside municipal water special assessments**

Trustee Sinnen discussed how the Village tried to come up with a way to put this on a TIF.

Trustee Nelson moved to approve Resolution No. 2022-006, Final Resolution Authorizing Public Improvement and Levying Special Assessment Against Benefited

Property in the Village of Somers, Wisconsin for westside municipal water special assessments

Seconded by Trustee Smith. Motion carried. 6-0 vote.

**Action on proposed tax settlement with Sam's Club and Wal-Mart to resolve current litigation regarding property tax assessments and to resolve potential litigation over 2020 and 2021 property tax assessments**

Trustee Aupperle clarified that they can still contest on the next year property tax assessment

Trustee Sinnen stated that the hopeful bill that could have been passed by State Legislators has died for the Black Stores contesting assessments

Trustee Nelson questioned if Wal-Mart starts the planned improvements will that increase the value of the assessment

Attorney Davison answered Trustee Nelson's question that it will increase the value on their assessment

Trustee Harbach question if there is a time limit on the building permits they pull

Trustee Smith asked about the value increase that Wal-Mart puts their building permit and how that will affect the increase of the assessment

Administrator Peters explained that there is no time frame for a building permit

Trustee Nelson moved to approve proposed tax settlement with Sam's Club and Wal-Mart to resolve current litigation regarding property tax assessments and to resolve potential litigation over 2020 and 2021 property tax assessments

Seconded by Trustee Harbach. Motion carried 6-0 vote

**Motion to approve Brandi Baker as deputy clerk/treasurer**

Trustee Harbach moved to approve Brandi Baker as deputy clerk/treasurer.

Seconded by Trustee Smith Motion carried. 6-0 vote.

**Approval of Operator Licenses:**

Wyatt Modory, Michelle Presterl, David Ocampo, Morhan Broker, Evan Burns, and Kelly Braun

Trustee Sinnen moved to approve Operator Licenses: Wyatt Modory, Michelle Presterl, David Ocampo, Morhan Broker, Evan Burns, and Kelly Braun

Seconded by Trustee Aupperle. Motion carried. 6-0 vote.

## **Adjourn**

Trustee Harbach moved to adjourn at 7:01

Seconded by Trustee Aupperle. Motion carried. 6-0 vote.

Drafted this 8<sup>th</sup> day of March by Heather Teigland Deputy Clerk/Treasurer

These minutes are not official until approved by the Village Board.

March 8, 2022

Gloria J Chubrillo  
Parcel No 82-4-222-204-0250  
2920 88<sup>th</sup> Ave  
Kenosha WI. 53144

2628592646  
[abishopfarm@gmail.com](mailto:abishopfarm@gmail.com)

Thank you for the opportunity to address this special assessment.

We ask for 90 days adjournment on the consideration of the "Preliminary resolution authorizing..." based on our concerns:

66.0703 Special assessments, generally.  
(1)(c)

The property in question is exempt because it is farmland outside of the TIF/TID special assessment areas and as farmland is exempt from sewer assessment with the exception of the first 100' of frontage.

None of the sewer is on frontage of the parcel.

Further, the sewer is not accessible for local projects because it is a high pressure transfer line. It cannot be accessed without local improvements and therefore the parcel is exempt. *Hildebrand v. Town of Menasha* 2011 WI App 83, 334 Wis. 2d

Finally, water is not accessible from this parcel without "local improvements". Closet access to water is ¼ mile away. Under *Hildebrand v. Town of Menasha* the assessment is not a local improvement and therefore must be paid by the Village.

(3)

The property abuts no street that is accessible to facilities allowing special assessment nor is it accessible to structures that allow special assessment. No knowledge or notice has been delivered that facilities allowing local improvements have been delivered as required by law.

Previous Village Managers have clearly stated that a high pressure sewer transfer is not a local improvement.

(4)

Until a "preliminary resolution" is promulgated final notice cannot be legally delivered to the effected parcel without notifying all properties within 100' of that parcel, giving all effected parties access to zoning process to voice objections.

(5)(d)

No "statement of benefit" has been given to effected parties nor the representative of this effected parcel although due diligence was attempted on March 28<sup>th</sup>, 2022

(7)(a)

Proper notice has not been given to properties within 100' of effected properties and therefore this hearing for preliminary resolution must be delayed until such notice is delivered according to statute.

This resolution effectively changes the zoning of existing effected parcels.

(13)

Lien requires access to Circuit Court resolution.

FURTHER NOTES:

VTAE District 4 v. Tn of Burke, 151 Wis. 2d 392, 444 N.W.2d 733 (Ct. App. 1989) established that only recorded evidence can be used in court to modify assessments. The evidence submitted is inadequate because no plan has been developed which matches current zoning.

Lac la Belle Golf Club v. Lac la Belle, 187 Wis. 2d 274, 522 N.W.2d 277 (Ct. App. 1994) Established tgat the special enforcement must benefit the property. The degree, effect and consequences of the benefit must be examined to measure reasonableness. Uniformity of treatment does not consider uniqueness of the parcel nor the value of assessment.

Genrich v. City of Rice Lake, 2003 WI App 255, 268 Wis. 2d 233, 673 N.W.2d 361, 03-0597 established the Circuit Court must establish the improvement is local. NOTICE DELIVERED FOR HEATHER TEIGLAND BY DAVISON LAW OFFICE CLEARLY STATES THIS IS A "PUBLIC I"PROVEMENT". Given this this effected parcel is of the opinion that evidence submitted by the Village clearly shows this is not a "local improvement" as recognized by the Court.

CONCLUSION:

The parcel owner requests the Village address these discrepancies and correct legal notice before continuing the "preliminary resolution".

Thank you for your consideration.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
03/10/2022	POOL	60072	AT&T001	AT&T	261.42
03/10/2022	POOL	60073	AT&TMOB	AT&T MOBILITY	1,995.43
03/10/2022	POOL	60074	BAKTER	BAKTER & WOODMAN	47,822.55
03/10/2022	POOL	60075	BTM001	BOUND TREE MEDICAL LLC	1,259.80
03/10/2022	POOL	60076	CENTURYL	CENTURYLINK	15.10
03/10/2022	POOL	60077	CONWAY	CONWAY SHIELD	471.50
03/10/2022	POOL	60078	CORE	CORE & MAIN LP	216.00
03/10/2022	POOL	60079	DULANEY	CYNTHIA RENEE DULANEY	210.00
03/10/2022	POOL	60080	DAV001	DAVISON LAW OFFICE, LTD	15,337.31
03/10/2022	POOL	60081	EMC	EMC INSURANCE COMPANIES	2,000.00
03/10/2022	POOL	60082	EME001	EMERGENCY MEDICAL PRODUCTS INC	179.00
03/10/2022	POOL	60083	GALLS	GALLS LLC	19.30
03/10/2022	POOL	60084	HEATING&CO	HEATING & COOLING SOLUTIONS	1,473.00
03/10/2022	POOL	60085	HWY001	HIGHWAY C SERVICE INC	186.61
03/10/2022	POOL	60086	HLK001	HOERNELOCK & KEY INC	330.00
03/10/2022	POOL	60087	JCLICHT	JC LICHT LLC	19.80
03/10/2022	POOL	60088	JOHNS	JOHNS DISPOSAL SERVICE INC	58,518.20
03/10/2022	POOL	60089	KEN002	KENOSHA COUNTY TREASURER	7,690.71
03/10/2022	POOL	60090	POIRIER	KEVIN POIRIER	980.00
03/10/2022	POOL	60091	MEN001	MENARDS - RACINE	53.94
03/10/2022	POOL	60092	MTA001	MUNICIPAL TREASURERS ASSOC WI	20.00
03/10/2022	POOL	60093	NAP001	NAPA AUTO PARTS	84.45
03/10/2022	POOL	60094	SAFEHARBOR	SAFE HARBOR HUMANE SOCIETY	845.39
03/10/2022	POOL	60095	SAMSMC	SAM'S CLUB MC/SYNCB	4,401.08
03/10/2022	POOL	60096	THEBLADE	THE BLADE SHOP	225.00
03/10/2022	POOL	60097	THEJOURNAL	THE JOURNAL TIMES	128.28
03/10/2022	POOL	60098	UOC001	UNITED OCC MED &	462.00
03/10/2022	POOL	60099	WEE001	WE ENERGIES	249.34
03/10/2022	POOL	60100	WEE002	WE ENERGIES	88.30
03/10/2022	POOL	60101	WEE002	WE ENERGIES	1,819.09
03/10/2022	POOL	60102	WDT001	WI DEPT OF TRANSPORTATION	26.73
03/10/2022	POOL	60103	WIL002	WIL-KIL PEST CONTROL	160.00

POOL TOTALS:

Total of 32 Checks:	147,549.33
Less 0 Void Checks:	0.00
<b>Total of 32 Disbursements:</b>	<b>147,549.33</b>

03/17/2022 11:57 AM  
User: jmartin  
DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS  
CHECK DATE FROM 03/17/2022 - 03/17/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
03/17/2022	POOL	60104	AIR001	AIRGAS USA, LLC	290.08
03/17/2022	POOL	60105	CDWGOV	CDW GOVERNMENT	1,444.74
03/17/2022	POOL	60106	SPECTRUM	CHARTER COMMUNICATIONS	139.98
03/17/2022	POOL	60107	CLEANCORAC	CLEANCO RACINE INC	441.00
03/17/2022	POOL	60108	HWY001	HIGHWAY C SERVICE INC	322.00
03/17/2022	POOL	60109	KCSHERIF	KENOSHA CO SHERIFF DEPT	54,136.22
03/17/2022	POOL	60110	KWU002	KENOSHA WATER UTILITY	42.00
03/17/2022	POOL	60111	LIVEACTION	LIVE ACTION SAFETY	1,504.59
03/17/2022	POOL	60112	QUADIENT	QUADIENT FINANCE USA INC	432.05
03/17/2022	POOL	60113	SANTAN	SANTANDER LEASING LLC	13,173.60
03/17/2022	POOL	60114	STAPLEAD	STAPLES	186.13
03/17/2022	POOL	60115	STATEIND	STATE INDUSTRIAL PRODUCTS	391.80
03/17/2022	POOL	60116	THELETTER	THE LETTERING MACHINE	1,138.35
03/17/2022	POOL	60117	USA001	USABLUBOOK	1,375.77
03/17/2022	POOL	60118	VILLSOM	VILLAGE OF SOMERS	45,207.45

POOL TOTALS:

Total of 15 Checks:	120,225.76
Less 0 Void Checks:	0.00
Total of 15 Disbursements:	120,225.76



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #7 Motion to receive and file Village of Somers Housing Affordability Report

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**BACKGROUND:**

Wisconsin Statutes require that the Village prepare and post a Housing Affordability Report. For the past year, the Village has been working with SEWRPC and Planning and Zoning to create this report. In mid-February, SEWRPC provided the final draft of the above referenced report. The major sections of this report explore the following topics:

- Introduction/Over of the Village;
- Existing Conditions of the Village's Housing Stock;
- Existing and Forecasted Demand for Housing; and
- Analysis of the Village's Residential Development Regulations.

**PRIOR ACTION TAKEN:**

This matter was reviewed and discussed at our March 15<sup>th</sup> Work Session.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

After this report has been received and filed, Administration will post this on Somers.org Staff would recommend receiving and filing the Village of Somers Housing Affordability Report. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to receive and file Village of Somers Housing Affordability Report”*

**ATTACHMENTS:**

Village of Somers Housing Affordability Report

**VILLAGE OF SOMERS  
HOUSING  
AFFORDABILITY  
REPORT: 2021**

**KENOSHA COUNTY  
WISCONSIN**

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION



# Chapter 1

## INTRODUCTION

### 1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of the how the municipality's land use regulations impact the cost of housing. The report needs to be posted on the municipality's website and updated annually no later than January 31. The Village of Somers, with a population nearing 10,000, has elected to prepare, post, and update a report per the *Statute*.

The housing affordability report relates to the implementation of the housing element of a municipality's comprehensive plan. Wisconsin's comprehensive planning law, set forth in Section 66.1001 of *Wisconsin Statutes*, requires cities, villages, towns, and counties that engage in land use regulation to adopt a comprehensive plan with nine elements, including a housing element. The comprehensive planning law requires the housing element to include a compilation of goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. The comprehensive planning law also requires the housing element to include a wide range of data regarding the community's housing stock. The Village has a 10-year update to the comprehensive plan, with an emphasis on updating the housing element.

As part of assessing housing element implementation, Section 66.10013 of the *Statutes* requires the affordability report to include the following data:

- The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in the prior year.
- The total number of new residential dwellings units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved in the prior year.
- A list and map of undeveloped parcels that are zoned for residential development.
- A list of all undeveloped parcels that are suitable for, but not zoned for, residential development, including vacant sites and sites that have the potential for redevelopment. A description of the zoning requirements and availability of public facilities and services for each property needs to be included.

The *Statute* also requires the affordability report to include an analysis of the Village's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis needs to assess the financial impact the regulations have on the cost of developing a new residential subdivision. The analysis also needs to identify ways the Village can modify its construction and development regulations, lot sizes, approval processes, and related fees to meet existing and forecast housing demand and reduce the time and cost necessary to approve and develop a new subdivision by 20 percent.

The Village of Somers has requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist with the analyses required by the *Statute*. Regional housing plan<sup>1</sup> recommendations were used as the basis of the required analyses, where applicable. In addition to the analyses required by the *Statute*, SEWRPC staff also conducted an analysis of the Village's residential development regulations as they relate to the development of multifamily housing. Regional housing plan recommendations were also used as the basis for the multifamily housing analysis. In addition, SEWRPC provided existing housing stock and demographic data, household and employment forecasts, and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

## **1.2 COMMUNITY OVERVIEW**

A portion of the Town of Somers was incorporated as a Village in April 2015. By the end of 2015, most of the remaining Town was annexed by the Village, creating the current municipal boundary. The 2020 census reports a population of 8,402 people and 3,492 occupied housing units in the Village.

The Village of Somers is located in Kenosha County between Interstate Highway 94 and Lake Michigan, just north of the City of Kenosha and south of Racine County. Several colleges and universities are located in and around the Village, including University of Wisconsin-Parkside, Carthage College, and Gateway Technical College, offering a range of career opportunities for potential area workers.

Somers offers opportunities for business growth because of its midpoint location between Milwaukee and Chicago and its convenient access for transporting goods and services to a broad base of clientele via highway, rail, and air. Proximity to the Metra rail station in Kenosha and the Amtrak Hiawatha line station in Sturtevant provides passenger transit for commuters to Chicago and northern Illinois.

A major economic activity center projected for the Village in VISION 2050, the regional land use and transportation plan,<sup>2</sup> includes the projected Foxconn development in Racine County and extends into the Village of Somers. This future major economic activity center is envisioned to include more than 3,500 industrial jobs, some of which would be located in the Village. Although not yet projected to reach the employment level of a major economic activity center, additional industrial and commercial development is occurring in the Village. First Park 94 industrial park is about 300 acres in size with land available for new buildings along Interstate Highway 94 and State Highway 142. A proposal to divert Lake Michigan water west of the subcontinental divide, to provide water and sewer service to the western border of the Village, would open about 1,700 acres of land along I-94 for potential industrial and commercial development. Job-generating development will attract new residents, which will in turn increase the demand for housing.

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<sup>1</sup> *The regional housing plan is documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.*

<sup>2</sup> *VISION 2050 is documented in SEWRPC Planning Report No. 55, A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2016; and Second Edition, June 2020.*

## Chapter 2

# EXISTING CONDITIONS

Note: Map and tables are presented at the end of the Chapter.

### 2.1 INTRODUCTION

Information regarding existing conditions with respect to land use, housing stock, and the demographic and economic base is essential to determining the existing and forecast demand for housing in the Village of Somers. This chapter presents a summary of existing land use data developed by SEWRPC and demographic and economic data compiled from the U.S. Census.

### 2.2 EXISTING LAND USE INVENTORY

The land use inventory is one of the regional inventories completed by SEWRPC to monitor urban growth and development in the Region. The inventory places all land and water areas of the Region into one of 65 discrete categories, providing a basis for analyzing specific land uses at the regional and community levels. The most recent regional inventory carried out was based on aerial photography taken in spring of 2015. Existing land use for the Village of Somers is shown on Map 2.1 and presented in Table 2.1.

#### **Developed Land**

The Village of Somers encompasses an area of over 25 square miles. Less than a quarter of the land has been developed with urban land uses such as residential, commercial, and governmental and institutional development, and the transportation and utility land uses that serve this development.

Residential land uses encompass most of the developed land in Somers at 11 percent of the Village. Most of the residential land consists of single-family homes, although there is some two-family and multifamily development in the Village. The multifamily development is found at various locations throughout the Village. Commercial and industrial land each account for less than 1 percent of the Village total, while governmental and institutional land accounts for just over 1 percent. About 3 percent of the total Village land is in recreational uses. The largest concentration of commercial development is located along State Highway 31 (Green Bay Road) on the south side of the Village.

#### **Undeveloped Land**

Over 75 percent of the land in Somers is undeveloped, including about 10 percent in natural resources areas (wetlands, woodlands, and surface water). About 58 percent of the Village is in agricultural land, and there are over 1,300 acres, or about 8 percent of the total Village, in other unused and open land. As the entire Village is within the planned sewer service area, these open lands are potentially suitable for residential or other urban development

### 2.3 INVENTORY OF EXISTING HOUSING STOCK

The characteristics of the Village's existing housing stock have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of Somers' residents per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2015-

2019 American Community Survey (ACS)<sup>1</sup> data from the U.S. Census Bureau. Data presented in this report for Kenosha County, the Southeastern Wisconsin Region,<sup>2</sup> and Wisconsin allow for comparisons to other geographic areas. The inventory includes:

- Total housing units by tenure
- Vacancy rate by tenure
- Value of owner-occupied housing units
- Monthly housing costs by tenure
- Structure type
- Number of bedrooms
- Year built
- Subsidized housing units

### **Total Housing Units**

The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the Village. According to the ACS data, there are a total of 3,299 housing units in the Village. About 67 percent of the units are owner-occupied and about 26 percent are renter-occupied. The other 7 percent are vacant. As shown in Table 2.2, Somers has a higher owner-occupancy rate, and a correspondingly lower renter-occupancy rate, than Kenosha County, the Region, or the State.

### **Vacancy**

Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Somers, Kenosha County, the Region, and the State are presented in Table 2.3. As noted in the previous section, the overall vacancy rate in the Village is 7 percent, which is slightly higher than the HUD standard. However, about half of the vacant housing units in the Village are reported to be seasonal or other vacant units, with the remaining units reported as for sale or for rent. The homeowner vacancy rate for the Village (1.6 percent), as well as the County, Region and State are in line with the range recommended by HUD. The rental vacancy rate in the Village of 3.3 percent is lower than the HUD standard, while the rental vacancy rates of in the County, Region, and State

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<sup>1</sup> The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data not available in the decennial census; however, the data may have a relatively large margin of error due to limited sample size. Data presented for the Village were collected between 2015 and 2019 and include all respondents within the 2019 Village boundary.

<sup>2</sup> The southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

meet the HUD standard. The low rental vacancy rate may be an indicator of demand for multifamily housing in the Village.

### **Value of Owner-Occupied Housing Units**

The value of owner-occupied housing units for the Village, County, Region, and State are presented in Table 2.4. The median value of owner-occupied housing units in Somers is \$205,100 according to the ACS data, which is about the same as in the Region and higher than the median values in Kenosha County and Wisconsin. About one-quarter of total owner-occupied homes in the Village are valued below \$150,000—a lower percentage than in the County, Region, and State—although there are still nearly 600 houses valued in this range, which may provide options for some moderate income households to purchase a home in the Village.

### **Monthly Housing Costs by Tenure**

Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the Village. Tables 2.5 through 2.7 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters for the Village, County, Region, and State. The median monthly costs for homeowners with a mortgage (\$1,619) and renters (\$972) in the Village are both somewhat higher than in the County, with monthly homeowner costs exceeding the County by about \$95, and monthly rental costs about \$50 higher than the County. The median monthly costs for homeowners with a mortgage and for renters in Somers also exceed those in the Region and State.

Although the median costs are relatively high, about 43 percent of homeowners with a mortgage in the Village pay below \$1,500 a month for housing and a 54 percent of renters pay below \$1,000 a month for housing. The range of housing costs for homeowners and renters could be an indicator of current adequate workforce housing in the Village. The job/housing balance prepared by SEWRPC for the regional housing plan projects a balance of lower-cost housing compared to lower-wage jobs, and moderate-cost housing compared to moderate-wage jobs, although the potential for new industrial and commercial development in the Village may create additional housing demand. The job/housing balance will be discussed in more detail in Chapter 3 of this report.

### **Structure Type**

Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 2.8 presents the number of units by structure type in the Village, County, Region, and State. About 77 percent of the housing units in the Village are single-family homes (including mobile homes and attached single-family homes),<sup>3</sup> 4 percent are in two-family units, and about 19 percent are in multifamily buildings.

Somers has about the same percentage of multifamily units as the County and State and a slightly lower percentage than the Region (25 percent). Although rental costs in the Village are higher than in the County, Region, and State, they are substantially lower than costs for homeowners with a mortgage. This makes multifamily buildings—which are more likely to be rental units than single-family homes—an important source of housing for those working in the Village.

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<sup>3</sup> *Single-family attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof with no units located above or below, and each unit has its own utilities.*

### **Number of Bedrooms**

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the Village's current and future housing needs. Table 2.9 presents housing units by the number of bedrooms for the Village, County, Region, and State. Most of the housing units in the Village (42 percent) have three bedrooms, and 31 percent have two bedrooms. These housing units could provide housing choices for households with children. Only 9 percent of the housing units in the Village have fewer than two bedrooms, which is the same as in the County, and a lower percentage than in the Region (13 percent) or State (12 percent). A limited supply of one-bedroom housing units in the Village could limit the housing choices for aging households and households without children.

### **Year Built**

The age of the housing stock provides some insight into the character and condition of the existing units in the Village. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the Village ages. Housing construction in Somers has averaged about 400 units per decade, with significant development in the 1970s, 1990s and 2000s. This indicates that the Village's housing stock should generally be in good condition for some time.

### **Subsidized Housing**

Somers has higher housing costs than Kenosha County and the Region. In addition, the major economic activity center identified in VISION 2050, a portion of which is in the Village of Somers, along with other projected commercial and industrial development, may spur the need for additional workforce housing. As a result, ensuring an adequate amount of workforce housing is a key consideration in meeting existing and forecast housing demand in the Village.

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number units for households with incomes of about 60 percent of the County median income. Currently, there are no LIHTC developments in Somers. The Parkview Commons development is proposed to include 96 low-income housing units; however, most of the housing units will be reserved for elderly housing, which are less likely to include individuals in the labor force than family households. Although LIHTC developments are currently not an existing source of workforce housing in the Village, the program could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

## **2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS**

This section includes information regarding the population, household, and economic characteristics of the Village of Somers, which, along with the existing housing stock data presented in Section 2.3, are crucial for discussing housing demand. Like the existing housing stock data, the population, household, and economic information was compiled using the 2015-2019 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition

- Household size
- Household type
- Group quartered population
- Employment status
- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

### **Demographic Characteristics**

Understanding the demographic characteristics of the Village's population such as age, household size, and household type is important in determining the types of housing that will best suit the Village's current and future residents.

#### ***Total Population***

The Village of Somers was incorporated from a portion of the Town of Somers in 2015. Table 2.10 presents historical data regarding the Town and Village's population since 1900. As the Town of Somers, most of its growth occurred in the 1940s and 1950s, followed by fluctuating growth. The combined Town and Village population decreased by about 2 percent compared to the Town in 2010; however, there is significant potential for future population growth in the Village, as discussed further in Chapter 3. Kenosha County has consistently experienced population growth, ranging from less than 1 percent to over 50 percent growth per decade. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region.

#### ***Age Distribution***

The age distribution of the Village's population has important implications on housing. Table 2.11 presents the current age distribution of the Village's population. About 15 percent of the Village's population is age 65 and above, which is on par with Kenosha County (14 percent), the Region (15 percent), and the State (16 percent).

Smaller single-family homes on smaller lots may be better suited for the Village's aging households than homes on large lots because they require less maintenance. In addition, multifamily housing may be beneficial for the older population in the Village as it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. This may be particularly beneficial for Village residents age 65 and over because the likelihood of having a mobility related disability increases as a person ages.

#### ***Race/Ethnicity Composition***

Table 2.12 presents the racial and ethnic composition of Somers, Kenosha County, the Region, and the State. The non-Hispanic White population share of the Village's total population is about 83 percent and the

minority share of the Village's population is about 17 percent. Somers is similar to Wisconsin in racial and ethnic diversity, while the County and Region have a higher share of minority population than the Village.

### ***Total Households***

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 3,062 households in the Village.

### ***Household Size***

Table 2.13 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.52 people, which is slightly lower than Kenosha County, which has 2.58 people per household, and higher than the Region and State, which have 2.46 and 2.39 people per household, respectively. The average household size in Somers is significantly smaller for renter-occupied housing (2.3 people per household) than for owner-occupied housing (2.61 people per household). Following County, Region, and State trends, the average household size in the Village and former Town of Somers has been declining for decades. Since the incorporation of the Village, the average household size in the Village has decreased slightly (from 2.59 to 2.52 people per household) and remains higher than in the Town (2.38 people per household). Among homeowners, 64 percent of the households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

### ***Household Type***

Table 2.14 presents information on household type in Somers. About 66 percent of the households are family households (those households with at least one household member related to the head of household), which is similar to Kenosha County, the Region, and the State. While slightly lower than in the County, Region and State, 22 percent of households in the Village have children. Single-family housing units or rental units with multiple bedrooms may be best suited for those households with children, and one-bedroom apartments may be housing options for households without children.

### ***Group Quartered Population***

In addition to people living in traditional housing units, Somers has about 620 residents living in group quarters. Group quarters include such places as nursing homes and college dorms that provide services to their residents. Most of the Village residents in group quarters live in college dormitories at UW-Parkside.

### ***Economic Characteristics***

Similar to understanding the demographic characteristics of the Village's population, understanding the economic characteristics of the Village's population is necessary to determining the types of housing that will be best suited to the Village's current and future residents.

### ***Employment Status***

The employment status data available from the 2015-2019 ACS incorporates data from across that time period and may not necessarily reflect the current unemployment conditions in the Village, County, Region, and State, including recent historically low unemployment rates or the sharp rise in unemployment due to the COVID-19 pandemic. Taking this into account, the 2015-2019 ACS reports that the unemployment rate in Somers was 7 percent during that period, similar to Kenosha County and higher than the Region or State. About 34 percent of the Village's working age residents (16 years of age and older) are not participating in the labor force. This compares to about 32 percent of Kenosha County working age residents and about 34 percent of Region and State working age residents.

### **Occupation**

Along with employment status, the occupational makeup of the Village's population is a determining factor in household income and the ability of Somers' residents to afford housing in the Village. A significant number of Village residents have occupations with moderate wages. As shown in Table 2.15, the sales and office; and production, transportation, and materials moving sectors—both of which have midrange wages—comprise about 40 percent of the Village workers. Overall, about 58 percent of Village workers work in midrange occupations, and about 27 percent work in the higher-wage occupations such as Management, Business, and Financial; and Healthcare Practitioner and Technician sectors. About 15 percent of workers are in lower-wage occupations such as Food Preparation and Serving and Personal Care and Service, for whom affordable housing may be a concern.

### **Household Income**

Ultimately, the household incomes of those living in Somers should be considered when determining the demand for various types of housing in the Village. The number of households in the Village by income range are presented in Table 2.16. The median annual household income in Somers is \$67,600, higher than that of Kenosha County (\$63,700), the Region (\$62,800) and the State (\$61,700). While almost half of the Village's households have an annual income over \$75,000, it is important to understand how other households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.16 shows that over 870 households, or 29 percent of households in the Village, have annual incomes below \$45,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below \$45,000 could benefit from additional multifamily housing. Another 700 households in the Village have incomes between \$45,000 and \$75,000. The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. Village land use regulations allow for these types of development, and there are significant developable areas for single- and multifamily housing located in the Village.

### **Poverty Status**

There are about 580 people experiencing poverty in the Village according to the ACS data. This represents about 8 percent of the Village's population, which is lower than the poverty rate in the County (about 12 percent), the Region (about 13 percent), and the State (about 11 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability Based on County Median Income discussion at the end of this section.

### **Housing Cost Burden**

Table 2.17 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.17 shows that the percentage of homeowners with a cost burden in the Village (about 21 percent) is about the same as in Kenosha County, the Region, and State. The percentage of renters with a cost burden in the Village (about 28 percent) is significantly lower than that of the County, Region, and State (over 40 percent). Renters are more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

### **Affordability Based on County Median Income**

A number of Somers' low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

Using the Kenosha County median household income of about \$63,700 as the basis for AMI, there are about 500 households in Somers that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). The Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, there is typically a much greater demand for vouchers than supply. As a result, LIHTC development could be an important source of affordable housing for low-income households, although LIHTC units may not be affordable for extremely low- and very low-income households. While currently there are no LIHTC units available for families in the Village, future LIHTC development could help provide more affordable workforce housing.

## **2.5 CONCLUSIONS**

This chapter presents baseline information regarding Somers' existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the Village as required by the Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

### **Land Use**

- Less than 25 percent of the Village of Somers has been developed in urban uses. As the entirety of the Village is within the planned public sanitary sewer service area, the open lands are potentially suitable for residential or other urban development.
- While a relatively small portion of the Village is currently dedicated to commercial and industrial land uses, the Village's land use plan map includes a significant increase in land planned for both residential and business/industrial uses. The potential for residential and commercial growth in the Village may create a demand for workforce housing.

### **Housing Stock**

- The home ownership rate is higher and the rental rate lower in the Village than in the County, Region, and State. This is reflected in the distribution of housing units by structure type where 77 percent of units are single-family.
- Rental vacancy rates in the Village are lower than the HUD standard, which may be an indication of a demand for multifamily housing in the Village.
- There is a limited supply of smaller housing units in the Village; this could limit the housing choices for aging households and households without children. The supply of single-family homes with three or more bedrooms provides choice for households with children.
- Monthly homeowner and rental costs are somewhat higher in the Village than in the County, Region, and State.
- Housing construction in Somers has been steady since the 1950s, with an average of 400 units built each decade through the 2000s, indicating that the Village's housing stock should generally be in good condition for some time.

### **Demographic and Economic Characteristics**

- The percentage of the population age 65 and over in the Village is about the same as in the County, Region, and State. The aging population will have implications on the type and size of housing that may best suit current and future Village residents.
- The average household size of the Village is similar to the County, Region, and State.

- Household income in the Village is higher than the County, Region, or State; however, with most of the workers in the Village in moderate-wage occupations, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.
- The percentage of owner-occupied households with a housing cost burden in the Village is similar to the County, Region and State; there is a lower percentage of renter-occupied households with a housing cost burden in the Village than in the County, Region, or State.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

**Table 2.1**  
**Existing Land Use in the Village of Somers: 2015**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percent of Total</b>
Developed Land		
Residential		
Single-Family	1,623	10.0
Two-Family	13	0.1
Multifamily	110	0.7
Mobile Homes	36	0.2
Residential Subtotal	1,782	11.0
Commercial	101	0.6
Industrial	37	0.2
Transportation, Communications, and Utilities	1,221	7.6
Government and Institutional	273	1.7
Recreational	535	3.3
Developed Land Subtotal	3,949	24.4
Undeveloped Land		
Agricultural	9,354	57.7
Natural Resource Areas		
Wetlands	653	4.0
Woodlands	847	5.2
Surface Water	88	0.5
Natural Resources Areas Subtotal	1,588	9.7
Unused and Other Open Lands	1,317	8.2
Undeveloped Land Subtotal	12,259	75.6
Total	16,208	100.0

Note: Off-street parking is included with the associated use.

Source: SEWRPC

**Table 2.2**  
**Number of Housing Units and Tenure in the Village, County, Region, and State**

Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Village of Somers	2,203	66.8	859	26.0	237	7.2	3,299	100.0
Kenosha County	42,370	60.1	21,741	30.9	6,330	9.0	70,441	100.0
Region	501,899	56.8	311,152	35.2	71,236	8.0	884,287	100.0
Wisconsin	1,580,939	58.7	777,217	28.8	336,371	12.5	2,694,527	100.0

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.3**  
**Housing Vacancy Rates in the Village,**  
**County, Region, and State**

<b>Area</b>	<b>Homeowner (percent)</b>	<b>Rental (percent)</b>
Village of Somers	1.6	3.3
Kenosha County	2.0	4.3
Region	1.2	5.2
Wisconsin	1.2	4.9

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.4**  
**Value of Owner-Occupied Housing Units in the Village, County, Region, and State**

Value	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$50,000	50	2.3	2,062	4.9	18,699	3.7	73,375	4.6
\$50,000 to \$99,999	133	6.0	3,636	8.6	47,022	9.4	198,613	12.6
\$100,000 to \$149,999	411	18.7	9,925	23.4	82,448	16.4	309,919	19.6
\$150,000 to \$199,999	474	21.5	8,879	21	94,013	18.7	309,627	19.6
\$200,000 to \$299,999	592	26.9	10,527	24.8	133,246	26.6	377,831	23.9
\$300,000 to \$499,999	410	18.6	5,769	13.6	93,374	18.6	233,445	14.8
\$500,000 to \$999,999	102	4.6	1,321	3.1	27,933	5.6	65,468	4.1
\$1,000,000 or more	31	1.4	251	0.6	5,164	1.0	12,661	0.8
Total	2,203	100.0	42,370	100.0	501,899	100.0	1,580,939	100.0
Median Value	\$205,100		\$177,400		\$205,900		\$180,600	

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.5**  
**Monthly Costs of Owner-Occupied Housing Units with a**  
**Mortgage in the Village, County, Region, and State**

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	--	--	135	0.5	1,514	0.5	8,438	0.9
\$500 to \$999	192	13.3	3,685	12.9	41,220	12.3	191,279	18.9
\$1,000 to \$1,499	423	29.4	10,040	35.0	108,134	32.2	355,035	35.2
\$1,500 to \$1,999	380	26.4	8,068	28.2	93,545	27.8	244,799	24.2
\$2,000 to \$2,499	165	11.5	3,855	13.4	46,842	13.9	111,478	11.0
\$2,500 to \$2,999	180	12.5	1,771	6.2	22,349	6.6	50,668	5.0
\$3,000 or more	100	6.9	1,090	3.8	22,519	6.7	48,724	4.8
Total	1,440	100.0	28,644	100.0	336,123	100.0	1,010,421	100.0
Median Monthly Cost	\$1,619		\$1,524		\$1,592		\$1,430	

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.6**  
**Monthly Costs of Owner-Occupied Housing Units Without a Mortgage in the Village, County, Region, and State**

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$250	16	2.1	511	3.7	3,147	1.9	23,615	4.1
\$250 to \$399	--	--	1,085	7.9	12,209	7.4	91,827	16.1
\$400 to \$599	203	26.6	4,913	35.8	58,963	35.5	221,336	38.8
\$600 to \$799	385	50.5	4,128	30.1	51,569	31.1	137,615	24.1
\$800 to \$999	61	8.0	1,783	13.0	21,868	13.2	54,492	9.6
\$1,000 or more	98	12.8	1,306	9.5	18,020	10.9	41,633	7.3
Total	763	100.0	13,726	100.0	165,776	100.0	570,518	100.0
Median Monthly Cost	\$683		\$617		\$628		\$553	

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.7**  
**Monthly Costs for Renters in the Village, County, Region, and State**

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	26	3.2	1,571	7.4	23,869	7.9	76,332	10.2
\$500 to \$999	417	50.5	11,444	54.0	164,843	54.4	426,829	57.3
\$1,000 to \$1,499	272	33.0	6,769	31.9	87,786	29.0	188,390	25.3
\$1,500 to \$1,999	68	8.2	1,167	5.5	19,315	6.4	38,532	5.2
\$2,000 to \$2,499	42	5.1	191	0.9	4,435	1.5	9,257	1.2
\$2,500 to \$2,999	--	--	38	0.2	1,425	0.5	2,921	0.4
\$3,000 or more	--	--	15	0.1	989	0.3	3,153	0.4
Total <sup>a</sup>	825	100.0	21,195	100.0	302,662	100.0	745,414	100.0
Median Monthly Cost	\$972		\$919		\$899		\$856	

Note: Data are based on the 2015-2019 American Community Survey.

<sup>a</sup> Excludes rental units with no rent paid.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.8**  
**Residential Structure Types in the Village, County, Region, and State**

Structure Type	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	2,107	63.9	46,500	66.0	512,680	58.0	1,792,563	66.5
1-Unit, Attached <sup>a</sup>	315	9.5	2,246	3.2	45,659	5.2	112,861	4.2
2 Units	116	3.5	4,944	7.0	92,517	10.5	173,453	6.4
3 or 4 Units	90	2.7	2,541	3.6	42,919	4.8	99,396	3.7
5 to 9 Units	259	7.9	3,877	5.5	53,453	6.0	132,199	4.9
10 to 19 Units	155	4.7	3,056	4.4	33,162	3.7	92,735	3.5
20 or More Units	128	3.9	4,666	6.6	94,857	10.7	198,111	7.4
Mobile Homes	129	3.9	2,610	3.7	8,857	1.0	92,487	3.4
Boat, RV, Van, etc.	--	--	1	-- <sup>b</sup>	183	-- <sup>b</sup>	722	-- <sup>b</sup>
<b>Total</b>	<b>3,299</b>	<b>100.0</b>	<b>70,441</b>	<b>100.0</b>	<b>884,287</b>	<b>100.0</b>	<b>2,694,527</b>	<b>100.0</b>

Note: Data are based on the 2015-2019 American Community Survey.

<sup>a</sup> 1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.

<sup>b</sup> Less than 0.05 percent.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.9**  
**Housing Units by Number of Bedrooms in the Village, County, Region, and State**

Number of Bedrooms	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
One or Fewer	309	9.4	6,889	9.8	116,033	13.1	316,501	11.7
Two	1,008	30.6	22,172	31.5	255,994	29.0	767,546	28.5
Three	1,384	41.9	29,271	41.5	349,614	39.5	1,095,229	40.7
Four or More	598	18.1	12,109	17.2	162,646	18.4	515,251	19.1
Total	3,299	100.0	70,441	100.0	884,287	100.0	2,694,527	100.0

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.10  
Historic Resident Population Levels in the Village, County, Region, and State: 1900-2020**

Year	Village of Somers <sup>a</sup>			Kenosha County			Region			Wisconsin		
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census	
		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent
1900	2,044	412	25.2	21,707	6,126	39.3	501,808	115,034	29.7	2,069,042	375,712	22.2
1910	1,788	-256	-12.5	32,929	11,222	51.7	631,161	129,353	25.8	2,333,860	264,818	12.8
1920	2,084	296	16.6	51,284	18,355	55.7	783,681	152,520	24.2	2,632,067	298,207	12.8
1930	3,046	962	46.2	63,297	12,013	23.4	1,006,118	222,437	28.4	2,939,006	306,939	11.7
1940	3,641	595	19.5	63,505	208	0.3	1,067,699	61,581	6.1	3,137,587	198,581	6.8
1950	5,530	1,889	51.9	75,238	11,733	18.5	1,240,618	172,919	16.2	3,434,575	296,988	9.5
1960	7,139	1,609	29.1	100,615	25,377	33.7	1,573,614	332,996	26.8	3,951,777	517,202	15.1
1970	7,270	131	1.8	117,917	17,302	17.2	1,756,083	182,469	11.6	4,417,821	466,044	11.8
1980	7,724	454	6.2	123,137	5,220	4.4	1,764,796	8,713	0.5	4,705,642	287,821	6.5
1990	7,748	24	0.3	128,181	5,044	4.1	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	9,059	1,311	16.9	149,577	21,396	16.7	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	9,597	538	5.9	166,426	16,849	11.3	2,019,970	88,805	4.6	5,686,986	323,311	6.0
2020	9,394	-203	-2.1	169,151	2,725	1.6	2,048,087	28,117	1.4	5,893,718	206,732	3.6

<sup>a</sup> Year 1900 through 2010 data presented in this table for Somers are Census data for the former Town of Somers. Year 2020 is for the combined Town and Village of Somers. The population of the Village of Somers was 8,402 in 2020.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.11**  
**Age Distribution of Residents**  
**in the Village of Somers**

<b>Age</b>	<b>Population</b>	<b>Percent of Total</b>
Under 5 Years	422	5.1
5 to 9 Years	347	4.2
10 to 14 Years	451	5.4
15 to 19 Years	748	9.0
20 to 24 Years	802	9.6
25 to 29 Years	477	5.7
30 to 34 Years	618	7.4
35 to 39 Years	479	5.8
40 to 44 Years	351	4.2
45 to 49 Years	571	6.8
50 to 54 Years	600	7.2
55 to 59 Years	497	6.0
60 to 64 Years	692	8.3
65 to 69 Years	426	5.1
70 to 74 Years	347	4.2
75 to 79 Years	245	2.9
80 to 84 Years	102	1.2
85 Years and Over	161	1.9
<b>Total</b>	<b>8,336</b>	<b>100.0</b>

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.12  
Race and Ethnicity Composition of Residents in the Village, County, Region, and State**

Race or Ethnicity	Village of Somers		Kenosha County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	6,947	83.3	127,788	75.8	1,404,930	68.8	4,705,599	81.3
Black or African American Alone	647	7.8	12,174	7.2	291,666	14.3	364,060	6.3
American Indian and Alaskan Native Alone	12	0.1	589	0.3	7,197	0.4	46,936	0.8
Asian Alone	126	1.5	2,621	1.6	64,479	3.2	160,706	2.8
Native Hawaiian and Other Pacific Islander Alone	--	--	56	-- <sup>a</sup>	680	-- <sup>a</sup>	2,107	-- <sup>a</sup>
Some Other Race Alone	--	--	217	0.1	3,236	0.2	6,068	0.1
Two or More Races	80	1.0	3,051	1.8	42,631	2.1	110,84	1.9
Subtotal	7,812	93.7	146,496	86.9	1,814,819	88.9	5,396,324	93.2
Hispanic	524	6.3	22,028	13.1	227,604	11.1	394,392	6.8
Total	8,336	100.0	168,524	100.0	2,042,423	100.0	5,790,716	100.0

Note: Data are based on the 2015-2019 American Community Survey.

<sup>a</sup> Less than 0.05 percent

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.13**  
**Household Size in the Village of Somers**

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	417	18.9	319	37.1	736	24.0
2-Person Household	1,001	45.4	283	33.0	1,284	41.9
3-Person Household	263	11.9	138	16.1	401	13.1
4-Person Household	294	13.4	76	8.8	370	12.1
5-Person Household	161	7.3	43	5.0	204	6.7
6-Person Household	37	1.7	--	--	37	1.2
7-or-More-Person Household	30	1.4	--	--	30	1.0
<b>Total</b>	<b>2,203</b>	<b>100.0</b>	<b>859</b>	<b>100.0</b>	<b>3,062</b>	<b>100.0</b>
<b>Average Household Size</b>	<b>2.61</b>		<b>2.30</b>		<b>2.52</b>	

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.14**  
**Household Types in the Village of Somers**

<b>Household Type</b>	<b>Number</b>	<b>Percent of Subtotal</b>	<b>Percent of Total</b>
Owner Occupied			
Family Households	1,674	76	54.7
With Children	(586)	(26.6)	(19.1)
Nonfamily Households	529	24.0	17.3
Owner Occupied Subtotal	2,203	100.0	72.0
Renter Occupied			
Family Households	350	40.7	11.4
With Children	(80)	(9.3)	(2.6)
Nonfamily Households	509	59.3	16.6
Renter Occupied Subtotal	859	100.0	28.0
Total Occupied			
Family Households	2,024	--	66.1
With Children	(666)	--	(21.7)
Nonfamily Households	1,038	--	33.9
<b>Total</b>	<b>3,062</b>	<b>--</b>	<b>100.0</b>

Note: Data are based on the 2015-2019 American Community Survey

Figures in parentheses (family households with children) are a subset of family households and are not included in the subtotals or totals of the number or percentage of households.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.15**  
**Occupation of Residents in the Village of Somers**

<b>Occupation</b>	<b>Number</b>	<b>Percent of Total</b>	<b>Average Annual Wages<sup>a</sup> (\$)</b>
Management, Business, and Financial	594	13.8	68,681
Computer, Engineering, and Science	119	2.8	69,946
Education, Legal, Community Service, Arts, and Media	415	9.6	42,185
Healthcare Practitioners and Technical	275	6.4	51,902
Healthcare Support	111	2.6	22,584
Protective Service	117	2.7	49,409
Food Preparation and Serving Related	211	4.9	10,683
Building and Grounds Cleaning and Maintenance	117	2.7	23,780
Personal Care and Service	122	2.8	16,292
Sales and Office	1,026	23.8	33,151
Farming, Fishing, and Forestry	67	1.6	20,263
Construction and Extraction	312	7.3	49,063
Installation, Maintenance, and Repair	172	4.0	55,617
Production, Transportation, and Material Moving	645	15.0	32,498
<b>Total</b>	<b>4,303</b>	<b>100.0</b>	<b>37,759</b>

Note: Data are based on the 2015-2019 American Community Survey.

<sup>a</sup> Wages are based on Kenosha County workers.

Source: U.S. Bureau of the Census and SEWRPC

**Table 2.16**  
**Household Income in the Village of Somers**

<b>Income</b>	<b>Households</b>	<b>Percent of Total</b>
Less than \$10,000	67	2.2
\$10,000 to \$14,999	61	2.0
\$15,000 to \$19,999	54	1.8
\$20,000 to \$24,999	104	3.4
\$25,000 to \$29,999	94	3.1
\$30,000 to \$34,999	198	6.5
\$35,000 to \$39,999	165	5.4
\$40,000 to \$44,999	130	4.2
\$45,000 to \$49,999	161	5.2
\$50,000 to \$59,999	296	9.7
\$60,000 to \$74,999	242	7.9
\$75,000 to \$99,999	511	16.7
\$100,000 to \$124,999	468	15.3
\$125,000 to \$149,999	148	4.8
\$150,000 to \$199,999	179	5.8
\$200,000 or More	184	6.0
Total	3,062	100.0
Median Household Income	\$67,600	

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

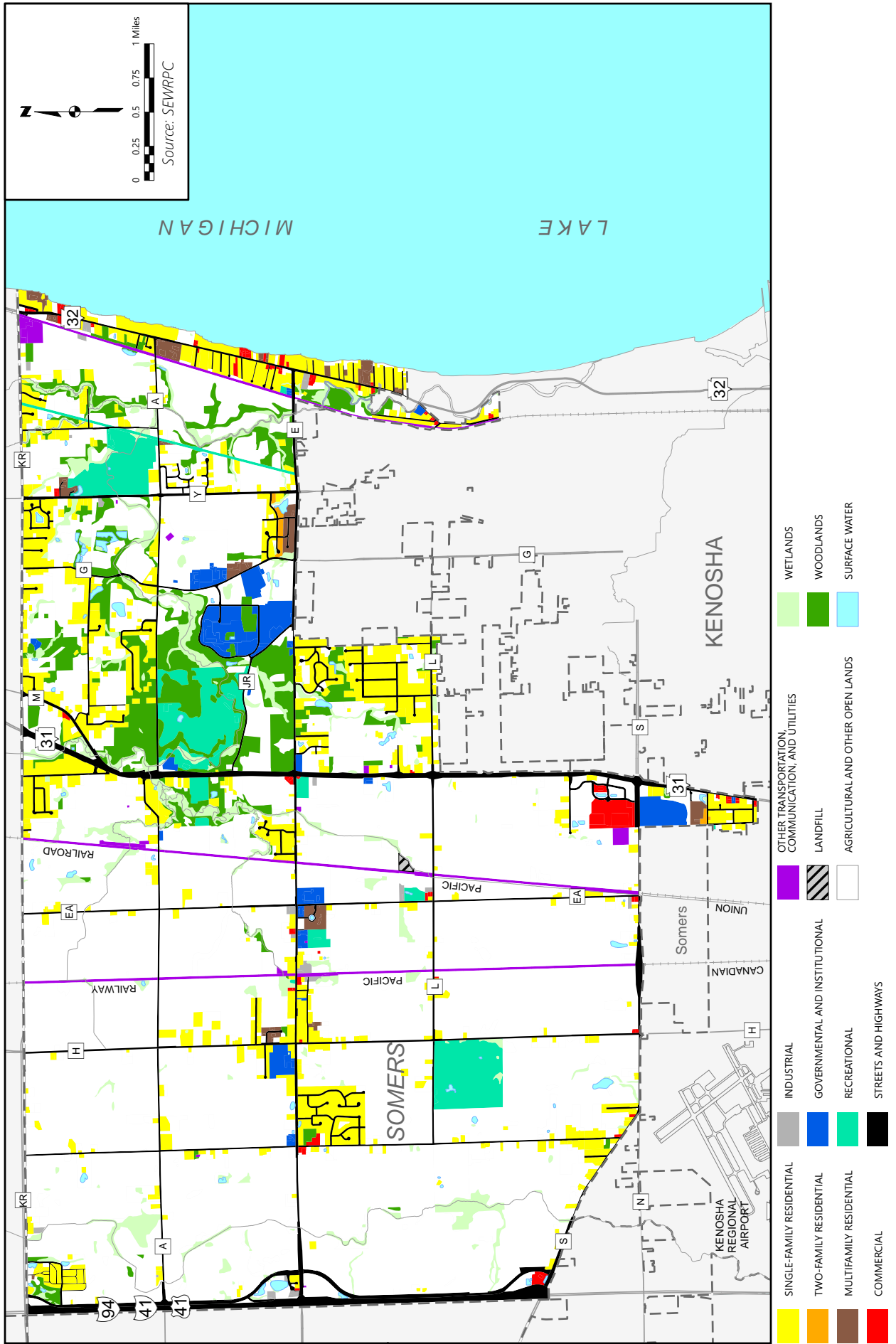
**Table 2.17**  
**Housing Cost Burden in the Village, County, Region, and State**

<b>Tenure</b>	<b>Number of Units</b>			
	Village of Somers	Kenosha County	Region	Wisconsin
<b>Owner-Occupied</b>				
Total Owner-Occupied	2,203	42,370	501,899	1,580,939
Housing Costs More Than 30 Percent of Household Income	458	8,975	105,389	305,270
Percent with Cost Burden	20.8	21.2	21.0	19.3
<b>Renter-Occupied</b>				
Total Renter-Occupied	859	21,741	311,152	777,217
Housing Costs More Than 30 Percent of Household Income	237	9,727	140,935	321,922
Percent with Cost Burden	27.6	44.7	45.3	41.4

Note: Data are based on the 2015-2019 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

**Map 2.1**  
**Existing Land Uses in the Village of Somers: 2015**





## Chapter 3

# EXISTING AND FORECAST HOUSING DEMAND

Note: The maps and tables are presented at the end of the Chapter.

### 3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village of Somers. Key information presented in this Chapter includes development activity that has occurred in the Village during the past year, areas of the Village that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the Village's land use regulations may have on meeting housing demand.

### 3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information for calendar year 2020 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the Village and the number of proposed housing units that could result from these approvals.

#### **Subdivision Plats**

There were no subdivision plats approved by the Village during the last year.

#### **Certified Survey Maps**

There were three new residential certified survey maps (CSM) approved by the Village during the last year, resulting in the development of 510 new multifamily units. In addition, there was a zoning change that resulted in the development of 8 multifamily units.

#### **Condominium Plats**

There were no condominium plats approved by the Village during the last year.

#### **Building Permits**

The Village issued 10 residential building permits in 2020 for new single-family homes.

### 3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the Statutes also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development and undeveloped parcels not zoned for residential development but which may be suitable for residential development. All development sites within the Village are planned to have urban services such as public sanitary sewer service and water supply service.

### **Undeveloped Parcels Zoned for Residential Development**

Undeveloped parcels zoned for residential development in the Village are listed in Appendix A and shown on Map 3.1. There are 261 vacant parcels, totaling about 723 acres, located in the Village that are zoned for residential development. Most of the vacant parcels are zoned R-3 (single-family with 20,000 square foot minimum lot size), R-4 (single-family with 15,000 square foot minimum lot size), or R-2 (unsewered single-family with 40,000 square foot minimum lot sizes). Vacant parcels in single-family zoning districts that allow for smaller lot sizes include 16 parcels in district R-5 (10,000 square foot minimum lots). Most of the other undeveloped parcels are in multifamily zoning districts. Parcels in the R-5 zoning district and the multifamily zoning districts would be best suited for developing housing that may be affordable to a wider range of households.

### **Undeveloped Parcels Not Zoned for Residential Development**

Undeveloped parcels in the Village that are not zoned strictly for residential development are listed in Appendix B and shown on Map 3.2. Of the 522 parcels shown, 23 parcels covering about 480 acres are zoned A-4, agricultural land holding district, with potential for residential development. The remaining parcels shown on Map 3.2 are zoned for nonresidential uses. All of the parcels are within the planned sewer service area.

## **3.4 EXISTING DEMAND**

The information presented in Chapter 2 regarding the demographic and economic characteristics of Somers provides insight into the housing needs of the Village's current residents.

An important consideration regarding existing demand for housing is the percentage of current residents age 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require most multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Household type is another indicator of existing housing demand in the Village. Single-family homes with three or more bedrooms may be best suited for family households with children, while multifamily units and smaller single-family houses may be best suited for smaller households. Nearly two-thirds of the households in the Village are one- and two-person households, and 22 percent of the households have children.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The data presented in Chapter 2 show Somers' median household income higher than the County as a whole, and housing costs are also higher than in the County. Housing cost burden in the Village for homeowners is in line with that of the County, Region, and State and housing cost burden for renters in the Village is lower than in the County, Region, and State. Over half of the workers in the Village work in moderate-paying occupations, for whom affordable housing may be in demand. About 19 percent of the housing units in the Village are in multifamily structures and about 27 percent of owner-occupied housing is valued under \$150,000, while homeowner and rental vacancy rates are relatively low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the information above and existing land use in the Village. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. However, only a small amount of the undeveloped land is zoned to allow for single-family residential lots of 10,000 square feet or smaller, which would help meet the demand for moderate-cost workforce housing in the Village.

### 3.5 FORECAST DEMAND

This section discusses Somers' forecast housing demand based on the household and employment forecasts developed by SEWRPC for the Kenosha County Multi-Jurisdictional Comprehensive Plan; the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

#### **Population, Household and Employment Forecasts**

As previously discussed, there is significant development/redevelopment potential in the Village of Somers. This is reflected in the year 2035 household and employment forecasts developed for the Village that are presented in the Kenosha County Multi-Jurisdictional Comprehensive Plan and the forecasts developed for VISION 2050, which was adopted by SEWRPC in 2016.

Long-range planning efforts, such as the comprehensive plan and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Under the comprehensive planning effort, two alternative sets of inter-related population, household, and employment projections were presented to the Village for consideration for use in preparing the Village's components of the multi-jurisdictional comprehensive plan. The first was based on the intermediate growth projections from the year 2035 regional land use plan. The second represented an extrapolation of historic trends in the Village. The Village (then Town) chose locally-derived projections that fell between the regional land use plan and the trend-based projections, including a population forecast of 15,653 residents, a household forecast of 6,079 households, and the regional land use plan projection of 7,764 jobs.

The year 2035 regional land use plan has since been updated by VISION 2050, which includes updated forecast information for the Region. The land use component of VISION 2050 was designed to accommodate the future demand for land in the Region, which primarily depends on future household and employment levels. The transportation component of VISION 2050 was, in turn, designed to accommodate future travel needs associated with the land use component. Therefore, the future population, household, and employment forecasts developed for VISION 2050 were critical to long range planning for future land use and transportation in the Region and its communities. Past trends, 2010 Census data, and economic base data were the basis of the forecasts. The forecasts were further refined based on development information from local government plans and input from local officials.

Because the VISION 2050 forecasts were prepared to support systems-level regional planning, they do not align exactly with Village boundaries. However, the forecast data can be approximated to the Village. Based on this approximation, VISION 2050 forecasts about 11,600 households, 28,740 people, and 7,600 jobs in the Village through the year 2050. Based on the availability of undeveloped land in the Village, including currently undeveloped residential land and additional open land projected to become available for residential development, the additional housing units could be accommodated through the year 2050.

Table 3.1 presents the population, household, and employment projections selected by Somers and reported in the Kenosha County multi-jurisdictional comprehensive plan for year 2035, and the projections as they pertain to Vision 2050.

A water supply service area plan for the Village of Somers, recently prepared by Baxter & Woodman, projects 49,800 people in the Village under a build-out scenario. The plan includes significantly more residential and commercial development in the Village than is in Vision 2050.

#### **Demographic, Economic, and Land Use Characteristics**

The factors discussed under the Existing Demand section are likely to remain valid for the Village in the future. The aging of the population is a trend that is forecast to continue not only within the Region, where

the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 15 percent of Somers' population is already age 65 or older. The aging of the population could cause both a need for smaller housing for the older residents and a turnover in households resulting in more households with children in the future. If this does occur, the current mix of housing stock in the Village would likely be able to accommodate the need for families, but may present a shortage of housing for the elderly, based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local government comprehensive plans, including the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035. It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans.

The regional job/housing balance analysis projects no imbalance between jobs and housing in the Village of Somers, meaning there is a fairly equal percentage of lower-wage jobs and lower-cost housing, and moderate-wage jobs and modest-cost housing. Table 3.2 shows that, based on the Village's land use plan map, the number of jobs in all wage/cost levels that could be accommodated significantly exceeds the planned housing capacity. Future commercial and industrial development in the Village may create more workforce housing demand that could be addressed with construction of a full spectrum of housing types and sizes to best meet the housing demands of the Village's residents. Village residents in high wage occupations and growing families may create a demand for larger homes on larger lots that provide privacy and space for family recreation, and the Village's aging population and lower-wage workers may benefit from multifamily housing or modest single-family homes that tend to be more affordable and require less upkeep. The demand for a full spectrum of housing for the Village's workforce could be considered in future comprehensive plan/land use plan map updates.

### **3.6 CONCLUSIONS**

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the Village's land use regulations and plan may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow:

- The 2035 household forecast for the Village, as presented in the Kenosha County Multi-Jurisdictional Comprehensive Plan, was about 6,100 households. The household forecast developed for VISION 2050, which was adopted by SEWRPC in 2016, envisions an increase to about 11,600 households by 2050. The 1,200 acres of currently undeveloped residential and nonresidential land in the Village,

with additional land projected to become available for potential development, will be sufficient to accommodate the projected household growth.

- The relatively low percentage of housing units in multifamily structures and modest single-family housing units, along with low vacancy rates, may indicate a demand for workforce housing for lower- and moderate-wage workers in the Village.
- Although the regional job/housing balance analysis projects a balance of housing and jobs, a full spectrum of housing types and sizes would best meet the housing demands of the Village's current and future residents, including all income levels and household sizes.

**Table 3.1**  
**Population, Household, and Employment**  
**Projections for the Village: 2035 and 2050**

	<b>Kenosha County Multi-Jurisdictional Comprehensive Plan: 2035</b>	<b>VISION 2050 Regional Land Use and Transportation System Plan</b>
Population	15,653	28,740
Households	6,079	11,600
Jobs	7,764	7,600

Source: SEWRPC

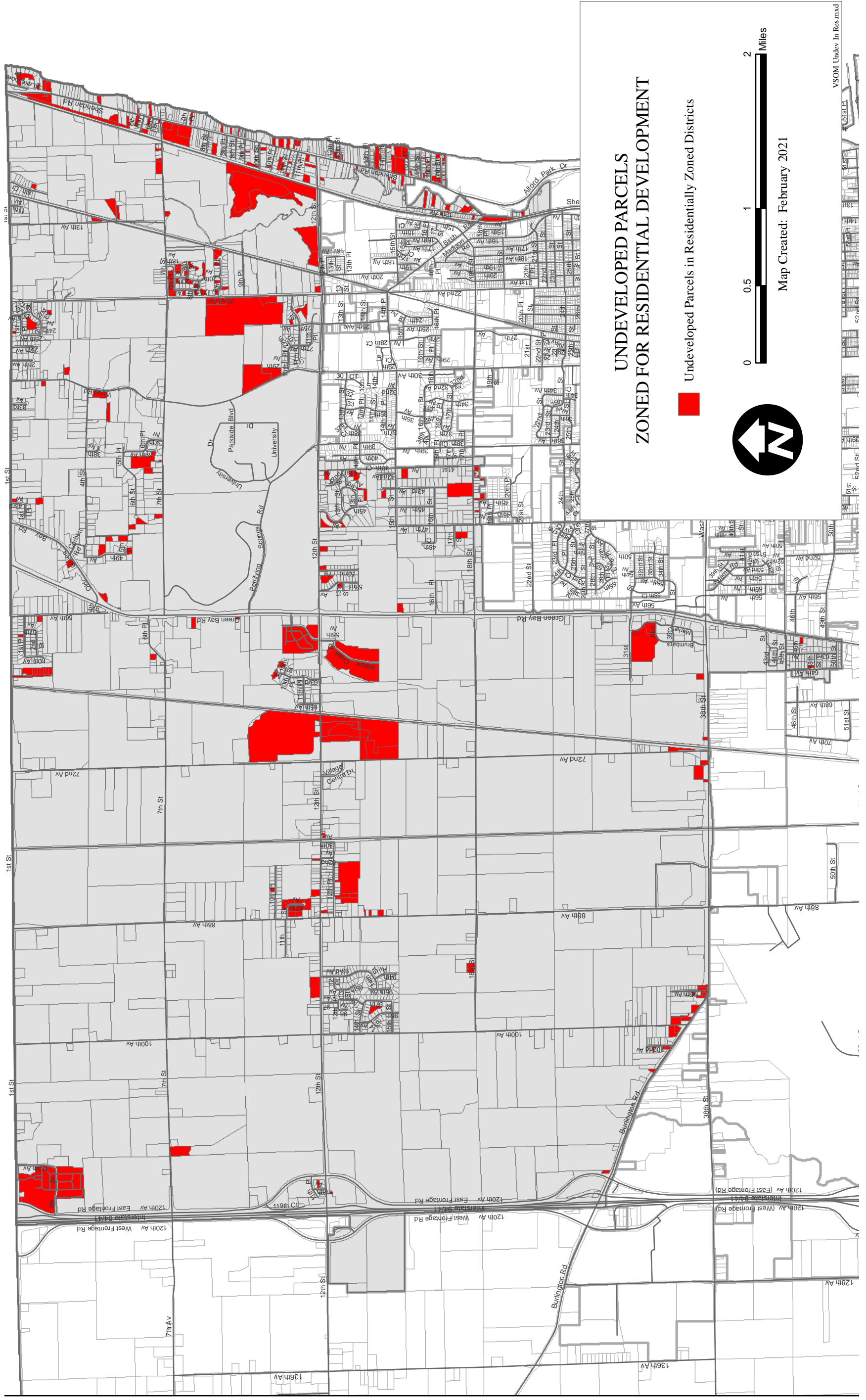
**Table 3.2**  
**Regional Housing Plan Projected**  
**Job/Housing Balance Analysis**  
**as it Applies to the Village of Somers**

<b>Job/Housing Balance</b>	<b>Village of Somers</b>
<b>Lower-Wage/Cost</b>	
Jobs	13,833
Percent of Total Jobs	37.6
Housing Units	3,374
Average Number of Workers Per Household	1.27
Housing Capacity	4,285
Percent of Total Housing Capacity	45.0
Difference (percentage points)	7.4
<b>Moderate-Wage/Cost</b>	
Jobs	6,401
Percent of Total Jobs	17.4
Housing Units	1,128
Average Number of Workers Per Household	1.27
Housing Capacity	1,433
Percent of Total Housing Capacity	15.1
Difference (percentage points)	-2.3
<b>Higher-Wage/Cost</b>	
Jobs	16,556
Percent of Total Jobs	45.0
Housing Units	2,994
Average Number of Workers Per Household	1.27
Housing Capacity	3,802
Percent of Total Housing Capacity	39.9
Difference (percentage points)	-5.1
<b>Projected Imbalance Type(s)</b>	<b>No Imbalance</b>

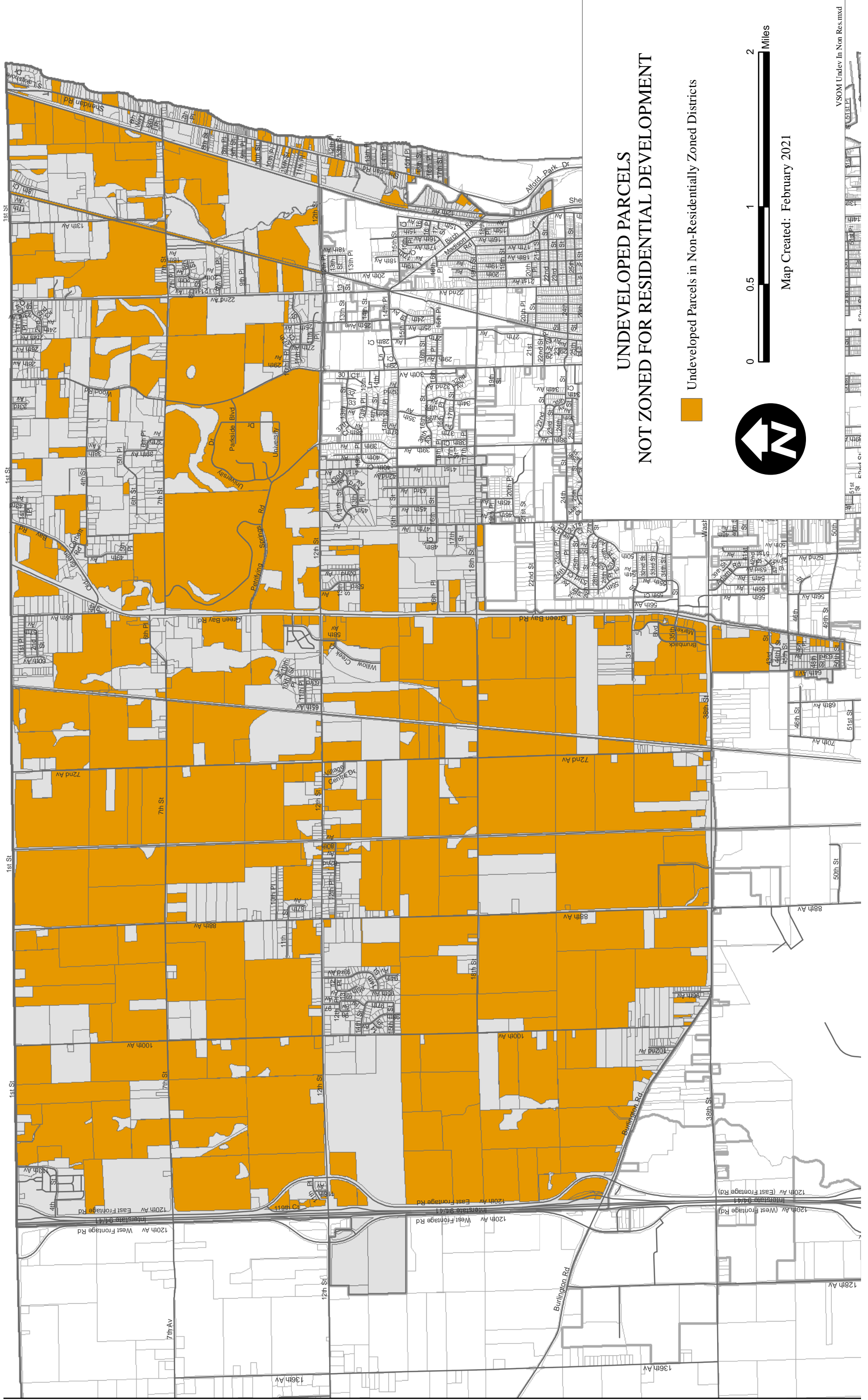
Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis of the Village's land use plan map set forth in the *Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035*. The analysis included projected jobs and housing units only in those portions of the Village planned to be served by sanitary sewerage systems by 2035. More information regarding the analysis is presented in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013. The document is available on the SEWRPC website.

Source: SEWRPC

Map 3.1  
Undeveloped Parcels Zoned for Residential Development in the Village of Somers: 2020



Map 3.2  
Undeveloped Parcels Not Zoned for Residential Development in the Village of Somers: 2020





# Chapter 4

## ANALYSES OF RESIDENTIAL DEVELOPMENT REGULATIONS

Note: The tables and map are presented at the end of the chapter.

### 4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of Village of Somers residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which Somers could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

### 4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village’s regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability.

#### Subdivision Ordinance

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding minimum street right-of-way and pavement widths, and landscaping requirements.

The Village’s subdivision ordinance requires a minimum street right-of-way width of 66 feet and a minimum pavement width of 36 feet for minor streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. Cross-section dimensions for land access and collector streets recommended in the regional housing plan are listed in Table 4.1. A narrower 28-foot recommended pavement width would be applicable to land access streets with very low traffic volumes and little on-street parking demand, such as cul-de-sac, loop, and other low traffic volume land access streets within areas of single-family dwellings with lots of at least 10,000 square feet. This would include land access streets with very low traffic volume in all single-family residential zoning districts in the Village, with the exception of the R-6 District, which allows lots at a minimum of 6,000 square feet. Reducing the street pavement width in a typical subdivision from 36 to 28 feet would result in a construction cost savings of \$17 per linear foot of roadway, which could be used to reduce the cost of homes to the consumer. The narrower street pavement width may not be suitable for

areas with higher density residential development that have greater traffic volumes and regular demand for on-street parking.<sup>1</sup>

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. Landscaping plans for residential developments are approved during the platting process. The Village's zoning regulations promote the preservation of existing significant trees to be counted toward minimum landscaping requirements, and do not require any additional landscaping, thereby eliminating extra costs to the consumer.

### **Zoning Ordinance**

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

#### **Minimum Lot Size**

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Somers, single-family residential zoning districts R-5 Urban Single-Family Residential District, and R-6 Urban Single-Family Residential District, permit minimum lot sizes of 10,000 and 6,000 square feet, respectively.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum suburban and urban lot widths in the Village range from 150 feet in the R-2 Suburban Single-Family Residential District with a minimum lot size of 40,000 square feet, to 60 feet in the R-6 Urban Single-Family Residential District with a minimum lot size of 6,000 square feet. Narrower lot widths decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

#### **Minimum Home Size**

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village, with the exception of the R-4.5 Urban Single-Family Residential District, permit minimum home sizes that meet the regional housing plan recommendation, ranging from 800 to 1,200 square feet.

Data provided by RSmeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Kenosha Metropolitan area, Table 4.2 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

#### **Flexible Zoning Districts**

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

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<sup>1</sup> A pavement width of 30 feet may be suitable to those higher density residential areas that do not clearly require the wider pavements widths and address concerns that the effective width could be reduced by two to four feet during periods of heavy snow.

The zoning ordinance permits PUD through the PUD Planned Unit Development Overlay District. While residential density must be consistent with the underlying basic use district, features such as building structure type, open space, and parking requirements may be modified. This flexibility may accommodate residential construction where physical conditions may constrain the development potential of a site.

### ***Accessory Dwelling Units***

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The Village zoning ordinance allows accessory living units to a single-family residence in all residential zoning districts. Regulations regarding accessory living units require units to be attached to the principal structure and only allow residence by people related to the family in the principal structure. In order to provide greater opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow detached buildings and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village's aging population.

### ***Job/Housing Balance***

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of modest single-family housing that could be affordable to moderate-income workers. There are development opportunities for such development in the Village. Reducing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

### ***Comprehensive Plan***

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy implementation tool for the Village. As previously mentioned in this report, the Village of Somers is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. As discussed in Chapter 3, the projected job/housing balance analysis prepared for the regional housing plan shows that the Village's long-range land use plan map (shown on Map 4.1) does not create a barrier to the development of modest single-family housing within the Village. The available land in the Village provides opportunities to build additional workforce housing.

### ***Impact Fees***

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. The Village of Somers imposes impact fees on new single-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new single-family developments that meet affordability thresholds for lot and home size. A list of other single-family

residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

### **Building Code**

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

## **4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING**

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications that could be considered by the Village to encourage affordability.

### **Zoning Ordinance**

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

#### ***Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations***

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The Village zoning ordinance identifies five divisions of multifamily residential districts. The R-7 Suburban Two-Family and Three-Family Residential District is zoned for large lots in unsewered areas. The R-8 Urban Two-Family Residential District has a minimum lot size of 20,000 square feet in areas served by sewer. The R-9 and R-10 Multiple-Family Residential Districts have a maximum of eight dwelling units per structure, with maximum densities of 8.7 and 10.8 dwelling units per acre, respectively. The R-11 Multiple-Family Residential District has a maximum density of 12.4 dwelling units per acre.

Minimum square footage per unit in multiple-family housing is based on the number of bedrooms. Efficiency or one-bedroom units range from 300 to 500 square feet, two-bedroom units range from 500 to 750 square feet, and three-bedroom and larger units range from 600 to 1,000 square feet. These Village standards of multiple-family density and unit size meet the regional housing plan recommendations.

The Planned Unit Development Overlay District (PUD), which may be applied to the R-9, R-10, and R-11 multiple-family residential districts in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PUD range from 8.7 to 12.4 dwelling units per acre. These densities meet the recommendations of the regional housing plan.

#### ***Parking and Landscaping Requirements***

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Surface parking stalls can cost between \$5,000 and \$10,000 to construct, and underground parking can cost more than \$50,000 per stall to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important

considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking spaces per one- and two-bedroom dwelling units and 2.5 spaces for 3-bedroom and larger units for multifamily residential buildings is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

### ***Job/Housing Balance***

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of multifamily housing for lower-wage workers based on maximum density and minimum unit size requirements. There are development opportunities for such development in the Village.

### **Comprehensive Plan**

The projected job/housing balance analysis prepared for the regional housing plan shows a balance between lower-cost housing (generally defined as multifamily housing units) and the lower-wage jobs that could be accommodated through implementation of the Village's land use plan map. The Village is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. Future commercial and residential development in the Village may alter the demand and supply of lower-cost housing.

### **Impact Fees**

The Village of Somers imposes impact fees on new multiple-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new multiple-family developments that meet affordability thresholds for density and apartment size. A list of other multiple-family residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

### **Building Code**

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

### **Tax Increment Financing District (TID) Extension**

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying of the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Somers has multiple active TIDs which are scheduled to close between 2025 and 2039.

## 4.4 CONCLUSIONS

This chapter presents analyses regarding the financial impact of Village regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the Village could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of Village regulations on the cost of new subdivisions. Land is available in the Village for the potential development of new subdivisions. The analyses presented in Section 4.2 of this chapter shows that the smaller minimum lot sizes allowed in the R-5 and R-6 Urban Single-Family Residential Districts can reduce the cost of developing new subdivisions. Narrower pavement widths, where appropriate, could also reduce the cost of developing new lower-density subdivisions.
- Current regulations in the Village allow for smaller lot and housing unit sizes, which could help make single-family housing construction more affordable. Regulations regarding density and unit size could also support multiple-family housing that may be affordable to a wide range of households.
- Based on potential commercial and industrial development, the Village could see increased demand for workforce housing. The Village of Somers is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. The Village could modify its land use plan map if additional moderate or lower-cost housing needs are confirmed.
- Modifying zoning regulations to allow greater flexibility in accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the Village as well as the Village's aging population.
- The Village could consider reducing or waiving impact fees for new housing developments that meet affordability thresholds.
- Extending the life of a TID could produce revenue for the benefit of affordable housing.
- The housing-unit-to-parking stall ratio is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing.
- The Village could consider developing an expedited review process for single-family and multifamily residential development proposals that incorporate the affordable housing recommendations discussed in this chapter.

**Table 4.1**  
**Recommended Cross-Sections for Urban Land Access and Collector Streets<sup>a</sup>**

Land Access Streets	Land Use Served	Traffic Volume	Bus and Truck Travel	Type of Land Access Street
Pavement Width 28 feet <sup>b</sup>	Single-family residential with lots of ¼ acre or more, and with attached garages and driveways. No regular demand for on-street parking	Less than 1,500 vehicles per average weekday	No fixed route bus traffic, and little truck traffic	Cul-de-sac, loop street, or low volume land access street
Terrace 5-10 feet <sup>c</sup>				
Sidewalk 5 feet				
Sidewalk Buffer 1 foot				
Right-of-Way 60 feet				
Pavement Width 36 feet <sup>b</sup>	Multi-family residential and single-family with lots of less than ¼ acre, and with detached garages and alleys. Regular demand for on-street parking expected, for example, from schools, parks, retail areas, and by visitors to multi-family areas	More than 1,500 vehicles per average weekday	Route for bus traffic, and designated access route for heavy truck traffic to neighborhood commercial area	Land access streets which may also serve some collector function
Terrace 6-9 feet <sup>c</sup>				
Sidewalk 5 feet				
Sidewalk Buffer 1 foot				
Right-of-Way 60-66 feet				
Collector Streets	Land Use Served	Traffic Volume	Bus and Truck Traffic	
Pavement Width 36 feet <sup>d</sup>	Single-family residential area with lots of ¼ acre or more and attached garage and driveways. No regular demand for on-street parking expected	Less than 3,000 vehicles per average weekday	No fixed route bus and limited truck traffic	Route for bus traffic and designated access route for truck traffic to neighborhood commercial area
Terrace 6-11 feet <sup>c</sup>				
Sidewalk 5 feet				
Sidewalk Buffer 1 foot				
Right-of-Way 60-70 feet				
Pavement Width 48 feet <sup>d</sup>	Multi-family residential and single-family with lots of ¼ acre or more, and detached garages and alleys. Regular demand for on-street parking expected, for example, from schools and retail areas	More than 3,000 vehicles per average weekday	Route for bus traffic and designated access route for truck traffic to neighborhood commercial area	
Terrace 5-10 feet <sup>c</sup>				
Sidewalk 5 feet				
Sidewalk Buffer 1 foot				
Right-of-Way 70-80 feet				

<sup>a</sup> Land access streets are defined as streets intended to serve primarily as a means of access to abutting property. Collector streets are defined as streets which are intended to serve primarily as connections between the arterial street system and the land access streets. In addition to collecting traffic from, and distributing traffic to, the land access streets, collector streets usually perform a secondary function of providing access to abutting property.

<sup>b</sup> An arterial street is a street intended to serve primarily as a means of carrying through vehicular traffic, including truck and bus traffic. Providing access to abutting property may be a secondary function of some arterial streets; however, this secondary function should be subordinate to the primary function of carrying through traffic. The cross-section of an arterial street is determined principally by its existing and forecast future traffic volume.

An urban street is a street having a cross-section improved with vertical face curb and gutter, and storm sewer.

<sup>c</sup> An intermediate pavement width—30, 32, or 34 feet—may be provided on those land access streets which do not clearly require the narrower or wider pavement widths, or address concerns that during periods of heavy snow, the effective width of a land access street may be reduced by two to four feet. Also, the provision of sidewalks on one or both sides of the street may be optional for short cul-de-sacs or loop streets, or subdivisions with internal pedestrian paths. The necessary street right-of-way could be reduced to 40 feet.

<sup>d</sup> A landscaped terrace should be provided between the curb and the inside edge of the sidewalk to provide separation between vehicular and pedestrian traffic. Terraces provide a more pleasant pedestrian environment by providing an area off the sidewalk for sign posts, street lights, utility poles, fire hydrants, and mailboxes; provide an area for street trees and other landscaping; allow driveway aprons to be located outside the sidewalk area; provide area for snow storage; and reduce splashing of pedestrians by passing vehicles operating on wet pavements. Terraces that are to contain trees should be at least six feet wide, and desirably could be 10 feet or wider, to allow sufficient space for the tree root system and to minimize damage to adjacent pavements, especially sidewalks.

<sup>e</sup> Collector street pavement widths, like land access street pavement widths, should be selected based on careful consideration of the street.

Source: SEWRPC

**Table 4.2**  
**Single-Family Residential Construction Costs in the Kenosha Area: 2019<sup>a</sup>**

Living Area (Square Feet)	Economy <sup>b</sup> (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	149.51	119,610	156.40	125,111	N/A	N/A
1,000	137.27	137,270	141.40	141,397	141.40	141,404
1,200	127.62	153,149	132.71	159,254	128.05	153,658
1,400	119.09	166,727	127.20	178,080	121.69	170,363

Living Area (Square Feet)	Economy <sup>b</sup> (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	135.10	108,078	145.54	116,430	N/A	N/A
1,000	124.07	124,073	130.38	130,380	132.71	132,712
1,200	115.49	138,584	123.33	147,997	119.99	143,990
1,400	107.86	150,997	118.30	165,614	114.16	159,827

Living Area (Square Feet)	Average <sup>c</sup> (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	178.82	143,058	182.90	146,322	N/A	N/A
1,000	163.82	163,823	163.88	163,876	166.37	166,367
1,200	152.06	182,468	154.39	185,267	150.52	180,624
1,400	142.09	198,930	147.66	206,721	142.68	199,746

Living Area (Square Feet)	Average <sup>c</sup> (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	162.34	129,871	170.55	136,443	N/A	N/A
1,000	148.61	148,612	152.43	152,428	156.40	156,403
1,200	137.96	165,551	143.58	172,292	141.25	169,494
1,400	128.90	180,454	137.32	192,252	133.93	187,503

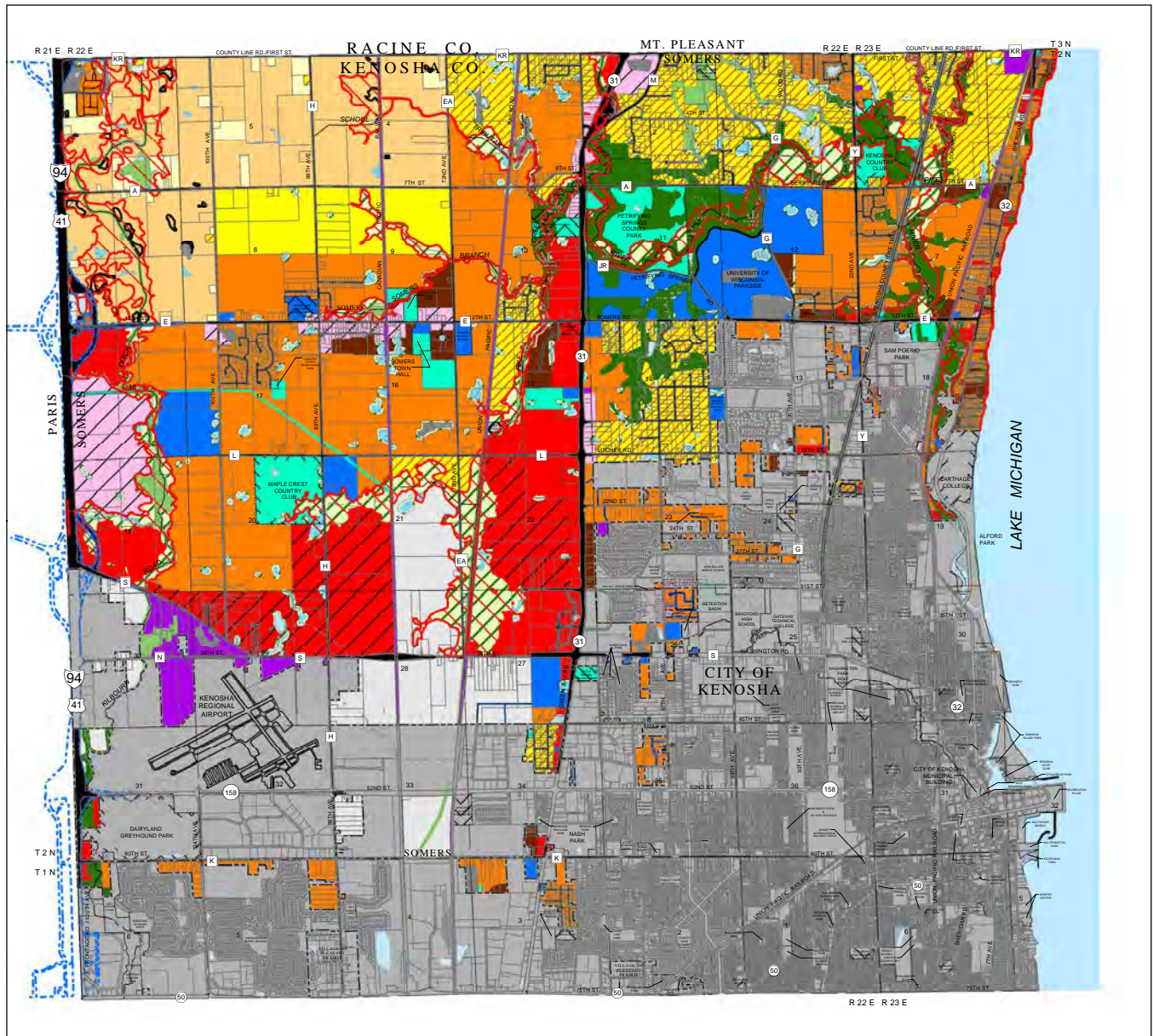
<sup>a</sup> Residences include one full bathroom and stucco on wood frame exterior. An additional full bathroom adds \$6,878 to the cost of an economy-grade residence and \$8,598 to the cost of an average-grade residence. An additional half bathroom adds \$4,061 to the cost of an economy-grade residence and \$5,076 to the cost of an average-grade residence.

<sup>b</sup> An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.

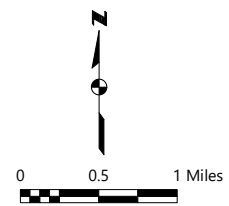
<sup>c</sup> An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.

Source: RSMMeans, a division of the Gordian Group, and SEWRPC

# Map 4.1 Recommended Land Use Plan for the Village of Somers: 2035



- |                                    |  |   |
|------------------------------------|--|---|
| FARMLAND PROTECTION                | GOVERNMENTAL AND INSTITUTIONAL   | FARMED WETLAND (OVERLAY)                        |
| GENERAL AGRICULTURAL AND OPEN LAND | PARK AND RECREATIONAL  | SURFACE WATER                                   |
| RURAL-DENSITY RESIDENTIAL          | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY   | 100-YEAR FLOODPLAIN (OVERLAY)                   |
| SUBURBAN-DENSITY RESIDENTIAL       | LANDFILL   | EXISTING PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
| MEDIUM-DENSITY RESIDENTIAL         | PRIMARY ENVIRONMENTAL CORRIDOR   | PROPOSED PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
| MEDIUM-HIGH DENSITY RESIDENTIAL    | SECONDARY ENVIRONMENTAL CORRIDOR   |   |
| HIGH-DENSITY RESIDENTIAL           | ISOLATED NATURAL RESOURCE AREA   |   |
| MIXED USE                          | OTHER CONSERVANCY LAND TO BE PRESERVED   |   |
| COMMERCIAL                         | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |   |
| BUSINESS/INDUSTRIAL PARK           |  |   |
| OFFICE/PROFESSIONAL SERVICES       |  |   |
| INDUSTRIAL                         |  |   |



Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Somers, Kenosha County, and SEWRPC



## Appendix A

# VACANT PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF SOMERS

**Table A.1**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
10008 BURLINGTON RD	2.12	R-2
10008 BURLINGTON RD	1.13	R-7
100TH AVE	2.00	R-2
101 2ND LN	4.21	R-9
10200 BURLINGTON RD	0.41	R-4
10414 BURLINGTON RD	0.61	R-2
1045 25TH AVE	0.38	R-4
1051 63RD AVE	1.13	R-3
1070 59TH AVE	20.89	R-11
1073 SHERIDAN RD	1.42	R-11
1080 SHERIDAN RD	1.01	R-4
1093 SHERIDAN RD	0.88	R-11
10TH PL	0.50	R-3
10TH PL	0.22	R-4
10TH ST	0.50	R-3
1103 87TH AVE	1.31	R-11
1107 88TH AVE	1.05	R-11
1108 87TH AVE	1.03	R-11
1111 SHERIDAN RD	0.88	R-4
11300 4TH ST	22.24	R-12
1138 87TH AVE	1.24	R-11
1139 87TH AVE	1.08	R-11
1150 SHERIDAN RD	0.73	R-11
11515 1ST ST	35.47	R-12
11515 1ST ST	0.33	R-2
11604 BURLINGTON RD	0.77	R-2
11811 12TH ST	0.19	R-3
118TH AVE	0.56	R-3
1193 58TH AVE BLDG 30B	3.21	R-11
11TH ST	0.21	R-4
11TH ST	2.17	R-8
1203 7TH ST	0.70	R-2
12TH AVE	0.75	R-4
12TH AVE	1.04	R-4
12TH AVE	1.34	R-4
12TH AVE	0.16	R-4
12TH PL	1.02	R-11
12TH PL	17.18	R-4
12TH ST	1.09	R-2
12TH ST	0.91	R-2
12TH ST	5.43	R-3
12TH ST	1.91	R-3
12TH ST	0.28	R-3

Table continued on next page.

**Table A.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
12TH ST	0.69	R-3
12TH ST	0.32	R-3
12TH ST	1.66	R-4
12TH ST	77.40	R-4
12TH ST	0.70	R-4
12TH ST	5.72	R-5
12TH ST	7.98	R-8
12TH ST	0.63	R-9
12TH ST	12.78	R-9
12TH ST	21.99	R-9
12TH ST	5.52	R-9
12TH ST	6.51	R-9
1303 SHERIDAN RD	0.24	R-4
1328 41ST AVE	2.67	R-2
13TH AVE	1.00	R-3
13TH AVE	4.04	R-3
13TH PL	0.29	R-5
13TH ST	0.51	R-3
1405 SHERIDAN RD	2.62	R-9
1446 SHERIDAN RD	0.20	R-4
1455 SHERIDAN RD	2.08	R-11
14TH PL	0.42	R-5
1521 GREEN BAY RD	1.38	R-2
1521 SHERIDAN RD	4.08	R-9
1523 SHERIDAN RD	4.08	R-9
1525 SHERIDAN RD 3-A	4.08	R-9
1527 SHERIDAN RD	4.08	R-9
1530 SHERIDAN RD	0.75	R-12
1612 12TH ST	9.67	R-2
1612 12TH ST	3.21	R-3
1625 SHERIDAN RD	0.63	R-10
16TH PL	0.17	R-5
16TH PL	0.17	R-5
16TH ST	0.17	R-5
1784 SHERIDAN RD	1.39	R-12
17TH ST	2.04	R-2
17TH ST	0.45	R-5
17TH ST	0.17	R-5
1800 12TH AVE	0.30	R-4
1801 7TH PL	0.49	R-3
1811 8TH ST	0.65	R-3
1870 SHERIDAN RD	3.43	R-12
18TH ST	9.36	R-1
18TH ST	1.01	R-2
18TH ST	1.01	R-2
18TH ST	0.42	R-3
18TH ST	1.38	R-3
18TH ST	0.24	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3

**Table continued on next page.**

**Table A.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
1ST ST	0.75	R-3
1ST ST	2.04	R-3
1ST ST	1.84	R-3
1ST ST	0.32	R-4
20TH AVE	0.98	R-3
20TH AVE	0.46	R-3
20TH AVE	0.48	R-3
20TH AVE	0.54	R-3
2168 8TH PL	0.46	R-3
21ST AVE	0.47	R-3
21ST AVE	0.66	R-3
21ST AVE	0.46	R-3
21ST AVE	0.48	R-3
220 30TH AVE	0.65	R-3
22ND AVE	3.91	R-11
22ND AVE	0.50	R-2
22ND AVE	2.52	R-4
263 7TH PL	0.58	R-3
263 SHERIDAN RD	1.61	R-3
30TH AVE	1.01	R-2
3200 MARKET LN CLUBHOUSE	20.05	R-11
3232 102ND AVE	0.27	R-4
3240 MARKET LN	3.44	R-11
3326 102ND AVE	0.22	R-4
3626 96TH AVE	0.32	R-4
3721 96TH AVE	0.73	R-4
3722 96TH AVE	0.22	R-4
39TH AVE	0.46	R-3
4105 18TH ST	1.15	R-2
4105 18TH ST	0.26	R-2
41ST AVE	1.14	R-2
41ST AVE	1.65	R-2
41ST AVE	0.73	R-3
4211 1ST ST	0.53	R-3
43RD AVE	0.97	R-2
43RD AVE	1.18	R-3
444 WOOD RD	2.66	R-2
4500 7TH ST	1.06	R-2
4517 6TH ST	1.28	R-2
45TH AVE	2.41	R-2
47TH AVE	1.13	R-2
47TH AVE	1.62	R-2
47TH AVE	0.86	R-2
48TH ST	0.56	R-3
49TH AVE	1.95	R-2
563 11TH ST	0.34	R-4
56TH AVE	0.46	R-3
56TH AVE	0.41	R-3
5714 1ST PL	0.46	R-3
581 SHERIDAN RD	0.30	R-3
5TH PL	1.02	R-2
604 17TH ST	0.63	R-5
612 15TH PL	2.19	R-11
614 15TH PL	2.53	R-11

**Table continued on next page.**

**Table A.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
621 17TH ST	0.17	R-5
6222 10TH ST	0.77	R-3
629 17TH ST	0.17	R-5
6414 38TH ST	1.19	R-2
650 SHERIDAN RD	0.35	R-4
6TH PL	0.94	R-2
6TH WAY	0.81	R-3
700 SHERIDAN RD	1.82	R-11
7026 38TH ST	0.51	R-3
718 SHERIDAN RD	8.89	R-11
724 SHERIDAN RD	3.87	R-11
7260 38TH ST	1.11	R-2
72ND AVE	1.26	R-2
72ND AVE	0.87	R-2
72ND AVE	12.07	R-4
72ND AVE	4.02	R-5
72ND AVE	1.81	R-8
72ND AVE	23.16	R-9
7426 38TH ST	3.83	R-2
7432 38TH ST	0.33	R-2
780 20TH AVE	0.46	R-3
7831 12TH ST	0.22	R-3
7TH PL	0.46	R-3
7TH PL	0.48	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.52	R-3
7TH PL	0.68	R-3
7TH ST	5.07	R-1
7TH ST	6.93	R-2
7TH ST	1.56	R-2
7TH ST	2.34	R-2
7TH ST	1.30	R-2
7TH ST	10.01	R-3
7TH ST	31.04	R-4
7TH ST	20.04	R-9
815 16TH PL	0.63	R-10
818 12TH ST	1.35	R-3
819 17TH ST	0.17	R-5
8200 12TH ST	0.51	R-4
8527 12TH PL	1.60	R-11
860 22ND AVE	0.80	R-3
8605 12TH PL	2.66	R-11
8700 11TH ST	1.04	R-11
875 SHERIDAN RD	0.43	R-4
87TH AVE	1.98	R-11
88TH AVE	1.05	R-11
88TH AVE	1.77	R-2
88TH AVE	0.56	R-4
8TH CT	0.58	R-3
8TH PL	1.26	R-3
8TH PL	0.47	R-3

**Table continued on next page.**

**Table A.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
8TH PL	0.47	R-3
8TH PL	0.68	R-3
8TH PL	0.56	R-3
8TH ST	1.49	R-3
8TH ST	0.81	R-3
8TH ST	0.46	R-3
905 SHERIDAN RD	0.28	R-4
940 GREEN BAY RD	0.27	R-2
950 22ND AVE	2.86	R-3
950 22ND AVE	2.97	R-3
950 22ND AVE	60.17	R-4
9528 38TH ST	0.61	R-4
953 WOOD RD	15.17	R-11
9616 38TH ST	0.46	R-4
96TH AVE	0.23	R-4
9700 BURLINGTON RD	0.68	R-4
97TH AVE	1.36	R-3
9800 BURLINGTON RD	1.36	R-2
9900 BURLINGTON RD	0.78	R-2
9910 BURLINGTON RD	1.12	R-2
9TH PL	0.19	R-4
9TH PL	0.93	R-4
9TH PL	0.18	R-4
GREEN BAY RD	1.32	R-2
GREEN BAY RD	0.62	R-3
OLD GREEN BAY RD	1.38	R-1
OLD GREEN BAY RD	1.26	R-2
S LAKESHORE DR	3.13	R-9
SHERIDAN RD	6.17	R-1
SHERIDAN RD	0.38	R-12
SHERIDAN RD	1.06	R-3
SHERIDAN RD	0.39	R-3
SHERIDAN RD	0.29	R-3
SHERIDAN RD	0.99	R-3
SHERIDAN RD	1.01	R-3
SHERIDAN RD	1.53	R-3
SHERIDAN RD	0.75	R-3
SHERIDAN RD	0.75	R-3
SHERIDAN RD	1.03	R-3
SHERIDAN RD	0.54	R-3
SHERIDAN RD	0.73	R-3
SHERIDAN RD	0.49	R-3
SHERIDAN RD	0.35	R-4
SHERIDAN RD	0.17	R-4
SHERIDAN RD	0.17	R-4
SHERIDAN RD	0.55	R-4
SHERIDAN RD	0.55	R-4
SHERIDAN RD	0.30	R-4
SHERIDAN RD	0.40	R-4
SHERIDAN RD	0.19	R-4
SHERIDAN RD	0.34	R-4
SHERIDAN RD	0.39	R-4
SHERIDAN RD	0.29	R-5
SHERIDAN RD	0.24	R-5

**Table continued on next page.**

**Table A.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
SHERIDAN RD	0.19	R-5
WOOD RD	1.99	R-2

## Appendix B

# VACANT PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF SOMERS

**Table B.1**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
10002 12TH ST	2.51	A-2
100TH AVE	37.15	A-1
100TH AVE	81.36	A-1
100TH AVE	40.61	A-1
100TH AVE	58.37	A-1
100TH AVE	20.20	A-1
100TH AVE	61.20	A-1
100TH AVE	54.99	A-1
100TH AVE	0.00	A-1
100TH AVE	33.08	A-1
100TH AVE	30.90	A-1
100TH AVE	20.95	A-2
100TH AVE	0.01	A-2
100TH AVE	0.00	A-2
100TH AVE	0.00	A-2
100TH AVE	11.53	A-2
100TH AVE	0.00	A-2
100TH AVE	0.00	A-2
100TH AVE	9.06	A-2
100TH AVE	0.00	PR-1
101 2ND LN	0.01	B-3
1015 58TH AVE	2.00	B-3
1015 SHERIDAN RD	2.07	B-3
1040 72ND AVE	78.72	A-1
10414 BURLINGTON RD	0.00	A-2
1051 63RD AVE	15.53	A-1
1051 63RD AVE	0.15	A-2
1051 63RD AVE	0.62	A-2
1070 59TH AVE	0.00	A-2
1071 58TH AVE	1.80	B-3
1080 SHERIDAN RD	0.77	B-3
10831 1ST ST	0.21	A-1
10831 1ST ST	6.47	M-1
1091 SHERIDAN RD	0.72	B-3
1093 SHERIDAN RD	0.09	B-3
1098 SHERIDAN RD	0.88	B-3
1100 100TH AVE	74.02	A-1
1104 SHERIDAN RD	0.41	B-3
1110 SHERIDAN RD	0.27	B-3
1111 SHERIDAN RD	0.24	B-3
11110 BURLINGTON RD	65.18	A-1
1123 58TH AVE	2.08	B-3
1128 SHERIDAN RD	0.20	B-3

Table continued on next page.

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
113TH AVE	0.00	A-1
113TH AVE	8.78	A-2
1146 SHERIDAN RD	0.83	B-3
1147 SHERIDAN RD	1.93	B-3
1150 GREEN BAY RD	2.40	B-3
1150 SHERIDAN RD	0.00	B-3
11514 BURLINGTON RD	39.23	A-1
1155 SHERIDAN RD	1.38	B-3
11800 BURLINGTON RD	1.38	A-1
11800 BURLINGTON RD	0.04	A-2
11800 BURLINGTON RD	13.69	B-3
11820 12TH ST	0.36	B-2
11880 12TH ST	2.94	M-1
1193 58TH AVE BLDG 30B	0.00	B-3
1200 BIRCH RD	0.32	B-2
1200 GREEN BAY RD	0.45	B-3
1200 GREEN BAY RD	8.11	PR-1
1200 VILLAGE CENTRE DR	2.34	B-2
1201 VILLAGE CENTRE DR	2.39	I-1
1203 7TH ST	0.26	A-2
120TH AVE	67.22	A-1
120TH AVE	72.51	A-1
120TH AVE	49.72	A-1
120TH AVE	27.79	A-1
120TH AVE	16.64	A-1
120TH AVE	2.74	A-1
120TH AVE	17.85	A-1
120TH AVE	25.89	A-2
120TH AVE	0.25	A-2
120TH AVE	1.40	M-1
1210 53RD AVE	9.53	I-1
1226 80TH AVE	0.65	B-2
1245 72ND AVE	20.22	I-1
1250 GREEN BAY RD	5.11	B-3
1266 SHERIDAN RD	0.52	B-3
1274 GREEN BAY RD	0.74	A-2
1280 SHERIDAN RD	3.60	B-3
12TH PL	3.12	A-3
12TH PL	0.00	A-4
12TH PL	0.01	B-2
12TH PL	0.48	M-2
12TH ST	62.03	A-1
12TH ST	153.68	A-1
12TH ST	10.49	A-1
12TH ST	0.00	A-1
12TH ST	40.70	A-1
12TH ST	24.29	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	2.00	A-2
12TH ST	4.85	A-2
12TH ST	2.29	A-2
12TH ST	0.00	A-2

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
12TH ST	37.28	A-2
12TH ST	7.99	A-2
12TH ST	17.25	A-2
12TH ST	15.43	A-2
12TH ST	0.00	A-2
12TH ST	1.03	A-2
12TH ST	1.12	A-3
12TH ST	137.68	A-4
12TH ST	26.72	A-4
12TH ST	0.01	B-3
12TH ST	0.00	B-4
12TH ST	0.00	I-1
12TH ST	0.59	I-1
12TH ST	0.00	I-1
12TH ST	0.00	I-1
12TH ST	0.01	I-1
12TH ST	1.54	M-2
12TH ST	2.11	PR-1
1300 SHERIDAN RD	3.07	B-3
1335 SHERIDAN RD	2.05	B-3
13TH AVE	1.00	A-2
13TH AVE	0.23	A-2
1433 88TH AVE	35.30	A-2
144 S LAKESHORE DR	0.89	B-2
144 S LAKESHORE DR	0.00	PR-1
1444 SHERIDAN RD	0.47	B-2
1452 SHERIDAN RD	0.50	B-2
1455 7TH ST	10.89	PR-1
1520 GREEN BAY RD	5.88	I-1
1530 72ND AVE	65.34	A-1
1530 72ND AVE	0.00	A-4
1532 100TH AVE	19.87	A-1
1541 100TH AVE	79.96	A-1
1545 SHERIDAN RD	0.37	B-3
1548 SHERIDAN RD	0.94	B-3
1565 SHERIDAN RD	0.28	B-3
1569 SHERIDAN RD	0.17	B-3
1612 12TH ST	0.35	A-2
1612 12TH ST	53.60	A-4
1649 72ND AVE	0.00	A-2
1649 72ND AVE	4.97	M-1
166 13TH AVE	19.43	A-2
1711 GREEN BAY RD	5.19	A-2
1711 GREEN BAY RD	2.46	B-5
1721 7TH ST	0.86	A-2
1735 120TH AVE	82.41	A-1
1760 SHERIDAN RD	2.45	I-1
1778 SHERIDAN RD	0.34	B-2
1784 SHERIDAN RD	0.00	B-2
1810 SHERIDAN RD	0.44	B-2
18TH ST	0.00	A-1
18TH ST	69.08	A-1
18TH ST	0.00	A-2
18TH ST	0.00	A-2

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
18TH ST	1.00	A-2
18TH ST	0.00	A-2
18TH ST	4.24	A-2
18TH ST	8.10	M-3
1911 1ST ST	42.41	A-2
1925 72ND AVE	50.06	A-1
1ST ST	44.97	A-1
1ST ST	61.00	A-1
1ST ST	9.93	A-1
1ST ST	86.76	A-1
1ST ST	1.28	A-2
1ST ST	8.37	A-2
1ST ST	3.67	A-2
1ST ST	0.00	A-2
1ST ST	1.87	PR-1
2000 GREEN BAY RD	9.84	A-1
220 OLD GREEN BAY RD	32.82	A-4
220 OLD GREEN BAY RD	2.03	B-5
2202 100TH AVE	65.78	A-1
2202 100TH AVE	0.00	A-2
2215 SHERIDAN RD	5.24	B-2
22ND AVE	22.86	A-2
22ND AVE	15.61	A-2
22ND AVE	13.96	A-2
22ND AVE	0.00	I-1
240 88TH AVE	0.01	A-1
240 88TH AVE	10.02	A-2
2441 100TH AVE	81.92	A-1
2441 100TH AVE	0.00	A-2
2521 7TH ST	38.29	A-2
255 22ND AVE	1.39	I-1
25TH AVE	2.64	A-2
274 SHERIDAN RD	1.57	B-3
277 SHERIDAN RD	3.00	B-3
2819 88TH AVE	0.00	A-1
2819 88TH AVE	0.00	B-3
2819 88TH AVE	233.40	BP-1
2841 100TH AVE	77.00	A-1
2841 100TH AVE	0.00	A-2
2920 7TH ST	4.91	A-2
2920 7TH ST	28.77	A-2
2920 88TH AVE	86.40	A-1
2920 88TH AVE	0.00	A-1
2920 88TH AVE	0.00	A-2
2920 88TH AVE	0.00	BP-1
2920 88TH AVE	0.00	BP-1
2920 88TH AVE	0.00	PR-1
2931 72ND AVE	62.50	A-1
2931 72ND AVE	0.00	A-2
302 OLD GREEN BAY RD	0.55	B-3
306 SHERIDAN RD	0.94	M-1
30TH AVE	24.07	A-2
30TH AVE	19.64	A-2
31 HWY	83.22	A-1

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
31 HWY	17.82	A-2
31 HWY	5.00	A-2
31 HWY	42.41	B-4
310 OLD GREEN BAY RD	0.60	B-3
316 SHERIDAN RD	0.00	B-3
316 SHERIDAN RD	0.88	M-1
3190 MARKET LN	0.00	A-4
3190 MARKET LN	1.35	B-4
3190 MARKET LN	0.00	B-4
31ST ST	7.65	B-4
3200 MARKET LN CLUBHOU	0.00	B-4
3240 MARKET LN	0.00	B-4
3300 BRUMBACK BLVD	17.17	B-4
3308 GREEN BAY RD	0.95	A-1
3308 GREEN BAY RD	0.00	B-4
3321 MARKET LN	0.00	A-1
3321 MARKET LN	0.90	B-3
3400 MARKET LN	4.17	B-4
3500 BRUMBACK BLVD	24.81	B-4
3520 BRUMBACK BLVD	1.97	B-4
3527 MARKET LN	1.56	B-4
3552 MARKET LN	2.61	B-4
3565 MARKET LN	0.71	B-4
3619 MARKET LN	1.37	B-4
364 SHERIDAN RD	1.27	B-3
3700 72ND AVE	0.00	B-2
3700 72ND AVE	0.93	B-5
3720 72ND AVE	1.78	B-2
3737 84TH AVE	32.10	BP-1
3808 4TH ST	8.65	A-2
386 SHERIDAN RD	1.07	M-1
38TH ST	71.74	A-1
38TH ST	51.43	A-1
38TH ST	0.53	B-2
38TH ST	0.32	B-2
3901 1ST ST	12.05	PR-1
400 SHERIDAN RD	1.51	M-1
410 SHERIDAN RD	1.70	M-1
422 SHERIDAN RD	1.17	B-3
4440 GREEN BAY RD	2.51	B-2
4512 64TH AVE	0.57	PR-1
4600 64TH AVE	0.55	PR-1
4600 GREEN BAY RD	1.25	B-1
4610 64TH AVE	0.53	PR-1
4720 GREEN BAY RD	1.33	B-3
4720 GREEN BAY RD	0.01	I-1
4806 GREEN BAY RD	0.83	I-1
4816 GREEN BAY RD	0.74	B-1
4816 GREEN BAY RD	0.01	I-1
4824 GREEN BAY RD	0.77	B-1
4928 GREEN BAY RD	0.85	B-1
4TH ST	25.61	A-2
500 13TH AVE	0.00	A-2
500 13TH AVE	136.14	PR-1

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
5008 GREEN BAY RD	0.80	B-1
506 72ND AVE	68.94	A-1
515 11TH PL	0.22	B-3
535 GREEN BAY RD	4.37	A-2
535 GREEN BAY RD	9.53	A-2
535 GREEN BAY RD	0.64	PR-1
540 SHERIDAN RD	0.33	B-5
5555 7TH ST	0.41	A-2
5555 7TH ST	0.00	I-1
5555 7TH ST	344.09	PR-1
556 72ND AVE	28.13	A-2
5602 16TH PL	4.80	A-2
5650 6TH PL	0.23	A-1
5650 6TH PL	45.54	A-1
5650 6TH PL	0.00	A-2
56TH AVE	78.96	A-1
56TH AVE	0.37	A-2
5800 31ST ST	2.30	B-4
58TH AVE	0.43	PR-1
5929 38TH ST	2.25	B-2
6000 31ST ST	11.30	B-4
6021 12TH ST	0.00	A-2
6021 12TH ST	0.56	I-1
6201 7TH ST	42.73	A-1
6201 7TH ST	0.00	I-1
6211 38TH ST	55.97	I-1
625 13TH AVE	12.86	A-2
625 13TH AVE	0.00	A-2
6500 18TH ST	34.32	A-2
6500 18TH ST	0.00	M-3
6550 38TH ST	22.21	A-1
6550 38TH ST	0.00	A-1
6550 38TH ST	11.90	M-2
6550 38TH ST	0.00	M-2
6555 1ST ST	68.45	A-1
6555 1ST ST	0.02	A-3
6555 1ST ST	6.24	A-3
6701 18TH ST	100.59	A-1
6TH PL	0.79	A-1
6TH PL	2.56	A-1
6TH PL	2.02	A-2
6TH ST	1.98	A-2
7026 38TH ST	0.00	A-4
7104 38TH ST	84.41	A-1
7104 38TH ST	0.00	A-1
7104 38TH ST	8.54	A-4
7104 38TH ST	0.00	M-2
7150 18TH ST	2.39	B-2
7222 12TH ST	9.33	A-2
7222 12TH ST	7.83	A-3
7260 38TH ST	0.00	B-2
72ND AVE	102.25	A-1
72ND AVE	48.55	A-1
72ND AVE	158.32	A-1

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
72ND AVE	75.19	A-1
72ND AVE	0.00	A-1
72ND AVE	30.43	A-1
72ND AVE	0.01	A-1
72ND AVE	16.18	A-1
72ND AVE	80.63	A-1
72ND AVE	41.91	A-1
72ND AVE	106.95	A-1
72ND AVE	71.07	A-1
72ND AVE	54.45	A-1
72ND AVE	132.20	A-1
72ND AVE	0.00	A-2
72ND AVE	0.00	A-2
72ND AVE	23.66	A-2
72ND AVE	0.00	A-2
72ND AVE	8.68	A-2
72ND AVE	0.02	A-2
72ND AVE	0.00	A-2
72ND AVE	0.01	A-2
72ND AVE	20.53	A-4
72ND AVE	1.41	A-4
72ND AVE	3.17	A-4
72ND AVE	0.00	I-1
72ND AVE	0.00	I-1
72ND AVE	0.00	M-3
7426 12TH ST	1.40	B-2
7426 38TH ST	0.00	B-5
743 SHERIDAN RD	0.86	B-3
7460 18TH ST	28.99	A-1
7460 18TH ST	0.00	A-2
749 SHERIDAN RD	0.87	B-3
7511 12TH ST	18.76	I-1
7611 18TH ST	159.47	A-1
7621 12TH ST	0.44	I-1
769 SHERIDAN RD	1.23	B-3
777 SHERIDAN RD	1.67	B-3
7820 18TH ST	36.16	A-1
7831 12TH ST	4.62	A-3
7TH ST	15.41	A-1
7TH ST	78.13	A-1
7TH ST	100.62	A-1
7TH ST	56.02	A-1
7TH ST	77.76	A-1
7TH ST	0.00	A-1
7TH ST	43.02	A-1
7TH ST	106.85	A-1
7TH ST	57.38	A-1
7TH ST	35.24	A-1
7TH ST	78.71	A-1
7TH ST	44.31	A-1
7TH ST	12.25	A-2
7TH ST	48.69	A-2
7TH ST	1.82	A-2
7TH ST	0.00	A-2

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
7TH ST	0.01	A-2
7TH ST	31.27	A-2
7TH ST	0.01	A-2
7TH ST	16.27	A-2
7TH ST	0.02	A-2
7TH ST	0.00	A-2
7TH ST	0.00	A-2
7TH ST	0.00	A-2
7TH ST	0.06	A-2
7TH ST	4.94	A-2
7TH ST	0.00	A-2
7TH ST	26.41	A-2
7TH ST	11.61	A-2
7TH ST	8.14	A-2
7TH ST	9.94	A-2
7TH ST	54.57	A-2
7TH ST	0.74	A-2
7TH ST	19.80	A-2
7TH ST	0.00	A-4
7TH ST	57.86	A-4
7TH ST	7.54	A-4
7TH ST	1.47	I-1
7TH ST	0.00	M-1
8001 12TH ST	0.41	B-2
8013 12TH ST	0.41	B-2
804 SHERIDAN RD	0.25	B-2
8100 12TH PL	0.01	B-2
8100 12TH PL	0.46	B-5
8100 12TH ST	1.78	A-4
8100 12TH ST	0.63	B-2
8101 12TH PL	1.43	A-3
8101 12TH PL	0.21	A-3
8101 12TH ST	0.48	B-2
8101 12TH ST	0.00	M-2
8107 18TH ST	37.40	A-1
8116 12TH PL	0.61	A-3
8116 12TH ST	1.01	B-2
814 88TH AVE	101.39	A-1
814 88TH AVE	0.00	A-2
818 12TH ST	1.26	I-1
8200 12TH ST	35.98	A-4
8200 7TH ST	74.84	A-1
8229 12TH ST	0.68	I-1
8304 18TH ST	34.22	A-1
8605 12TH PL	0.00	A-4
8725 31ST ST	36.02	BP-1
8726 38TH ST	0.47	B-3
8729 7TH ST	0.06	A-2
8729 7TH ST	4.94	A-2
88TH AVE	68.69	A-1
88TH AVE	62.12	A-1
88TH AVE	75.69	A-1
88TH AVE	39.85	A-1
88TH AVE	0.00	A-1

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
88TH AVE	47.28	A-1
88TH AVE	148.26	A-1
88TH AVE	0.00	A-2
88TH AVE	25.22	A-2
88TH AVE	10.82	A-2
88TH AVE	0.00	A-3
88TH AVE	37.50	A-4
88TH AVE	0.56	B-2
88TH AVE	1.43	B-2
88TH AVE	0.63	BP-1
8TH CT	0.37	A-2
8TH CT	1.72	A-2
900 100TH AVE	30.90	A-1
900 WOOD RD	0.00	A-2
900 WOOD RD	54.58	I-1
900 WOOD RD	542.73	I-1
900 WOOD RD	1.00	PR-1
9026 12TH ST	0.00	A-4
9026 12TH ST	23.49	I-1
9120 18TH ST	70.19	A-1
914 GREEN BAY RD	29.93	PR-1
914 GREEN BAY RD	22.95	PR-1
915 7TH ST	0.00	A-2
915 7TH ST	34.84	A-4
923 72ND AVE	10.00	A-2
9401 18TH ST	161.55	PR-1
94TH AVE	2.00	PR-1
950 22ND AVE	0.01	A-2
950 22ND AVE	0.16	A-2
953 WOOD RD	19.85	A-2
953 WOOD RD	0.01	I-1
955 1ST ST	11.88	PR-1
966 SHERIDAN RD	2.35	B-3
9720 BURLINGTON RD	3.34	A-2
973 SHERIDAN RD	1.85	B-3
9900 BURLINGTON RD	0.93	A-2
991 119TH CT	0.00	A-1
991 119TH CT	0.00	A-1
991 119TH CT	2.30	M-1
991 119TH CT	2.30	M-1
9918 12TH ST	0.00	A-2
9918 12TH ST	5.24	I-1
9930 BURLINGTON RD	0.93	M-1
BRUMBACK BLVD	2.69	B-4
BRUMBACK BLVD	1.78	B-4
BRUMBACK BLVD	3.08	B-4
BRUMBACK BLVD	1.78	B-4
BURLINGTON RD	1.17	A-1
BURLINGTON RD	78.50	A-1
BURLINGTON RD	6.00	A-2
BURLINGTON RD	0.00	A-2
BURLINGTON RD	4.56	A-2
BURLINGTON RD	0.93	B-3
EAST FRONTAGE RD	5.93	A-1

**Table continued on next page.**

**Table B.1 (Continued)**

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
EAST FRONTAGE RD	3.46	A-1
EAST FRONTAGE RD	0.00	A-2
EAST FRONTAGE RD	0.00	A-2
EAST FRONTAGE RD	0.00	M-1
GREEN BAY RD	70.05	A-1
GREEN BAY RD	47.75	A-1
GREEN BAY RD	33.54	A-1
GREEN BAY RD	0.00	A-1
GREEN BAY RD	18.86	A-2
GREEN BAY RD	69.64	A-2
GREEN BAY RD	32.23	A-2
GREEN BAY RD	1.66	A-2
GREEN BAY RD	3.31	A-2
GREEN BAY RD	9.31	A-2
GREEN BAY RD	1.29	A-2
GREEN BAY RD	0.00	B-3
LANDLOCKED	18.60	A-2
MARKET LN	0.00	A-4
MARKET LN	1.96	B-4
MARKET LN	2.12	B-4
MARKET LN	2.00	B-4
MARKET LN	1.42	B-4
MARKET LN	0.83	B-4
MARKET LN	3.25	B-4
MARKET LN	0.00	B-4
OLD GREEN BAY RD	29.48	A-2
OLD GREEN BAY RD	19.25	A-4
S LAKESHORE DR	19.49	I-1
S LAKESHORE DR	0.33	PR-1
SHERIDAN RD	5.42	A-2
SHERIDAN RD	8.32	A-2
SHERIDAN RD	5.56	A-2
SHERIDAN RD	0.32	A-2
SHERIDAN RD	1.82	A-2
SHERIDAN RD	1.38	B-3
SHERIDAN RD	0.66	B-3
SHERIDAN RD	0.32	B-3
SHERIDAN RD	0.86	B-3
SHERIDAN RD	1.75	B-3
SHERIDAN RD	0.18	B-3
SHERIDAN RD	0.18	B-3
SHERIDAN RD	0.21	B-3
SHERIDAN RD	0.24	B-3
SHERIDAN RD	0.41	B-3
SHERIDAN RD	0.00	M-1
WOOD RD	7.91	A-2
WOOD RD	19.47	A-2



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #8 Action on awarding bid received for 2022 Water Mains Construction Project (Becknell and First Park 94 Phase II) to Willkomm Excavating & Grading in the amount of \$1,099,968.80

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**BACKGROUND:**

In December of 2021, the Board approved a development agreement with Becknell. The Board agreed to participate in extending water main from the corner of CTH L to the proposed project. This main will be necessary to facilitate the required fire protection flows for a project of this size.

First Park 94 Phase II Water Main project has been listed in our TID #1 CIP for some time and is listed as a 2022 project. This project will serve to “loop” the water main in the park and will serve to provide sufficient flows to our new water mains west of the subcontinental divide.

The request for bids for these projects were posted and published in February. Bids for this project were opened on March 3<sup>rd</sup>. The Village received the following bids:

Willkomm Excavating & Grading, Inc. Union Grove, WI	\$1,099,968.80
Reesman’s Excavating & Grading, Inc. Burlington, WI	\$1,230,657.20
PTS Contractors, Inc. Green Bay, WI	\$1,311,522.00
The Wanasek Corporation Burlington, WI	\$1,399,290.00
Globe Contractors Pewaukee, WI	\$1,434,244.00

The Becknell portion of Willkomm's bid was \$511,893.80 and the Frist Park 94 Phase II portion was \$588,075.00. The funds for this project will be paid for through TID #1, #3, and #6 borrowing.

**PRIOR ACTION TAKEN:**

This matter was reviewed and discussed at our March 15<sup>th</sup> Work Session.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Engineer Biwer has reviewed the bids and has found Willkomm Excavating & Grading, Inc. of Union Grove, WI to be the responsible low bidder. Administrator Peters has received the funds from Becknell for their portion of water main. Staff would recommend approval of the bid received for 2022 Water Mains Construction Project (Becknell and First Park 94 Phase II) to Willkomm Excavating & Grading in the amount of \$1,099,968.80. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve awarding bid received for 2022 Water Mains Construction Project (Becknell and First Park 94 Phase II) to Willkomm Excavating & Grading in the amount of \$1,099,968.80”*

**ATTACHMENTS:**

Award Recommendation – 2022 Water Mains Project

March 3, 2020

Jason J. Peters, JD/MPA, Administrator  
Village of Somers  
7511 12<sup>th</sup> Street  
Somers, WI 53171

**Subject: Village of Somers – 2022 Water Mains**

Dear Mr. Peters:

The following bids were received for the 2022 Water Mains Construction Project on March 3, 2022 at 10:00 am. Enclosed is a copy of the Bid Tabulation.

<b>Bidder</b>	<b>Total Bid</b>
Willkomm Excavating & Grading, Inc. Union Grove, WI	\$1,099,968.80
Reesman's Excavating & Grading, Inc. Burlington, WI	\$1,230,657.20
PTS Contractors, Inc. Green Bay, WI	\$1,311,522.00
The Wanasek Corporation Burlington, WI	\$1,399,290.00
Globe Contractors Pewaukee, WI	\$1,434,244.00

Our engineer's opinion of probable cost was \$1,331,804.00. After analyzing the bids, we found Willkomm Excavating & Grading, Inc. to be the lowest responsive and responsible bidder. Due to our past working relationship with Willkomm Excavating & Grading, Inc., we feel they are able to complete the Project.

Please advise us of your decision. Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Brett D. Biver, PE

Encs.

C: Village Clerk w/original bids

Doug Snyder, Baxter & Woodman

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No.	Item	QTY	Unit	Engineer's Estimate		Willkomm Excavating & Grading, Inc.		Reesman's Excavating & Grading, Inc.		PTS Contractors, Inc.		The Wanasek Corp.		Globe Contractors, Inc.	
				Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
<b>SECTION A: BECKNELL OFFSITE WATER MAIN</b>															
1	Mobilization	1	LS	\$ 10,000.00	\$ 10,000	\$ 2,884.00	\$ 2,884.00	\$ 4,300.00	\$ 4,300.00	\$ 6,115.00	\$ 6,115.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
2	Construction Layout and Staking	1	LS	\$ 4,000.00	\$ 4,000	\$ 5,253.00	\$ 5,253.00	\$ 5,700.00	\$ 5,700.00	\$ 5,350.00	\$ 5,350.00	\$ 6,150.00	\$ 6,150.00	\$ 4,100.00	\$ 4,100.00
3	Drain Tile Removal and Replacement	4	EA	\$ 900.00	\$ 3,600	\$ 319.00	\$ 1,276.00	\$ 500.00	\$ 2,000.00	\$ 590.00	\$ 2,360.00	\$ 850.00	\$ 3,400.00	\$ 600.00	\$ 2,400.00
4	Tree Removal 6" to 20" Diameter	12	EA	\$ 300.00	\$ 3,600	\$ 464.00	\$ 5,568.00	\$ 297.00	\$ 3,564.00	\$ 475.00	\$ 5,700.00	\$ 390.00	\$ 4,680.00	\$ 450.00	\$ 5,400.00
5	Water Main (Open Cut) 12-Inch	3,537	LF	\$ 115.00	\$ 406,755	\$ 75.00	\$ 265,275.00	\$ 86.00	\$ 304,182.00	\$ 95.00	\$ 336,015.00	\$ 103.00	\$ 364,311.00	\$ 99.00	\$ 350,163.00
	16-Inch	15	LF	\$ 200.00	\$ 3,000	\$ 417.00	\$ 6,255.00	\$ 234.00	\$ 3,510.00	\$ 273.00	\$ 4,095.00	\$ 550.00	\$ 8,250.00	\$ 530.00	\$ 7,950.00
6	Water Main (Directionally Drilled) 12-Inch	450	LF	\$ 200.00	\$ 90,000	\$ 143.00	\$ 64,350.00	\$ 190.00	\$ 85,500.00	\$ 173.00	\$ 77,850.00	\$ 155.00	\$ 69,750.00	\$ 190.00	\$ 85,500.00
7	Gate Valve and Box 12-Inch	7	EA	\$ 4,000.00	\$ 28,000	\$ 3,669.00	\$ 25,683.00	\$ 3,880.00	\$ 27,160.00	\$ 3,715.00	\$ 26,005.00	\$ 3,945.00	\$ 27,615.00	\$ 4,500.00	\$ 31,500.00
8	Gate Valve and Vault 12-Inch	1	EA	\$ 10,000.00	\$ 10,000	\$ 14,662.00	\$ 14,662.00	\$ 13,800.00	\$ 13,800.00	\$ 13,320.00	\$ 13,320.00	\$ 16,680.00	\$ 16,680.00	\$ 13,500.00	\$ 13,500.00
9	Butterfly Valve and Box 16-inch	1	EA	\$ 5,000.00	\$ 5,000	\$ 5,318.00	\$ 5,318.00	\$ 5,660.00	\$ 5,660.00	\$ 5,055.00	\$ 5,055.00	\$ 4,575.00	\$ 4,575.00	\$ 5,100.00	\$ 5,100.00
10	Fire Hydrant	9	EA	\$ 7,000.00	\$ 63,000	\$ 6,586.00	\$ 59,274.00	\$ 9,000.00	\$ 81,000.00	\$ 6,870.00	\$ 61,830.00	\$ 7,095.00	\$ 63,855.00	\$ 8,100.00	\$ 72,900.00
11	Fire Hydrant Barrel Extension	9	LF	\$ 700.00	\$ 6,300	\$ 787.00	\$ 7,083.00	\$ 1,200.00	\$ 10,800.00	\$ 580.00	\$ 5,220.00	\$ 850.00	\$ 7,650.00	\$ 1,200.00	\$ 10,800.00
12	Connect to Water Main (Non-Pressure) 16-Inch	1	EA	\$ 8,000.00	\$ 8,000	\$ 5,083.00	\$ 5,083.00	\$ 4,875.00	\$ 4,875.00	\$ 10,885.00	\$ 10,885.00	\$ 5,130.00	\$ 5,130.00	\$ 3,500.00	\$ 3,500.00
13	Granular Backfill	661	LF	\$ 50.00	\$ 33,050	\$ 27.00	\$ 17,847.00	\$ 46.70	\$ 30,868.70	\$ 27.00	\$ 17,847.00	\$ 36.00	\$ 23,796.00	\$ 38.00	\$ 25,118.00
14	Erosion and Sedimentation Control Silt Fence	4,990	LF	\$ 2.00	\$ 9,980	\$ 1.85	\$ 9,231.50	\$ 1.35	\$ 6,736.50	\$ 2.20	\$ 10,978.00	\$ 2.00	\$ 9,980.00	\$ 2.10	\$ 10,479.00
	Erosion Mat	466	SY	\$ 1.50	\$ 699	\$ 1.55	\$ 722.30	\$ 1.50	\$ 699.00	\$ 3.00	\$ 1,398.00	\$ 2.00	\$ 932.00	\$ 2.00	\$ 932.00
	Construction Entrance	1	EA	\$ 2,000.00	\$ 2,000	\$ 2,259.00	\$ 2,259.00	\$ 2,475.00	\$ 2,475.00	\$ 2,595.00	\$ 2,595.00	\$ 4,040.00	\$ 4,040.00	\$ 4,000.00	\$ 4,000.00
15	Restoration of Unpaved Area	1	LS	\$ 5,000.00	\$ 5,000	\$ 13,355.00	\$ 13,355.00	\$ 3,725.00	\$ 3,725.00	\$ 36,215.00	\$ 36,215.00	\$ 45,000.00	\$ 45,000.00	\$ 20,000.00	\$ 20,000.00
16	Traffic Control and Protection	1	LS	\$ 1,500.00	\$ 1,500	\$ 515.00	\$ 515.00	\$ 1,050.00	\$ 1,050.00	\$ 2,885.00	\$ 2,885.00	\$ 2,800.00	\$ 2,800.00	\$ 1,000.00	\$ 1,000.00
<b>SECTION A TOTAL</b>					<b>\$ 693,484.00</b>		<b>\$ 511,893.80</b>		<b>\$ 597,605.20</b>		<b>\$ 631,718.00</b>		<b>\$ 673,594.00</b>		<b>\$ 656,342.00</b>
<b>SECTION B: FIRST PARK 94 - PHASE II WATER MAIN</b>															
1	Mobilization	1	LS	\$ 10,000.00	\$ 10,000	\$ 2,884.00	\$ 2,884.00	\$ 4,300.00	\$ 4,300.00	\$ 6,115.00	\$ 6,115.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
2	Construction Layout and Staking	1	LS	\$ 4,000.00	\$ 4,000	\$ 5,665.00	\$ 5,665.00	\$ 5,575.00	\$ 5,575.00	\$ 5,245.00	\$ 5,245.00	\$ 6,150.00	\$ 6,150.00	\$ 4,200.00	\$ 4,200.00
3	Drain Tile Removal and Replacement	4	EA	\$ 900.00	\$ 3,600	\$ 319.00	\$ 1,276.00	\$ 500.00	\$ 2,000.00	\$ 735.00	\$ 2,940.00	\$ 850.00	\$ 3,400.00	\$ 600.00	\$ 2,400.00
4	Water Main (Open Cut) 16-Inch	3,594	LF	\$ 130.00	\$ 467,220	\$ 126.00	\$ 452,844.00	\$ 126.00	\$ 452,844.00	\$ 136.00	\$ 488,784.00	\$ 154.00	\$ 553,476.00	\$ 168.00	\$ 603,792.00
5	Butterfly Valve and Box 16-Inch	6	EA	\$ 5,500.00	\$ 33,000	\$ 4,530.00	\$ 27,180.00	\$ 5,735.00	\$ 34,410.00	\$ 4,905.00	\$ 29,430.00	\$ 4,405.00	\$ 26,430.00	\$ 5,100.00	\$ 30,600.00
6	Fire Hydrant	6	EA	\$ 7,000.00	\$ 42,000	\$ 6,550.00	\$ 39,300.00	\$ 9,500.00	\$ 57,000.00	\$ 8,765.00	\$ 52,590.00	\$ 7,000.00	\$ 42,000.00	\$ 8,100.00	\$ 48,600.00
7	Fire Hydrant (Air Release)	4	EA	\$ 8,000.00	\$ 32,000	\$ 6,460.00	\$ 25,840.00	\$ 9,825.00	\$ 39,300.00	\$ 8,820.00	\$ 35,280.00	\$ 6,960.00	\$ 27,840.00	\$ 8,000.00	\$ 32,000.00
8	Fire Hydrant Barrel Extension	10	LF	\$ 700.00	\$ 7,000	\$ 852.00	\$ 8,520.00	\$ 1,400.00	\$ 14,000.00	\$ 752.00	\$ 7,520.00	\$ 775.00	\$ 7,750.00	\$ 1,200.00	\$ 12,000.00
9	Connect to Water Main (Non-Pressure) 16-Inch	2	EA	\$ 8,000.00	\$ 16,000	\$ 4,254.00	\$ 8,508.00	\$ 4,875.00	\$ 9,750.00	\$ 4,555.00	\$ 9,110.00	\$ 5,700.00	\$ 11,400.00	\$ 3,400.00	\$ 6,800.00
10	Granular Backfill	270	LF	\$ 50.00	\$ 13,500	\$ 30.00	\$ 8,100.00	\$ 34.40	\$ 9,288.00	\$ 27.00	\$ 7,290.00	\$ 75.00	\$ 20,250.00	\$ 38.00	\$ 10,260.00
11	Erosion and Sedimentation Control Silt Fence	2,500	LF	\$ 2.00	\$ 5,000	\$ 1.85	\$ 4,625.00	\$ 1.50	\$ 3,750.00	\$ 2.20	\$ 5,500.00	\$ 2.00	\$ 5,000.00	\$ 2.10	\$ 5,250.00
12	Restoration of Unpaved Area	1	LS	\$ 5,000.00	\$ 5,000	\$ 3,333.00	\$ 3,333.00	\$ 835.00	\$ 835.00	\$ 30,000.00	\$ 30,000.00	\$ 17,000.00	\$ 17,000.00	\$ 20,000.00	\$ 20,000.00
<b>SECTION B TOTAL</b>					<b>\$ 638,320.00</b>		<b>\$ 588,075.00</b>		<b>\$ 633,052.00</b>		<b>\$ 679,804.00</b>		<b>\$ 725,696.00</b>		<b>\$ 777,902.00</b>
<b>SECTION A &amp; B TOTAL</b>					<b>\$ 1,331,804.00</b>		<b>\$ 1,099,968.80</b>		<b>\$ 1,230,657.20</b>		<b>\$ 1,311,522.00</b>		<b>\$ 1,399,290.00</b>		<b>\$ 1,434,244.00</b>



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #9 Action on awarding bid received for CTH A & CTH Y Water Main Relay Construction Project to Globe Contractors, Inc. in the amount of \$272,450

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**BACKGROUND:**

As you all are aware, the County will be installing a roundabout at CTH A & CTH Y. Before the County will begin their work, the Village needs to relay approximately 1,200 linear feet of water main in the area.

The request for bids were posted and published in February. Bids for this project were opened on March 3<sup>rd</sup>. The Village received the following bids:

Globe Contractors, Inc. Pewaukee, WI	\$272,450
Willkomm Excavating & Grading, Inc. Union Grove, WI	\$322,753
Wanasek Corporation Burlington, WI	\$324,885

The funds for this project will be paid for from our allotted ARPA funds.

**PRIOR ACTION TAKEN:**

This matter was reviewed and discussed at our March 15<sup>th</sup> Work Session.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Engineer Biwer has reviewed the bids and has found Globe Contractors, Inc. of Pewaukee, WI to be the responsible low bidder. Staff would recommend approval of

awarding bid received for CTH A & CTH Y Water Main Relay Construction Project to Globe Contractors, Inc. in the amount of \$272,450. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve awarding bid received for CTH A & CTH Y Water Main Relay Construction Project to Globe Contractors, Inc. in the amount of \$272,450”*

ATTACHMENTS:

Award Recommendation – CTH A & Y

March 3, 2022

Jason J. Peters, JD/MPA, Administrator  
Village of Somers  
7511 12<sup>th</sup> Street  
Somers, WI 53171

**Subject: Village of Somers – CTH A & CTH Y Water Main Relay**

Dear Mr. Peters:

The following bids were received for the CTH A & CTH Y Water Main Relay Construction Project on March 3, 2022 at 10:00 am. Enclosed is a copy of the Bid Tabulation.

<b>Bidder</b>	<b>Total Bid</b>
Globe Contractors, Inc. Pewaukee, WI	\$272,450.00
Willkomm Excavating & Grading, Inc. Union Grove, WI	\$322,753.00
Wanasek Corporation Burlington, WI	\$324,885.00

Our engineer's opinion of probable cost was \$235,580.00. After analyzing the bids, we found Globe Contractors, Inc. to be the lowest responsive and responsible bidder. Due to our past working relationship with Globe Contractors, Inc., we feel they are able to complete the Project.

Please advise us of your decision. Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Brett D. Biver, PE

Encs.

C: Village Clerk w/original bids  
Doug Snyder, Baxter & Woodman

Village of Somers, WI  
 CTH A and CTH Y Water Main Relay

Bid Date/Time: March 3, 2022/10:00 AM  
 Engineer's Job No. 200416.40

No.	Item	QTY	Unit	Engineer's Estimate		Globe Contractors, Inc.		Willkomm Excavating & Grading, Inc.		The Wanasek Corp.	
				Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,293.00	\$ 4,293.00	\$ 16,500.00	\$ 16,500.00
2	Construction Layout and Staking	1	LS	\$ 1,800.00	\$ 1,800.00	\$ 2,900.00	\$ 2,900.00	\$ 4,134.00	\$ 4,134.00	\$ 3,200.00	\$ 3,200.00
3	Water Main (Open Cut)										
	12-Inch	1,214	LF	\$ 115.00	\$ 139,610.00	\$ 130.00	\$ 157,820.00	\$ 153.00	\$ 185,742.00	\$ 140.00	\$ 169,960.00
4	Connect to Existing Water Main (Pressure)										
	12-Inch	2	EACH	\$ 6,000.00	\$ 12,000.00	\$ 8,300.00	\$ 16,600.00	\$ 11,512.00	\$ 23,024.00	\$ 10,180.00	\$ 20,360.00
5	Connect to Existing Water Main (Non-12-Inch)	1	EACH	\$ 5,000.00	\$ 5,000.00	\$ 1,900.00	\$ 1,900.00	\$ 4,498.00	\$ 4,498.00	\$ 4,320.00	\$ 4,320.00
6	Gate Valve and Box										
	12-Inch	5	EACH	\$ 4,000.00	\$ 20,000.00	\$ 4,500.00	\$ 22,500.00	\$ 4,066.00	\$ 20,330.00	\$ 4,100.00	\$ 20,500.00
7	Fire Hydrant	4	EACH	\$ 7,000.00	\$ 28,000.00	\$ 8,400.00	\$ 33,600.00	\$ 8,856.00	\$ 35,424.00	\$ 8,900.00	\$ 35,600.00
8	Water Main Trench Insulation	20	LF	\$ 56.00	\$ 1,120.00	\$ 30.00	\$ 600.00	\$ 18.00	\$ 360.00	\$ 15.00	\$ 300.00
9	Abandonment of Existing Water Mains and Appurtenances										
	Valve Box	6	EACH	\$ 400.00	\$ 2,400.00	\$ 200.00	\$ 1,200.00	\$ 710.00	\$ 4,260.00	\$ 500.00	\$ 3,000.00
	Hydrant	1	EACH	\$ 600.00	\$ 600.00	\$ 2,000.00	\$ 2,000.00	\$ 1,184.00	\$ 1,184.00	\$ 580.00	\$ 580.00
10	Granular Backfill	125	LF	\$ 50.00	\$ 6,250.00	\$ 38.00	\$ 4,750.00	\$ 29.00	\$ 3,625.00	\$ 70.00	\$ 8,750.00
11	Pavement Restoration	40	SY	\$ 50.00	\$ 2,000.00	\$ 200.00	\$ 8,000.00	\$ 151.00	\$ 6,040.00	\$ 80.00	\$ 3,200.00
12	Restoration of Unpaved Areas	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 17,617.00	\$ 17,617.00	\$ 27,250.00	\$ 27,250.00
13	Erosion and Sediment Control	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 2,830.00	\$ 2,830.00	\$ 3,000.00	\$ 3,000.00	\$ 2,675.00	\$ 2,675.00
14	Traffic Control and Protection	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 5,830.00	\$ 5,830.00	\$ 5,510.00	\$ 5,510.00
15	Tree Removal	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 6,750.00	\$ 6,750.00	\$ 3,392.00	\$ 3,392.00	\$ 3,180.00	\$ 3,180.00
	<b>TOTAL AMOUNT OF BID</b>				<b>\$ 235,580.00</b>		<b>\$ 272,450.00</b>		<b>\$ 322,753.00</b>		<b>\$ 324,885.00</b>



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #10 Action on Resolution No. 2022-007, A Resolution Providing for the Sale of Approximately \$1,066,927 General Obligation Promissory Notes

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**BACKGROUND:**

The Board has reviewed different option borrowing funds for the Becknell Offsite Water Main Project and for the First Park 94 Phase II water main project. There were as follows:

- Obtain a TIF Revenue Bonds from a Bank
- Obtain a General Obligation Promissory Note from a Bank
- Go to open market for General Obligation Bond.

As you may recall Administrator Peters expressed some reservation as to using General Obligation Notes or Bonds due to the fact this would reduce the Village's capacity to use GO in the future.

**PRIOR ACTION TAKEN:**

The Board originally discussed our borrowing option at special work session on February 22<sup>nd</sup>. At our work session held on March 1<sup>st</sup>, the Board was presented with cash follow models for TID 3 & 6 for the Becknell project. The Board was also presented with cash follow models for TID 1. These models evidenced that TID 1 could support this additional debt, with or without First Park 94 going forward with Building #3.

Since our March 1<sup>st</sup> Work Session, the Village has received bids for these projects. These bids are included in your packet under item #4. The Becknell portion of the project came in under the engineer's estimate by approximately \$300,000. Ehlers was provided with the bids for the two projects to give an updated opinion on the Village's borrowing options.

At our March 15<sup>th</sup> Works Session, Ehlers explained that due to this amount being significantly lower, their suggestion was obtaining a general obligation promissory note from a Bank or go to open market for placement of the note. Both would give the Village the option of a ten-year term with favorable call options. Ehlers stated that the RPF option would allow for even for favorable call option terms.

Staff was directed to bring a resolution authorizing Administration to pursue either borrowing option.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Administration would recommend approval of Resolution 2022-007. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve Resolution No. 2022-007, A Resolution Providing for the Sale of Approximately \$1,066,927 General Obligation Promissory Notes”*

**ATTACHMENTS:**

Ehlers – GO Notes Option

Resolution No. 2022-008

# Village of Somers

## Financing Plan

	<b>G.O. Notes 2022</b>
Projects	
TID 1 First Park Watermain Extension	760,000
TIDs 3 & 6 Becknell Watermain Extension	685,000
Total Project Funds	<u>1,445,000</u>
Less:	
Becknell Developer Contribution	(400,000)
Estimated Finance Related Expenses	
Municipal Advisor	18,400
Bond Counsel	13,000
Disclosure Counsel	7,800
Rating Agency Fee	14,000
Paying Agent	850
Underwriter Discount per \$1,000 of bonds	<b>10.00</b> 11,100
Total Financing Required	\$1,110,150
Estimated Interest	(\$1,798)
Rounding	1,648
Net Issue Size	<b>1,110,000</b>
Notes:	

# Village of Somers

## Allocation of 2022A G.O. Notes

Year	G.O. Notes - TID 1 \$810,000 Dated Date: 05/04/22				G.O. Notes - TID 3 \$138,500 Dated Date: 05/04/22				G.O. Notes - TID 6 \$161,500 Dated Date: 05/04/22				Total	Total	Total	Year
	Principal	Rates	Interest	Total	Principal	Rates	Interest	Total	Principal	Rates	Interest	Total	Principal	Interest	P&I	
	2022													\$0	\$0	
2023	\$70,000	1.25%	\$22,937	\$92,937	\$0	1.25%	\$4,122	\$4,122	\$0	1.25%	\$4,811	\$4,811	\$70,000	\$31,869	\$101,869	2023
2024	\$75,000	1.45%	\$14,251	\$89,251	\$14,500	1.45%	\$2,658	\$17,158	\$16,600	1.45%	\$3,105	\$19,705	\$106,100	\$20,014	\$126,114	2024
2025	\$75,000	1.65%	\$13,089	\$88,089	\$14,600	1.65%	\$2,432	\$17,032	\$16,800	1.65%	\$2,846	\$19,646	\$106,400	\$18,367	\$124,767	2025
2026	\$80,000	1.85%	\$11,730	\$91,730	\$14,900	1.85%	\$2,174	\$17,074	\$17,200	1.85%	\$2,548	\$19,748	\$112,100	\$16,452	\$128,552	2026
2027	\$80,000	1.95%	\$10,210	\$90,210	\$15,200	1.95%	\$1,888	\$17,088	\$17,500	1.95%	\$2,218	\$19,718	\$112,700	\$14,316	\$127,016	2027
2028	\$80,000	2.05%	\$8,610	\$88,610	\$14,500	2.05%	\$1,591	\$16,091	\$17,800	2.05%	\$1,865	\$19,665	\$112,300	\$12,067	\$124,367	2028
2029	\$85,000	2.15%	\$6,876	\$91,876	\$15,300	2.15%	\$1,278	\$16,578	\$18,200	2.15%	\$1,487	\$19,687	\$118,500	\$9,642	\$128,142	2029
2030	\$85,000	2.25%	\$5,006	\$90,006	\$16,100	2.25%	\$933	\$17,033	\$18,600	2.25%	\$1,082	\$19,682	\$119,700	\$7,021	\$126,721	2030
2031	\$90,000	2.25%	\$3,038	\$93,038	\$16,500	2.25%	\$566	\$17,066	\$19,200	2.25%	\$657	\$19,857	\$125,700	\$4,260	\$129,960	2031
2032	\$90,000	2.25%	\$1,013	\$91,013	\$16,900	2.25%	\$190	\$17,090	\$19,600	2.25%	\$221	\$19,821	\$126,500	\$1,423	\$127,923	2032
2033													\$0	\$0	\$0	2033
2034													\$0	\$0	\$0	2034
2035													\$0	\$0	\$0	2035
2036													\$0	\$0	\$0	2036
2037													\$0	\$0	\$0	2037
2038													\$0	\$0	\$0	2038
2039													\$0	\$0	\$0	2039
2040													\$0	\$0	\$0	2040
2041													\$0	\$0	\$0	2041
<b>Total</b>	<b>\$810,000</b>		<b>\$96,759</b>	<b>\$906,759</b>	<b>\$138,500</b>	<b>\$0</b>	<b>\$17,833</b>	<b>\$156,333</b>	<b>\$161,500</b>		<b>\$20,840</b>	<b>\$182,340</b>	<b>\$1,110,000</b>	<b>\$135,432</b>	<b>\$1,245,432</b>	<b>Total</b>

**Notes:**

1. Interest rates are taken from a recent A1 Bond sale plus 55-basis points.

# Village of Somers

## G.O. Debt Capacity Projection

Year Ending	Existing & Proposed Debt												Year Ending
	Projected Equalized Value (TID IN)	Debt Limit	Self Imposed Debt Limit	Existing Principal Outstanding	% of Limit	% of Self-Imposed Limit	Proposed 2022A G.O. Bonds	Combined Principal existing & proposed	% of Limit	% of Self-Imposed Limit	Residual Capacity	Self Imposed Residual Capacity	
			65%										
2021	1,021,021,500	51,051,075	33,183,199	21,955,000	43%	66%		\$21,955,000	43%	66%	\$29,096,075	\$11,228,199	2021
2022	1,031,231,715	51,561,586	33,515,031	19,300,000	37%	58%	1,110,000	\$20,410,000	40%	61%	\$31,151,586	\$13,105,031	2022
2023	1,041,544,032	52,077,202	33,850,181	16,565,000	32%	49%	1,040,000	\$17,605,000	34%	52%	\$34,472,202	\$16,245,181	2023
2024	1,051,959,472	52,597,974	34,188,683	14,250,000	27%	42%	933,900	\$15,183,900	29%	44%	\$37,414,074	\$19,004,783	2024
2025	1,062,479,067	53,123,953	34,530,570	11,930,000	22%	35%	827,500	\$12,757,500	24%	37%	\$40,366,453	\$21,773,070	2025
2026	1,073,103,858	53,655,193	34,875,875	9,565,000	18%	27%	715,400	\$10,280,400	19%	29%	\$43,374,793	\$24,595,475	2026
2027	1,083,834,896	54,191,745	35,224,634	7,975,000	15%	23%	602,700	\$8,577,700	16%	24%	\$45,614,045	\$26,646,934	2027
2028	1,094,673,245	54,733,662	35,576,880	7,030,000	13%	20%	490,400	\$7,520,400	14%	21%	\$47,213,262	\$28,056,480	2028
2029	1,105,619,978	55,280,999	35,932,649	6,110,000	11%	17%	371,900	\$6,481,900	12%	18%	\$48,799,099	\$29,450,749	2029
2030	1,116,676,178	55,833,809	36,291,976	5,155,000	9%	14%	252,200	\$5,407,200	10%	15%	\$50,426,609	\$30,884,776	2030
2031	1,127,842,939	56,392,147	36,654,896	4,310,000	8%	12%	126,500	\$4,436,500	8%	12%	\$51,955,647	\$32,218,396	2031
2032	1,139,121,369	56,956,068	37,021,444	3,450,000	6%	9%	0	\$3,450,000	6%	9%	\$53,506,068	\$33,571,444	2032
2033	1,150,512,583	57,525,629	37,391,659	2,665,000	5%	7%	0	\$2,665,000	5%	7%	\$54,860,629	\$34,726,659	2033
2034	1,162,017,708	58,100,885	37,765,576	1,865,000	3%	5%	0	\$1,865,000	3%	5%	\$56,235,885	\$35,900,576	2034
2035	1,173,637,885	58,681,894	38,143,231	1,060,000	2%	3%	0	\$1,060,000	2%	3%	\$57,621,894	\$37,083,231	2035
2036	1,185,374,264	59,268,713	38,524,664	400,000	1%	1%	0	\$400,000	1%	1%	\$58,868,713	\$38,124,664	2036
2037	1,197,228,007	59,861,400	38,909,910	325,000	1%	1%	0	\$325,000	1%	1%	\$59,536,400	\$38,584,910	2037
2038	1,209,200,287	60,460,014	39,299,009	250,000	0%	1%	0	\$250,000	0%	1%	\$60,210,014	\$39,049,009	2038
2039	1,221,292,290	61,064,614	39,691,999	170,000	0%	0%	0	\$170,000	0%	0%	\$60,894,614	\$39,521,999	2039
2040	1,233,505,213	61,675,261	40,088,919	90,000	0%	0%	0	\$90,000	0%	0%	\$61,585,261	\$39,998,919	2040
2041	1,245,840,265	62,292,013	40,489,809	0	0%	0%	0	\$0	0%	0%	\$62,292,013	\$40,489,809	2041

Notes:

1. 2021 equalized value is actual. The equalized value in 2022 and beyond is projected to increase by 1.00% annually.

# Village of Somers, Kenosha County

## Tax Increment District #1

### Cash Flow Projection - Full TID Build-out

Year	Projected Revenues						Expenditures						
	Tax Increments	Interest Earnings/ (Cost)	Debt Service Reserve	Deposit to DS Fund	Charges for Services/comp uter aid/ Special Assessments	Total Revenues	G.O. Bond 2,605,000 Dated Date: 02/01/16		Water Revenue Bond 3,165,000 Dated Date: 11/15/17		State Trust Fund Loan (Rev) 1,000,000 Dated Date: 02/15/18		Municipal Revenue Obligation (MRO) 5,250,000 Dated Date:
						Principal	Interest	Principal	Interest	Principal	Interest	Principal	
2020	1,077,133	20,569			33,898	1,131,601	125,000	65,688	125,000	88,719	(Refunded with 2021B Bonds) 54,417	45,269	
2021	1,011,944	4,830				1,016,774	125,000	62,563	125,000	86,219	57,125	42,560	
2022	1,030,975	6,063		78,068		1,115,106	125,000	58,813	130,000	83,019			
2023	1,030,975	7,162		51,600		1,089,737	125,000	55,063	135,000	79,044			400,000
2024	1,495,243	5,988		8,941		1,510,171	130,000	51,888	140,000	74,919			285,000
2025	1,649,998	7,114				1,657,113	130,000	49,206	145,000	70,644			295,000
2026	1,649,998	8,628				1,658,626	140,000	46,338	145,000	66,294			650,000
2027	1,649,998	9,228				1,659,227	125,000	42,975	150,000	61,869			670,000
2028	1,649,998	9,817				1,659,815	125,000	39,225	155,000	56,519			660,000
2029	1,649,998	10,446				1,660,444	150,000	35,100	165,000	50,119			670,000
2030	1,649,998	10,968				1,660,967	150,000	30,600	170,000	44,269			670,000
2031	1,649,998	11,497				1,661,496	150,000	26,100	175,000	39,094			645,000
2032	1,649,998	12,081				1,662,080	150,000	21,600	180,000	33,769			305,000
2033	1,649,998	13,523				1,663,521	150,000	17,100	185,000	28,294			0
2034	1,649,998	16,169				1,666,168	150,000	12,600	190,000	22,550			0
2035	1,649,998	18,833				1,668,832	150,000	8,100	195,000	16,534			0
2036	1,649,998	21,515				1,671,514	195,000	2,925	205,000	10,156			
2037			318,790			318,790			210,000	3,413			
<b>Total</b>	<b>27,403,068</b>	<b>223,840</b>	<b>318,790</b>	<b>138,609</b>	<b>192,444</b>	<b>29,285,544</b>	<b>2,605,000</b>	<b>763,856</b>	<b>3,165,000</b>	<b>1,098,246</b>	<b>161,124</b>	<b>137,931</b>	<b>5,250,000</b>

Notes: 10% of Project Cost non-TID eligible (benefits properties outside of TID)  
 Under proposed terms of development agreement, MRO payments do not commence until all other project cost are discharged.  
 Fund Balance includes \$215,853.75 of restricted cash, assumed to be for Revenue Bond reserve (318,789.51)

										Balances						
G.O. Bond 2,425,000 Dated Date: 03/30/21		Taxable G.O. Refunding Bonds 2021B 885,000 Dated Date: 03/30/21		G.O. Notes, 2022A (TID 1 Portion) 1,110,000 Dated Date: 05/04/22												
Principal	Interest	Principal	Interest	Principal	Interest	Developer Payment (IV C)	Capital Expenses	Admin./ Transfers out	Total Expenditures	Annual	Cumulative	Principal Outstanding	MRO Outstanding	Total Debt Coverage	All TID Expense Coverage	Year
							11,715	20,592	536,398	595,203	1,932,008	5,127,125	5,250,000	2.24	2.11	2020
90,000	\$78,068	\$70,000	15,725					25,000	523,466	493,308	2,425,316	8,130,000	5,250,000	2.04	1.94	2021
110,000	51,600	\$75,000	10,811	\$70,000	\$22,937	400,000		25,000	675,625	439,482	2,864,798	8,525,000	5,250,000	1.71	1.65	2022
125,000	48,075	\$80,000	10,340	\$75,000	\$14,251			25,000	1,059,473	(469,718)	2,395,080	8,010,000	4,850,000	1.70	0.70	2023
130,000	44,250	\$80,000	9,660	\$75,000	\$13,089			10,000	1,051,849	450,699	2,845,779	7,460,000	4,565,000	2.29	1.43	2024
140,000	40,200	\$80,000	8,880	\$80,000	\$11,730			10,000	1,418,441	605,264	3,451,043	6,900,000	4,270,000	2.52	1.58	2025
150,000	35,850	\$80,000	7,900	\$80,000	\$10,210			10,000	1,418,441	240,185	3,691,228	6,315,000	3,620,000	2.49	1.17	2026
155,000	32,050	\$80,000	6,740	\$80,000	\$8,610			10,000	1,423,804	235,423	3,926,651	5,730,000	2,950,000	2.54	1.17	2027
160,000	28,900	\$85,000	5,419	\$80,000	\$8,610			10,000	1,408,144	251,671	4,178,322	5,135,000	2,290,000	2.56	1.18	2028
170,000	25,600	\$85,000	3,974	\$85,000	\$6,876			10,000	1,451,414	209,031	4,387,353	4,490,000	1,620,000	2.44	1.14	2029
180,000	22,100	\$85,000	2,444	\$85,000	\$5,006			10,000	1,449,449	211,518	4,598,871	3,830,000	950,000	2.44	1.15	2030
190,000	18,400	\$90,000		\$90,000	\$3,038			10,000	1,427,775	233,721	4,832,592	3,150,000	305,000	2.44	1.16	2031
200,000	14,500	\$85,000	829	\$90,000	\$1,013			10,000	1,085,610	576,470	5,409,062	2,455,000	0	2.45	1.53	2032
205,000	10,450				\$0			10,000	604,894	1,058,627	6,467,689	1,920,000	0	2.80	2.75	2033
210,000	6,300				\$0			10,000	600,600	1,065,568	7,533,257	1,375,000	0	2.82	2.77	2034
210,000	2,100				\$0			10,000	595,934	1,072,897	8,606,154	820,000	0	2.85	2.80	2035
					\$0			10,000	635,181	1,036,333	9,642,487	210,000	0	2.67	2.63	2036
					\$0				213,413	105,377	9,747,864	0		1.49	1.49	2037
2,425,000	458,443	885,000	82,722	810,000	96,759	400,000	591,809	333,343	19,264,233	0						Total

For Discussion Only

# Village of Somers, Kenosha County

## Tax Increment District #1

### Cash Flow Projection - Existing Increment Only

Year	Projected Revenues						Expenditures						
	Tax Increments	Interest Earnings/ (Cost)	Debt Service Reserve	Deposit to DS Fund	Charges for Services/computer aid/ Special Assessments	Total Revenues	G.O. Bond 2,605,000 Dated Date: 02/01/16		Water Revenue Bond 3,165,000 Dated Date: 11/15/17		State Trust Fund Loan (Rev) 1,000,000 Dated Date: 02/15/18		Municipal Revenue Obligation (MRO) 5,250,000 Dated Date:
						Principal	Interest	Principal	Interest	Principal	Interest	Principal	
2020	1,077,133	20,569			33,898	1,131,601	125,000	65,688	125,000	88,719	(Refunded with 2021B Bonds)		
2021	1,011,944	4,830				1,016,774	125,000	62,563	125,000	86,219	54,417	45,269	
2022	1,030,975	6,063		78,068		1,115,106	125,000	58,813	130,000	83,019			
2023	1,030,975	7,162		51,600		1,089,737	125,000	55,063	135,000	79,044		400,000	
2024	1,030,975	6,988		8,941		1,046,904	130,000	51,888	140,000	74,919		285,000	
2025	1,030,975	6,956				1,037,931	130,000	49,206	145,000	70,644		295,000	
2026	1,030,975	6,921				1,037,896	140,000	46,338	145,000	66,294		650,000	
2027	1,030,975	5,970				1,036,945	125,000	42,975	150,000	61,869		670,000	
2028	1,030,975	5,003				1,035,978	125,000	39,225	155,000	56,519		660,000	
2029	1,030,975	4,073				1,035,047	150,000	35,100	165,000	50,119		670,000	
2030	1,030,975	3,032				1,034,007	150,000	30,600	170,000	44,269		670,000	
2031	1,030,975	1,993				1,032,968	150,000	26,100	175,000	39,094		645,000	
2032	1,030,975	1,006				1,031,981	150,000	21,600	180,000	33,769		305,000	
2033	1,030,975	872				1,031,847	150,000	17,100	185,000	28,294		0	
2034	1,030,975	1,939				1,032,914	150,000	12,600	190,000	22,550		0	
2035	1,030,975	3,020				1,033,995	150,000	8,100	195,000	16,534		0	
2036	1,030,975	4,115				1,035,090	195,000	2,925	205,000	10,156			
2037			318,790			318,790			210,000	3,413			
<b>Total</b>	<b>19,510,517</b>	<b>119,921</b>	<b>318,790</b>	<b>138,609</b>	<b>192,444</b>	<b>21,289,074</b>	<b>2,605,000</b>	<b>763,856</b>	<b>3,165,000</b>	<b>1,098,246</b>	<b>161,124</b>	<b>137,931</b>	<b>5,250,000</b>

Notes: 10% of Project Cost non-TID eligible (benefits properties outside of TID)  
 Under proposed terms of development agreement, MRO payments do not commence until all other project cost are discharged.  
 Fund Balance includes \$215,853.75 of restricted cash, assumed to be for Revenue Bond reserve (318,789.51)

											Balances						
G.O. Bond 2,425,000 Dated Date: 03/30/21		Taxable G.O. Refunding Bonds 2021B 885,000 Dated Date: 03/30/21		G.O. Notes, 2022A (TID 1 Portion) 1,110,000 Dated Date: 05/04/22			Developer Payment (IV C)	Capital Expenses	Admin./ Transfers out	Total Expenditures	Annual	Cumulative	Principal Outstanding	MRO Outstanding	Total Debt Coverage	All TID Expense Coverage	Year
Principal	Interest	Principal	Interest	Principal	Est. Rate	Interest											
								11,715	20,592	536,398	595,203	1,932,008	5,127,125	5,250,000	2.24	2.11	2020
									25,000	523,466	493,308	2,425,316	8,130,000	5,250,000	2.04	1.94	2021
90,000	\$78,068	\$70,000	15,725						25,000	675,625	439,482	2,864,798	8,525,000	5,250,000	1.71	1.65	2022
110,000	51,600	\$75,000	10,811	\$70,000	1.25%	\$22,937			25,000	1,159,454	(69,718)	2,795,080	8,010,000	4,850,000	1.70	0.94	2023
125,000	48,075	\$80,000	10,340	\$75,000	1.45%	\$14,251			25,000	1,059,473	(12,569)	2,782,511	7,460,000	4,565,000	1.59	0.99	2024
130,000	44,250	\$80,000	9,660	\$75,000	1.65%	\$13,089			10,000	1,051,849	(13,918)	2,768,594	6,900,000	4,270,000	1.58	0.99	2025
140,000	40,200	\$80,000	8,880	\$80,000	1.85%	\$11,730			10,000	1,418,441	(380,545)	2,388,049	6,315,000	3,620,000	1.56	0.73	2026
150,000	35,850	\$80,000	7,900	\$80,000	1.95%	\$10,210			10,000	1,423,804	(386,859)	2,001,190	5,730,000	2,950,000	1.59	0.73	2027
155,000	32,050	\$80,000	6,740	\$80,000	2.05%	\$8,610			10,000	1,408,144	(372,166)	1,629,024	5,135,000	2,290,000	1.59	0.74	2028
160,000	28,900	\$85,000	5,419	\$85,000	2.15%	\$6,876			10,000	1,451,414	(416,366)	1,212,658	4,490,000	1,620,000	1.52	0.71	2029
170,000	25,600	\$85,000	3,974	\$85,000	2.25%	\$5,006			10,000	1,449,449	(415,442)	797,216	3,830,000	950,000	1.52	0.71	2030
180,000	22,100	\$85,000	2,444	\$90,000	2.25%	\$3,038			10,000	1,427,775	(394,807)	402,409	3,150,000	305,000	1.52	0.72	2031
190,000	18,400	\$85,000	829	\$90,000	2.25%	\$1,013			10,000	1,085,610	(53,629)	348,780	2,455,000	0	1.52	0.95	2032
200,000	14,500					\$0			10,000	604,894	426,953	775,733	1,920,000	0	1.73	1.71	2033
205,000	10,450					\$0			10,000	600,600	432,314	1,208,047	1,375,000	0	1.75	1.72	2034
210,000	6,300					\$0			10,000	595,934	438,061	1,646,108	820,000	0	1.76	1.74	2035
210,000	2,100					\$0			10,000	635,181	399,909	2,046,017	210,000	0	1.66	1.63	2036
						\$0				213,413	105,377	2,151,394	0		1.49	1.49	2037
2,425,000	458,443	885,000	82,722	810,000		96,759		0	591,809	333,343	18,864,233						Total

For Discussion Only

**Village of Somers, WI**  
**Tax Increment District #6**  
**Development Assumptions**

Construction Year		Actual	Becknell Industries Phase II (Building 1)	Becknell Industries Phase II (Building 2)	Annual Total	Construction Year	
1	2018				0	2018	1
2	2019				0	2019	2
3	2020	798,900			798,900	2020	3
4	2021				0	2021	4
5	2022				0	2022	5
6	2023		59,792,825		59,792,825	2023	6
7	2024			19,834,750	19,834,750	2024	7
8	2025				0	2025	8
9	2026				0	2026	9
10	2027				0	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
Totals		798,900	59,792,825	19,834,750	80,426,475		

Notes:

1. Development projections are based on developer's estimate of \$85 per square foot with building 1 being approximately 700,000 square feet and building 2 being approximately 230,000 square feet.

For Discussion Only

# Village of Somers, WI

## Tax Increment District #6

### Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0
District Creation Date	July 24, 2018	Appreciation Factor	-1.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$17.95
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 / 7/24/2033	Tax Exempt Discount Rate	2.50%
Revenue Periods/Final Year	20 / 2039	Taxable Discount Rate	4.00%
Extension Eligibility/Years	Yes / 3		
Eligible Recipient District	No		

**Apply to Base Value**

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
2	2019	0	2020	0	0	2021	\$17.95	0	0
3	2020	798,900	2021	0	798,900	2022	\$17.95	14,340	11,787
4	2021	0	2022	0	798,900	2023	\$17.95	14,340	23,120
5	2022	0	2023	0	798,900	2024	\$17.95	14,340	34,017
6	2023	59,792,825	2024	(7,989)	60,583,736	2025	\$17.95	1,087,478	828,627
7	2024	19,834,750	2025	(605,837)	79,812,649	2026	\$17.95	1,432,637	1,835,179
8	2025	0	2026	(798,126)	79,014,522	2027	\$17.95	1,418,311	2,793,339
9	2026	0	2027	(790,145)	78,224,377	2028	\$17.95	1,404,128	3,705,433
10	2027	0	2028	(782,244)	77,442,133	2029	\$17.95	1,390,086	4,573,677
11	2028	0	2029	(774,421)	76,667,712	2030	\$17.95	1,376,185	5,400,178
12	2029	0	2030	(766,677)	75,901,035	2031	\$17.95	1,362,424	6,186,944
13	2030	0	2031	(759,010)	75,142,024	2032	\$17.95	1,348,799	6,935,884
14	2031	0	2032	(751,420)	74,390,604	2033	\$17.95	1,335,311	7,648,818
15	2032	0	2033	(743,906)	73,646,698	2034	\$17.95	1,321,958	8,327,476
16	2033	0	2034	(736,467)	72,910,231	2035	\$17.95	1,308,739	8,973,506
17	2034	0	2035	(729,102)	72,181,129	2036	\$17.95	1,295,651	9,588,477
18	2035	0	2036	(721,811)	71,459,318	2037	\$17.95	1,282,695	10,173,882
19	2036	0	2037	(714,593)	70,744,724	2038	\$17.95	1,269,868	10,731,143
20	2037	0	2038	(707,447)	70,037,277	2039	\$17.95	1,257,169	11,261,612
<b>Totals</b>	<b>80,426,475</b>		<b>(10,389,198)</b>			<b>Future Value of Increment</b>	<b>19,934,460</b>		

**Notes:**

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

**For Discussion Only**

# Village of Somers, WI

## Tax Increment District #6

### Cash Flow Projection

Year	Projected Revenues			Expenditures					Balances			Year
	Tax Increments	Interest Earnings	Total Revenues	G.O. Promissory Note (TID #6 Portion) 1,110,000			Remaining Increment for Other Project Costs	Total Expenditures	Annual	Cumulative	Principal Outstanding	
				Dated Date:	Est. Rate	Interest						
2021	0		0					0	0	0		2021
2022	14,340		14,340					0	14,340	14,340	161,500	2022
2023	14,340		14,340	0	1.25%	\$4,811	9,530	14,340	0	14,340	161,500	2023
2024	14,340		14,340	16,600	1.45%	\$3,105	8,975	28,680	(14,339)	1	144,900	2024
2025	1,087,478		1,087,478	16,800	1.65%	\$2,846	1,067,832	1,087,478	0	1	128,100	2025
2026	1,432,637		1,432,637	17,200	1.85%	\$2,548	1,412,889	1,432,637	0	1	110,900	2026
2027	1,418,311		1,418,311	17,500	1.95%	\$2,218	1,398,592	1,418,311	0	1	93,400	2027
2028	1,404,128		1,404,128	17,800	2.05%	\$1,865	1,384,462	1,404,128	0	1	75,600	2028
2029	1,390,086		1,390,086	18,200	2.15%	\$1,487	1,370,399	1,390,086	0	1	57,400	2029
2030	1,376,185		1,376,185	18,600	2.25%	\$1,082	1,356,503	1,376,185	0	1	38,800	2030
2031	1,362,424		1,362,424	19,200	2.25%	\$657	1,342,567	1,362,424	0	1	19,600	2031
2032	1,348,799		1,348,799	19,600	2.25%	\$221	1,328,979	1,348,799	0	1	0	2032
2033	1,335,311		1,335,311				1,335,311	1,335,311	0	1	0	2033
2034	1,321,958		1,321,958				1,321,958	1,321,958	0	1	0	2034
2035	1,308,739		1,308,739				1,308,739	1,308,739	0	1	0	2035
2036	1,295,651		1,295,651				1,295,651	1,295,651	0	1	0	2036
2037	1,282,695		1,282,695				1,282,695	1,282,695	0	1	0	2037
2038	1,269,868		1,269,868				1,269,868	1,269,868	0	1	0	2038
2039	1,257,169		1,257,169				1,257,169	1,257,169	0	1	0	2039
<b>Total</b>	<b>19,934,460</b>	<b>0</b>	<b>19,934,460</b>	<b>161,500</b>		<b>20,840</b>	<b>19,752,119</b>	<b>19,934,459</b>				<b>Total</b>

Notes:

Projected TID Closure

**For Discussion Only**

# Village of Somers, WI

## Tax Increment District #3

### Development Assumptions

Construction Year		Actual	Becknell Industries Phase I	Annual Total	Construction Year	
1	2018			0	2018	1
2	2019			0	2019	2
3	2020	1,299,100		1,299,100	2020	3
4	2021			0	2021	4
5	2022		63,637,680	63,637,680	2022	5
6	2023			0	2023	6
7	2024			0	2024	7
8	2025			0	2025	8
9	2026			0	2026	9
10	2027			0	2027	10
11	2028			0	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
Totals		1,299,100	63,637,680	64,936,780		

Notes:

1. Development projections are based on developer's estimate of \$80 per square foot, a total building size of 795,471 square feet.

**For Discussion Only**

# Village of Somers, WI

## Tax Increment District #3

### Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0
District Creation Date	July 24, 2018	Appreciation Factor	-1.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$17.95
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 7/24/2033	Tax Exempt Discount Rate	2.50%
Revenue Periods/Final Year	20 2039	Taxable Discount Rate	4.00%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

**Apply to Base Value**

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
2 2019	0	2020	0	0	2021	\$17.95	0	0	0
3 2020	1,299,100	2021	0	1,299,100	2022	\$17.95	23,319	20,610	19,166
4 2021	0	2022	0	1,299,100	2023	\$17.95	23,319	40,718	37,596
5 2022	63,637,680	2023	0	64,936,780	2024	\$17.95	1,165,615	1,021,310	923,367
6 2023	0	2024	(649,368)	64,287,412	2025	\$17.95	1,153,959	1,968,418	1,766,554
7 2024	0	2025	(642,874)	63,644,538	2026	\$17.95	1,142,419	2,883,185	2,569,203
8 2025	0	2026	(636,445)	63,008,093	2027	\$17.95	1,130,995	3,766,717	3,333,263
9 2026	0	2027	(630,081)	62,378,012	2028	\$17.95	1,119,685	4,620,079	4,060,589
10 2027	0	2028	(623,780)	61,754,232	2029	\$17.95	1,108,488	5,444,302	4,752,947
11 2028	0	2029	(617,542)	61,136,689	2030	\$17.95	1,097,404	6,240,381	5,412,020
12 2029	0	2030	(611,367)	60,525,322	2031	\$17.95	1,086,430	7,009,277	6,039,406
13 2030	0	2031	(605,253)	59,920,069	2032	\$17.95	1,075,565	7,751,918	6,636,629
14 2031	0	2032	(599,201)	59,320,869	2033	\$17.95	1,064,810	8,469,200	7,205,139
15 2032	0	2033	(593,209)	58,727,660	2034	\$17.95	1,054,161	9,161,990	7,746,318
16 2033	0	2034	(587,277)	58,140,383	2035	\$17.95	1,043,620	9,831,123	8,261,478
17 2034	0	2035	(581,404)	57,558,979	2036	\$17.95	1,033,184	10,477,408	8,751,871
18 2035	0	2036	(575,590)	56,983,390	2037	\$17.95	1,022,852	11,101,625	9,218,687
19 2036	0	2037	(569,834)	56,413,556	2038	\$17.95	1,012,623	11,704,527	9,663,060
20 2037	0	2038	(564,136)	55,849,420	2039	\$17.95	1,002,497	12,286,842	10,086,069
<b>Totals</b>	<b>64,936,780</b>		<b>(9,087,360)</b>		<b>Future Value of Increment</b>		<b>17,360,946</b>		

**Notes:**

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

**For Discussion Only**

# Village of Somers, WI

## Tax Increment District #3

### Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	G.O. Promissory Note (TID #3 Portion) 1,110,000			Remaining Increment for Other Project Costs	Total Expenditures	Annual	Cumulative		Principal Outstanding
				Dated Date:	Est. Rate	Interest						
				Dated Date:	05/04/22							
2018			0					0	0		2018	
2019			0					0	0		2019	
2020	0		0					0	0		2020	
2021	0		0					0	0		2021	
2022	23,319		23,319				23,319	23,319	(0)	(0)	138,500	2022
2023	23,319		23,319	0	1.25%	\$4,122	19,197	23,319	0	(0)	138,500	2023
2024	1,165,615		1,165,615	14,500	1.45%	\$2,658	1,148,457	1,165,615	0	(0)	124,000	2024
2025	1,153,959		1,153,959	14,600	1.65%	\$2,432	1,136,927	1,153,959	0	(0)	109,400	2025
2026	1,142,419		1,142,419	14,900	1.85%	\$2,174	1,125,345	1,142,419	0	(0)	94,500	2026
2027	1,130,995		1,130,995	15,200	1.95%	\$1,888	1,113,907	1,130,995	0	(0)	79,300	2027
2028	1,119,685		1,119,685	14,500	2.05%	\$1,591	1,103,594	1,119,685	0	(0)	64,800	2028
2029	1,108,488		1,108,488	15,300	2.15%	\$1,278	1,091,910	1,108,488	0	(0)	49,500	2029
2030	1,097,404		1,097,404	16,100	2.25%	\$933	1,080,371	1,097,404	0	(0)	33,400	2030
2031	1,086,430		1,086,430	16,500	2.25%	\$566	1,069,364	1,086,430	0	(0)	16,900	2031
2032	1,075,565		1,075,565	16,900	2.25%	\$190	1,058,475	1,075,565	0	(0)	0	2032
2033	1,064,810		1,064,810			\$0	1,064,810	1,064,810	0	(0)	0	2033
2034	1,054,161		1,054,161			\$0	1,054,161	1,054,161	0	(0)	0	2034
2035	1,043,620		1,043,620			\$0	1,043,620	1,043,620	0	(0)	0	2035
2036	1,033,184		1,033,184			\$0	1,033,184	1,033,184	0	(0)	0	2036
2037	1,022,852		1,022,852			\$0	1,022,852	1,022,852	0	(0)	0	2037
2038	1,012,623		1,012,623			\$0	1,012,623	1,012,623	0	(0)	0	2038
2039	1,002,497		1,002,497			\$0	1,002,497	1,002,497	0	(0)	0	2039
Total	17,360,946	0	17,360,946	138,500		17,833	17,204,613	17,360,946				Total

Notes:

Projected TID Closure

Resolution No. 2022-007

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY  
\$1,066,927 GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS the Village of Somers, Kenosha County, Wisconsin (the "Village") is presently in need of approximately \$1,066,927 for public purposes, including paying the costs of water system improvements in the Village's Tax Increment District Nos. 1, 3 and 6; and

WHEREAS it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Section 67.12(12), Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. The Notes. The Village shall issue its General Obligation Promissory Notes in an amount of approximately \$1,066,927 (the "Notes") for the purposes above specified.

Section 2. Sale of Notes. The Village Board hereby authorizes and directs that the Notes be offered for sale. At a subsequent meeting, the Village Board shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Note Sale. The Village Administrator (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to prepare all materials as the Village Administrator and Ehlers deem necessary to provide information to potential bidders for the Notes as determined by the Village Administrator and to disseminate such materials to such potential bidders.

Adopted, approved and recorded March 22, 2022.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Village Clerk

(SEAL)



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #11 Action on Resolution No. 2022-008, A Resolution Authorizing Submittal of MS4 Report

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**BACKGROUND:**

The attached Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits is a report filed annually with the DNR. The MS4 permit covers the Village's Municipal Separate Storm Sewer System. The Board must review and approve the report before it is filed through the DNR's online system. The deadline to file this report is March 31<sup>st</sup>.

**PRIOR ACTION TAKEN:**

This is the first time the Board has reviewed this Resolution.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

The attached resolution approves the report and directs staff to file it with the DNR. Staff recommends approval. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve Resolution 2022-008 regarding approval of MS4 Compliance Document and directing Staff to submit the same with DNR.”*

**ATTACHMENTS:**

Resolution No. 2022-008 Authorizing Submittal of MS4 Report

Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

RESOLUTION NO. 2022-008

WHEREAS, the Village of Somers is under the required Wisconsin Department of Natural Resources MS4 Permit; and

WHEREAS, the MS4 Permit has as a condition of continued compliance that the Village file an annual report; and

WHEREAS, the Annual Report has been made available to the Village Board for reviewing and viewing for the General Public through the Village Clerk/Treasurer; and

WHEREAS, the Annual Report by action of the Village Board has been adopted.

NOW THEREFORE be it resolved that the Village of Somers Village Board hereby authorize the submittal of the Annual MS4 Report.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, Village President

Attest: \_\_\_\_\_  
Heather Teigland, Village  
Deputy Clerk/Treasurer

This resolution has been passed by the Village Board of Trustees for the Village of Somers, Wisconsin, this \_\_\_\_\_ day of March 2002.

# Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted**.

Form 3400-224(R8/2021)

## Reporting Information :

Will you be completing the Annual Report or other submittal type?  Annual Report  Other

**Project Name:** 2021 Annual Report

**County:** Kenosha

**Municipality:** Somers, Village & Town

**Permit Number:** S050075

**Facility Number:** 31159

**Reporting Year:** 2021

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable?  Yes  No

## Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

### Annual Report

- Review related web site and instructions for [Municipal storm water permit eReporting](#) [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
  - Public Education and Outreach Annual Report Summary
  - Public Involvement and Participation Annual Report Summary
  - Illicit Discharge Detection and Elimination Annual Report Summary
  - Construction Site Pollution Control Annual Report Summary
  - Post-Construction Storm Water Management Annual Report Summary
  - Pollution Prevention Annual Report Summary
    - Leaf and Yard Waste Management
    - Municipal Facility (BMP) Inspection Report
    - Municipal Property SWPPP
    - Municipally Property Inspection Report
    - Winter Road Maintenance
  - Storm Sewer Map Annual Report Attachment
  - Storm Water Quality Management Annual Report Attachment
  - TMDL Attachment
  - Storm Water Consortium/Group Report

- Municipal Cooperation Attachment
- Other Annual Report Attachment
  
- Attach the following permit compliance documents as appropriate using the attachments tab above
  - Storm Water Management Program
    - Public Education and Outreach Program
    - Public Involvement and Participation Program
    - Illicit Discharge Detection and Elimination Program
    - Construction Site Pollutant Control Program
    - Post-Construction Storm Water Management Program
    - Pollution Prevention Program
      - Municipal Storm Water Management Facility (BMP) Inventory
      - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan
  - Total Maximum Daily Load documents (*\*if applicable, see permit for due dates.*)
    - TMDL Mapping\*
    - TMDL Modeling\*
    - TMDL Implementation Plan\*
    - Fecal Coliform Screening Parameter \*
    - Fecal Coliform Inventory and Map (*S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022*)
    - Fecal Coliform Source Elimination Plan (*S050075-03 general permittees Appendix B - document due to the department by October 31,2023*)
  
- Sign and Submit form

**Municipal Contact Information- Complete**

**Notice:** Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

**Note:** Compliance items must be submitted using the Attachments tab.

**Municipality Information**

**Name of Municipality** Somers, Village & Town

**Facility ID # or (FIN):** 31159

**Updated Information:**  Check to update mailing address information

**Mailing Address:** PO Box 197

**Mailing Address 2:**

**City:** Somers

**State:** Wisconsin

**Zip Code:** 53171 xxxxx or xxxxx-xxxx

**Primary Municipal Contact Person (Authorized Representative for MS4 Permit)**

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

Select to **create new** primary contact

**First Name:** Jason

**Last Name:** Peters

Select to **update** current contact information

**Title:** Administrator

**Mailing Address:** PO Box 197

**Mailing Address 2:**

**City:** Somers

**State:** WI

**Zip Code:** 53171 xxxxx or xxxxx-xxxx

**Phone Number:** 262-859-2822 Ext: xxx-xxx-xxxx

**Email:** jpeters@somers.org

**Additional Contacts Information (Optional)**

I&E Program

**Individual with responsibility for:  
(Check all that apply)**

- IDDE Program
- IDDE Response Procedure Manual
- Municipal-wide Water Quality Plan
- Ordinances
- Pollution Prevention Program
- Post-Construction Program
- Winter roadway maintenance

**First Name:**

**Last Name:**

**Title:**

**Mailing Address:**

**Mailing Address 2:**

**City:**

**State:**

**Zip Code:**  xxxxx or xxxxx-xxxx

**Phone Number:**  Ext:  xxx-xxx-xxxx

**Email:**

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

Yes  No

Public Education and Outreach

Public Involvement and Participation

Illicit Discharge Detection and Elimination

Construction Site Pollutant Control

Post-Construction Storm Water Management

Pollution Prevention

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

Yes  No

**Missing Information**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7.

## Minimum Control Measures- Section 1 : Complete

### 1. Public Education and Outreach

a. Complete the following information on Public Education and Outreach Activities related to storm water. Select the Delivery Mechanism that best describes how the topics were conveyed to your population. Use the Add Event to add additional entries.

<b>Event Start Date</b>	11/17/2021		
<b>Project/Event Name</b>	Your Site. Our Water		
<b>Delivery Mechanism</b>	Distribution of print media		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input checked="" type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: Erosion Control	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input checked="" type="checkbox"/> Contractors <input checked="" type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	51-100	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	8/24/2021		
<b>Project/Event Name</b>	Salt Paddle on teh Rood River		
<b>Delivery Mechanism</b>	Tour*		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: Salt Run off	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	11/26/2021		
<b>Project/Event Name</b>	Winter Salting Done Right		
<b>Delivery Mechanism</b>	Workshop*		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: <input type="text" value="Salt Run off"/>	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	1 - 10	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	11/11/2021		
<b>Project/Event Name</b>	Don't Salt Like this Person		
<b>Delivery Mechanism</b>	Passive print media		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: <input type="text" value="Salt Run off"/>	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input checked="" type="checkbox"/> Contractors <input checked="" type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	11/11/2021		
<b>Project/Event Name</b>	Educational Card to Walgreens		
<b>Delivery Mechanism</b>	Passive print media		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: <input type="text" value="Salt Run Off"/>	<input checked="" type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other		
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<b>Event Start Date</b>	<input type="text" value="7/23/2021"/>
<b>Project/Event Name</b>	<input type="text" value="Dog Days Event"/>
<b>Delivery Mechanism</b>	<input type="text" value="Informational booth*"/> *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other: <input type="text" value="Proper disposal of dog waste"/>	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	<input type="text" value="11/29/2021"/>
<b>Project/Event Name</b>	<input type="text" value="Hey Don't Leave me"/>
<b>Delivery Mechanism</b>	<input type="text" value="Social media post"/> *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input checked="" type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Proper disposal of dog waste

**Event Start Date** 10/28/2021  
**Project/Event Name** Nourish the Soil  
**Delivery Mechanism** Social media post \*Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

**Event Start Date** 6/3/2021  
**Project/Event Name** Clean Water Begins with You  
**Delivery Mechanism** Social media post \*Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

**Event Start Date** 6/21/2021  
**Project/Event Name** Pollinator Week  
**Delivery Mechanism** Social media post \*Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other: <input type="text"/>	<input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other		
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<b>Event Start Date</b>	9/8/2021		
<b>Project/Event Name</b>	Pike River North Branch Phase I		
<b>Delivery Mechanism</b>	Social media post		*Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	10/15/2021		
<b>Project/Event Name</b>	Pike River Phase II Ribbon Cutting		
<b>Delivery Mechanism</b>	Tour*		*Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input checked="" type="checkbox"/> Contractors <input checked="" type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<input type="checkbox"/> Other:			
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<b>Event Start Date</b>	8/12/2022
<b>Project/Event Name</b>	Watershed Warrior Classes
<b>Delivery Mechanism</b>	<u>Educational activity*</u> <span style="float: right;">*Active</span>

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	11/9/2021
<b>Project/Event Name</b>	Green Infrastructure for Resilient Communities
<b>Delivery Mechanism</b>	<u>Workshop*</u> <span style="float: right;">*Active</span>

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

**b.** Brief explanation on Public Education and Outreach reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Respect Our Waters 2021 Year End Report is attached
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## Missing Information

Do not close your work until you SAVE.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 2 : Complete

### 2. Public Involvement and Participation

a. Permit Activities. Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how the permit activities were conveyed to your population. Use the Add Event to add additional entries.

<b>Event Start Date</b>	4/27/2021		
<b>Project/Event Name</b>	Annual Report Presented to Village Board		
<b>Delivery Mechanism</b>	Government Event (Public Hearing, Council Meeting, etc)		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> MS4 Annual Report <input type="checkbox"/> Storm Water Management Program <input type="checkbox"/> Storm Water related ordinance <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input type="radio"/> Yes <input checked="" type="radio"/> No

b. Volunteer Activities. Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how volunteer activities were conveyed to your population. Use the Add Event to add additional entries.

<b>Event Start Date</b>	10/5/2021 <input type="checkbox"/> NA (Individual Permittee).		
<b>Project/Event Name</b>	Village Hall Rain Garden Clean Up		
<b>Delivery Mechanism</b>	Clean up event		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries	1 - 10	<input type="radio"/> Yes <input checked="" type="radio"/> No

	<input type="checkbox"/> Other		
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<b>Event Start Date</b>	11/23/2021	<input type="checkbox"/> NA (Individual Permittee).	
<b>Project/Event Name</b>	Neumiller Woods Clean Up / Louie's Lures Event		
<b>Delivery Mechanism</b>	<u>Other hands-on event</u>		

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	10/1/2021	<input type="checkbox"/> NA (Individual Permittee).	
<b>Project/Event Name</b>	Harborside Academy/UWP Cross Country Course Pollinator Clean up		
<b>Delivery Mechanism</b>	<u>Clean up event</u>		

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<b>Event Start Date</b>	7/12/2021	<input type="checkbox"/> NA (Individual Permittee).	
<b>Project/Event Name</b>	Root Pike Win Clean Up Event		
<b>Delivery Mechanism</b>	<u>Clean up event</u>		

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses	11-50	<input type="radio"/> Yes <input checked="" type="radio"/> No

- Contractors
- Developers
- Industries
- Other

c. Brief explanation on Public Involvement and Participation reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

**Missing Information**

**Do not close** your work until you **SAVE**.

**Note:** For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

**Minimum Control Measures - Section 3 : Complete**

**3. Illicit Discharge Detection and Elimination**

- a. How many total outfalls does the municipality have?   Unsure
- b. How many outfalls did the municipality evaluate as part of their routine ongoing field screening program?   Unsure
- c. From the municipality's routine screening, how many were confirmed illicit discharges?   Unsure
- d. How many illicit discharge complaints did the municipality receive?   Unsure
- e. From the complaints received, how many were confirmed illicit discharges?   Unsure
- f. How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)?   Unsure

(If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)

- g. How many of the following enforcement mechanisms did the municipality use to enforce its illicit discharge ordinance? Check all that apply and enter the number of each used in the reporting year.  Unsure

- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation

Additional Information: \_\_\_\_\_

- h. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Building inspector met accused contractor. BI did a visual inspection of the storm sewer. No materials found. BI did not believe the Contractor was responsible, verbal reminder not to use storm to dispose paint. PW vac'd out. No paint was found.

## Missing Information

Do not close your work until you **SAVE**.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 4 : Complete

### 4. Construction Site Pollutant Control

- a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year?   Unsure
- b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year?   Unsure
- c. How many erosion control inspections did the municipality complete in the reporting year (at sites with one acre or more of land disturbing construction activity)?   Unsure
- d. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.  Unsure
- |   |                                |
|---|--------------------------------|
| <input type="checkbox"/> No Authority                                 |                                |
| <input checked="" type="checkbox"/> Verbal Warning                    | <input type="text" value="0"/> |
| <input checked="" type="checkbox"/> Written Warning (including email) | <input type="text" value="0"/> |
| <input checked="" type="checkbox"/> Notice of Violation               | <input type="text" value="0"/> |
| <input checked="" type="checkbox"/> Civil Penalty/ Citation           | <input type="text" value="0"/> |
| <input checked="" type="checkbox"/> Stop Work Order                   | <input type="text" value="0"/> |
| <input checked="" type="checkbox"/> Forfeiture of Deposit             | <input type="text" value="0"/> |
| <input type="checkbox"/> Other - Describe below                       | <input type="text"/>           |
- e. Brief explanation on Construction Site Pollutant Control reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

## Missing Information

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

a. How many sites with new structural storm water management facilities\* have received local approval ? 3 [ ] Unsure

\*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement, catch basin sumps, etc.

b. Does the permittee have procedures for inspecting and maintaining private storm water facilities? [x] Yes [ ] No [ ] Unsure

c. If Yes, how many privately owned storm water management facilities were inspected in the reporting year ? 0 [ ] Unsure
Inspections completed by private landowners should be included in the reported number.

d. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year. [ ] Unsure

- [ ] No Authority
[x] Verbal Warning 0
[x] Written Warning (including email) 0
[x] Notice of Violation 0
[x] Civil Penalty/ Citation 0
[x] Forfeiture of Deposit 0
[x] Complete Maintenance 0
[x] Bill Responsible Party 0
[ ] Other - Describe below

e. Brief explanation on Post-Construction Storm Water Management reporting . If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page.

[Empty text box for explanation]

Missing Information

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 6 : Complete

## 6. Pollution Prevention

Storm Water Management Facility Inspections  Not Applicable

- a. Enter the total number of municipally owned or operated structural storm water management facilities?   Unsure
- b. How many new municipally owned storm water management facilities were installed in the reporting year?   Unsure
- c. How many municipally owned storm water management facilities were inspected in the reporting year?   Unsure
- d. What elements are looked at during inspections (250 character limit)?

Basin integrity, grate inspection, outlets, cleanliness

- e. How many of these facilities required maintenance?   Unsure
- f. Brief explanation on Storm Water Management Facility inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Public Works Yards & Other Municipally Owned Properties (SWPPP Plan Review)  Not Applicable

- g. How many municipal properties require a SWPPP?   Unsure
- h. How many inspections of municipal properties have been conducted in the reporting year?   Unsure
- i. Have amendments to the SWPPPs been made?  
 Yes  No  Unsure
- j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:

- k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Reporting for 2021 is attached. Highway Salt Storage Facility inspected by AECOM per DOT Criteria. Yard Waste Site inspected and maintained daily during seasonal operation.

Collection Services - *Street Sweeping / Cleaning Program*  Not Applicable

- l. Did the municipality conduct street sweeping/cleaning during the reporting year?  
 Yes  No  Unsure
- m. If known, how many tons of material was removed?   Unsure
- n. Does the municipality have a low hazard exemption for this material?  Yes  No
- o. If street cleaning is identified as a storm water best management practice in the

pollutant loading analysis, was street cleaning completed at the assumed frequency?

- Yes - Explain frequency \_\_\_\_\_
- No - Explain \_\_\_\_\_
- Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program*  Not Applicable

- p. Did the municipality conduct catch basin sump cleaning during the reporting year?  Yes  No  Unsure
- q. How many catch basin sumps were cleaned in the reporting year?   Unsure
- r. If known, how many tons of material was collected?   Unsure
- s. Does the municipality have a low hazard exemption for this material?  Yes  No
- t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?
  - Yes- Explain frequency Village attempts to complete 45 per year
  - No - Explain \_\_\_\_\_
  - Not Applicable

Collection Services - *Leaf Collection Program*  Not Applicable

- u. Does the municipality conduct curbside leaf collection?  Yes  No  Unsure
- v. Does the municipality notify homeowners about pickup?  Yes  No  Unsure
- w. Where are the residents directed to store the leaves for collection?
  - Pile on terrace  Pile in street  Bags on terrace  Unsure
  - Other - Describe Yard Waste Disposal Site at Village/Town Hall
- x. What is the frequency of collection?
  - N/A Site is open from Spring to late Fall
- y. Is collection followed by street sweeping/cleaning?  Yes  No  Unsure
- z. Brief explanation on Collection Services reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

Village tracks numbers of yards collected based on number of dumpsters filled in season.

Winter Road Management  Not Applicable

- \*Note: We are requesting information that goes beyond the reporting year, answer the best you can.
- aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control?   Unsure
  - ab. Provide amount of de-icing products used by month last winter season? Solids (tons) (ex. sand, or salt-sand)

Salt

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
None	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

- ac. Was salt applying machinery calibrated in the reporting year?  Yes  No  Unsure
- ad. Have municipal personnel attended salt reduction strategy training in the reporting year?  Yes  No  Unsure

Training Date	Training Name	# Attendance
<input type="text" value="8/10/2021"/>	<input type="text" value="Wisc. Salt Wise"/>	<input type="text" value="4"/>

- ae. Brief explanation on Winter Road Management reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

Internal (Staff) Education & Communication

- af. Has training or education been held for municipal or other personnel involved in implementing each of the pollution prevention program elements?  Yes  No  Unsure

If yes, describe what training was provided (250 character limit):

When:

How many attended:

- ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs and its requirements.

Elected Officials

Municipal Officials

Appropriate Staff ( such as operators, Department heads, and those that interact with public)

- ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

**Note:** For the minimum control measures, you must fill out all questions in sections 1 through 7

## Minimum Control Measures - Section 7 : Complete

### 7. Storm Sewer System Map

a. Did the municipality update their storm sewer map this year?

- Yes  No  Unsure

If yes, check the areas the map items that got updated or changed:

- Storm water treatment facilities  
 Storm pipes  
 Vegetated swales  
 Outfalls  
 Other - Describe below

b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached

## Missing Information

Do not close your work until you SAVE.

Form 3400-224 (R8/2021)

## Final Evaluation - Complete

### Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	Budget Reporting Year	Budget Upcoming Year	Source of Funds
-----------------------------------	-----------------------	----------------------	-----------------

**Element:** Public Education and Outreach

2473	2473	1169	<u>Storm water utility</u>
------	------	------	----------------------------

**Element:** Public Involvement and Participation

2400	2400	1169	<u>Storm water utility</u>
------	------	------	----------------------------

**Element:** Illicit Discharge Detection and Elimination

4313	4313	100	<u>Storm water utility</u>
------	------	-----	----------------------------

**Element:** Construction Site Pollutant Control

725	725	300	<u>Storm water utility</u>
-----	-----	-----	----------------------------

**Element:** Post-Construction Storm Water Management

725	725	2000	<u>Storm water utility</u>
-----	-----	------	----------------------------

**Element:** Pollution Prevention

1920	1920	1000	<u>Storm water utility</u>
------	------	------	----------------------------

**Other (describe)**

Storm Water Project Management Fee			
------------------------------------	--	--	--

2125	2125	1000	<u>Storm water utility</u>
------	------	------	----------------------------

Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters.*

### Water Quality

a: Were there any known water quality improvements in the receiving waters to which the

municipality's storm sewer system directly discharges to?

Yes  No  Unsure      If Yes, explain below:

**b:** Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

Yes  No  Unsure      If Yes, explain below:

**c:** Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?

Yes  No  Unsure

**d:** Has the municipality evaluated their storm water practices to reduce the pollutants of concern?

Yes  No  Unsure

### Storm Water Quality Management

**a.** Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)?  Yes  No

**b.** If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

### Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

Do not close your work until you SAVE.

--	--	--	--	--	--	--

Form 3400-224 (R8/2021)

**Requests for Assistance on Understanding Permit Programs**

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Storm Water Management
- Pollution Prevention
- Storm Water Quality Management
- Storm Sewer System Map
- Water Quality Concerns
- Compliance Schedule Items Due
- MS4 Program Evaluation

Do not close your work until you **SAVE**.

Form 3400-224(R8/2021)

## Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - [Help reduce file size and trouble shoot file uploads](#)

\*Required Item

**Note:** To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

### Attach - Other Supporting Documents

#### AR SWMap

 File Attachment

[2022.pdf](#)

#### AR IP

 File Attachment

[2021RespectOurWatersYear-EndReport.pdf](#)

#### AR EO

 File Attachment

[2021RespectOurWatersYear-EndReport.pdf](#)

#### AR IDDE

 File Attachment

[2021.pdf](#)

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

### Attach - Permit Compliance Documents

#### EO Program

 File Attachment

[2022.pdf](#)

#### IP Program

 File Attachment

[2022.pdf](#)

#### IDDE Program

 File Attachment

[2022.pdf](#)

## PCSSW Program

 File Attachment

[2022.pdf](#)

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## CS Program

 File Attachment

[2022.pdf](#)

---

## PP BMPInsp

 File Attachment

[2022.pdf](#)

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## PP BMPInventory

 File Attachment

[2022.pdf](#)

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

- Storm Water Management Program (*S050075-03 General Permit and S058416-04 Madison Area Group Permit shall have a written storm water management program that describes in detail how the permittee intends to comply with the permit requirements for each minimum control measure. Updated programs are due to the department by March 31, 2021.*)
  - Public Education and Outreach Program
  - Public Involvement and Participation Program
  - Illicit Discharge Detection and Elimination Program
  - Construction Site Pollutant Control Program
  - Post-Construction Storm Water Management Program
  - Pollution Prevention Program
    - Municipal Storm Water Management Facility (BMP) Inventory (*S050075-03 03 General Permit and S058416-04 Madison Area Group Permit 2.6.1 - inventory due to the department by March 31, 2021.*)
    - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan (*S050075-03 03 General Permit and S058416-04 Madison Area Group Permit 2.6.2 – document due to the department by March 31, 2021.*)
- Total Maximum Daily Load documents (\*If applicable, see permit for due dates.)
  - TMDL Mapping\*
  - TMDL Modeling\*
  - TMDL Implementation Plan\*
  - Fecal Coliform Screening Parameter \*
  - Fecal Coliform Inventory and Map (*S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022*)
  - Fecal Coliform Source Elimination Plan (*S050075-03 general permittees Appendix B - document due to the department by October 31, 2023*)

## Missing Information

Draft and Share PDF Report with the permittee's governing body or delegated representatives.

Press the button below to create a PDF. The PDF will be sent to the email address associated with the WAMS ID that is signed in. After the annual report has been reviewed by the governing body or delegated representative, return to the MS4 eReporting System to submit the final report to the DNR.

[Draft and Share PDF Report](#)

## Sign and Submit Your Application

### Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

**NOTE:** For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

### Terms and Conditions

**Certification:** I hereby certify that I am an authorized representative of the municipality covered under Somers, Village & Town MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- Authorized municipal contact using WAMS ID.
- Delegation of Signature Authority ( Form 3400-220 ) for agent signing on the behalf of the authorized municipal contact.
- Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

**Name:**

**Title:**

Authorized Signature.

- I accept the above terms and conditions.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #12 Action on approval of Deputy Clerk/Treasurer job description and approval of salary of \$25.00 per hour for Brandi Baker, appointed Deputy Clerk/Treasurer

---

**BACKGROUND:**

As you all are aware, Clerk/Treasurer Cole's last day with the Village/Town was February 16<sup>th</sup>. Clerk I Brandi Baker was appointed Deputy Clerk/Treasurer at our March 8<sup>th</sup> Board meeting. The Village does not currently have a Deputy Clerk/Treasurer as an official position in our Job Descriptions.

**PRIOR ACTION TAKEN:**

The Board discussed officially creating this position and setting a salary during our Closed Session on March 15<sup>th</sup>. Based on this discussion an official job description was created by Administration. The salary for this position was also discussed. \$25.00 per hour is in line with the class and comp study that was created for the Village in 2019. A survey of what these positions are currently advertised at also indicates that this salary is in line with this position.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Administration would recommend approval of the deputy clerk/treasurer position and setting the salary at \$25.00 per hour. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve of Deputy Clerk/Treasurer job description and approval of salary of \$25.00 per hour for Brandi Baker, appointed Deputy Clerk/Treasurer”*

**ATTACHMENTS:**

Deputy Clerk/Treasurer Job Description

# DEPUTY CLERK / TREASURER

## GENERAL NATURE OF POSITION

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The Deputy Clerk/Treasurer positions assists the Clerk/Treasurer in the organization, direction, and coordination of all activities of the Clerk/Treasurer's Office, including administration of elections, voter registration, issuing of municipal licenses, maintenance of all official Village/Town records, and all activities related to the collection of taxes and other Village/Town money. This position reports directly to the Village/Town Clerk/Treasurer. The Deputy Clerk/Treasurer position requires continuing education to stay current with the changes in state statutes, regulations, and administrative code affecting the Village/Town. This is a full-time, salaried, exempt position.

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**ESSENTIAL DUTIES AND RESPONSIBILITIES** include the following. Other duties may be assigned.

- Assists in maintaining files on all Village/Town records, ordinances, resolutions, and fiscal information.
- Assists in publishing all legal notices, maintains Village/Town files, preserves all contracts and bonds.
- Attends meetings, takes minutes, and maintains files for the Village/Town Board and such other official boards and commissions as may be directed. Assists in preparation and oversees proper posting of and distribution of agendas for meetings.
- Issues all licenses required by ordinance or statute.
- Assists in managing Village/Town elections; oversees that required duties are performed in WisVote; coordinates preparation of absentee ballot mailings and in-office absentee voting; publishes statutory notices; assists with pre-test of election equipment; supervises purchase and maintenance of election equipment and supplies, coordinates and prepares information and supplies needed for polling locations; prepares documents for canvass of votes, audits or recounts or any other post-election activities; oversees staff updates and maintenance of street directory and address ranges in voting system; recruits, trains and schedules election workers; arranges for voting at residential care apartment complexes; trains Special Voting Deputies and Special Registration Deputies.
- Assists in the preparation and distribution of Village tax bills; prepares inserts and coordinates mailing.
- Oversees processing applications and issuing licenses and permits; e.g., liquor, bartender, dumpster, and special events.
- Oversees publication of public hearings, publication of ordinances; preparation and publication of minutes.
- Assists in maintenance of the Municipal Code book and resolutions.
- Attends and takes minutes at Village Board, Plan Commission and other meetings as necessary.
- Acts in the role of Clerk/Treasurer in the absence of Clerk/Treasurer; e.g., at Council meetings, Board of Review, swearing in of new personnel and other such duties.
- Assists Village/Town Assessor in maintaining property assessment and building records,
- Assists Village/Town Assessor in scheduling, noticing, coordinating, Board of Review meetings.
- Assists in property tax settlements with the county Treasurer and distributes to the school district and other taxing units their proportionate share of property tax collections.
- Advertises for bids, receives them, and summarizes the results.

- Supervises receipt of monies due and in the collection of delinquent accounts; ensures proper posting to accounts. Opens and closes cash drawers in Cash Receipting system during tax collection season.
- Assists in Filing financial and other reports with various state agencies.
- Coordinates the imposition and collection of special assessments or cost recoveries authorized by the Village/Town Boards.
- Works with the Accounting Manager to maintain a central accounting system for the Village/Town government and all departments in a manner consistent with accepted municipal accounting principles and practices.
- Stays current on technology advancements and makes recommendations relative to software and hardware.
- Contributes to a cooperative working effort by demonstrating a willingness to perform other job-related work as needed or requested.
- Complete tasks as assigned by Village/Town Administrator and Village/Town Clerk/Treasurer.

### **QUALIFICATION REQUIREMENTS:**

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Notary Public certification within 6 months.
- Completion of the WisVote Certification within 6 months.
- Must be bondable according to state statutes and maintain bondable status.
- Valid Driver's License with good driving record.
- WCMA Certification desirable

### **EDUCATION AND/OR EXPERIENCE:**

- High School Diploma or GED equivalent; Associated Degree in Administrative Assistant, or Paralegal, or related field is desired.
- Two to four years of increasingly responsible related experience or any equivalent combination of related education and experience that provides requisite knowledge, skills, and abilities for the position.

### **SKILLS AND ABILITIES:**

- Ability to maintain a professional demeanor; have the ability to calmly approach and solve problems under stress circumstances; maintain and promote harmony in the workplace; stay concentrated for extended periods of time but flexible. Must be able to work independently.
- Ability to multi-task on daily basis (perform accounting functions with telephone interruptions, customer walk-ins, and rotate between different changing priorities.
- Knowledge of applicable state and federal laws concerning elections, and municipal borrowing and investments.
- Ability to analyze accounting/financial data, make reports, and keep records.
- Working knowledge of Microsoft Office 365 and applications as well as a variety of software applications and hardware use including utilization of internet and file management.
- Effectively communicate orally and in writing with the general public.

- Excellent math and general office skills.
- Ability to read and understand maps, including zoning and plat maps.

### **PHYSICAL DEMANDS/WORK ENVIRONMENT:**

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Frequent twisting and bending.
- Reach above and below shoulder heights.
- Ability to lift 50 pounds occasionally.
- Ability to move and relocate office/election equipment.
- Ability to sit at keyboard for extended periods.
- Specific vision abilities required by this job include close vision and the ability to adjust focus quickly.
- While performing the duties of this job, the employee is frequently required to sit and converse while operating various office machines or searching for files or documents. S/he is required to change locations easily and quickly and must have the ability to travel independently to offices at various locations.
- Generally, sixty-five percent (65%) of the workdays are spent sitting, twenty-five percent (25%) spent standing, and ten percent (10%) spent moving, all percentages could vary depending upon duties performed that day.

### **WORK SCHEDULE:**

- This position is located at Village/Town Hall in Somers with office hours 8:00 Am to 4:30 PM, some evening and weekend work is required.



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #13 Action on \$2,400 (\$1,200 January 2022 & \$1200 February 2022 stipend payment to Public Works Foreman, Andrew Kreye

---

**BACKGROUND:**

In December of 2021, the Board approved a stipend amount of \$1,000 for Public Works Foreman Kreye due to the extra responsibilities he had taken on due to staffing shortages. Foreman Kreye has continued these duties in January and February of this year.

**PRIOR ACTION TAKEN:**

This matter was discussed in closed session at our March 15<sup>th</sup> Work Session.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Administration has requested approval of an additional stipend payment (\$1200 for January and \$1,200 for February) in the amount of \$2,400. These amounts are based his base rate of pay and our estimate of additional time he has put in over the past two months. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve \$2,400 (\$1,200 January 2022 & \$1,200 February 2022 stipend payment to Public Works Foreman, Andrew Kreye”*

**ATTACHMENTS:**

NONE



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** March 22, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #14 Discussion and possible action on request for partial payment #11 from Camosy Construction Inc. in the amount of \$45,926 for work on Lift Station 1A and Water Transfer Station

---

**BACKGROUND:**

On January 12, 2021, the Village Board awarded the bid for Lift Station 1A and Water Transfer Station to Camosy Construction Inc. in the amount of \$2,579,400. Camosy Construction Inc. has submitted its eleventh request for payment in the amount of \$45,926. The Board has previously approved the following:

• 1 <sup>st</sup> request	June 22, 2021	\$36,433
• 2 <sup>nd</sup> request	June 22, 2021	\$234,100
• 3 <sup>rd</sup> request	August 10, 2021	\$231,493
• 4 <sup>th</sup> request	August 10, 2021	\$278,502
• 5 <sup>th</sup> request	October 12, 2021	\$265,369
• 6 <sup>th</sup> request	November 23, 2021	\$341,554
• 7 <sup>th</sup> request	November 23, 2021	\$259,878
• 8 <sup>th</sup> request	December 14, 2021	\$241,283
• 9 <sup>th</sup> request	February 8, 2021	\$53,832
• 10 <sup>th</sup> request	February 8, 2021	\$74,649
Payments to date		\$2,017,093

**PRIOR ACTION TAKEN:**

Request for partial payment ##11 has not been previously reviewed by the Board.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Engineer Snyder has reviewed the request and recommends approval of the payment. In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve request for partial payment #11 from Camosy Construction Inc. in the amount of \$45,926.00 for work on Lift Station 1A and Water Transfer Station”*

ATTACHMENTS:

Engineer Snyder’s Recommendation Payment Request #11

March 17, 2022

Jason J. Peters, JD/MPA, Administrator  
Village of Somers  
7511 12<sup>th</sup> Street  
Somers, WI 53171

**Subject: LS 1A and Water Transfer Station -- Payment Recommendation**

Dear Jason,

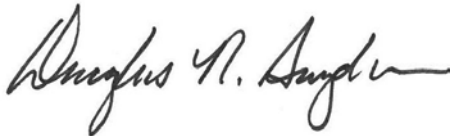
Enclosed is an Application for Payment from Camosy Construction, Inc., Contractor, for Lift Station 1A and Water Transfer Station project. The following is our opinion of the amount due and payable to the Contractor:

Contract Price after CO 1	\$2,880,170.00
Work Completed to Date	\$2,171,604.00
Less Amount Retained	<u>(\$108,585.00)</u>
Subtotal	\$2,063,019.00
Less Previous Payments	<u>(\$2,017,093.00)</u>
Total Amount Due for Partial Payment 11	\$45,926.00

**We recommend payment to Camosy Construction, Inc. for \$45,926.00.**

Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Douglas R. Snyder, P.E.

DRS/drs

Encs.

C/encs.: Kevin Camosy, Camosy Construction, Inc. (email)

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

**TO (OWNER):**  
 VILLAGE OF SOMERS  
 7511 12TH STREET  
 SOMERS, WI 53171  
**FROM (CONSTRUCTION MANAGER):**  
 CAMOSY CONSTRUCTION  
 12795 - 120TH AVENUE  
 KENOSHA, WI 53142  
**CONTRACT FOR: CONSTRUCTION MANAGEMENT**

**PROJECT:**  
 LIFT STATION 1A & WATER TRANSFER STATION  
 VILLAGE OF SOMERS  
 SOMERS, WI 53171  
**ARCHITECT:**  
 BAXTER & WOODMAN INC.  
 256 SOUTH PINE STREET  
 BURLINGTON, WI 53105

**APPLICATION NO:** 11  
**PERIOD TO:** 02/28/2022  
**ARCHITECT'S #:**  
**CAMOSY PROJECT NO:** 9650

**Distribution to:**  
 OWNER  
 ARCHITECT  
 CONSTRUCTION MK

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner	TOTAL \$	300,770.00	
CO #1			
Approved this Month			
Number	Date Approved		
		TOTALS \$	300,770.00
		ADD: \$	300,770.00
			0.00

Application is made for Payment, as shown below, in connection with the Contract.


*Continuation Sheet, AIA Document G703, is attached.*


1. CURRENT CONTRACT SUM	\$	2,579,400.00
2. Net change by Change Orders	\$	300,770.00
3. CONTRACT SUM TO DATE	\$	2,880,170.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	2,171,604.00
5. RETAINAGE:		
a. 5% of Completed Work	\$	108,585.00
b. of Stored Material	\$	0.00

Total Retainage (Line 5a + 5b or Total in Column I of G703)  
 \$ 108,585.00  
 TOTAL EARNED LESS RETAINAGE  
 (Line 4 less Line 5 Total)  
 \$ 2,063,019.00

The undersigned Construction Manager certifies to the best of the Construction Manager's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Construction Manager for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.



LESS PREVIOUS CERTIFICATES FOR PAYMENT  
 (Line 6 from prior Certificate)  
 \$ 2,017,093.00  
 8. CURRENT PAYMENT DUE  
 \$ 45,926.00  
 9. BALANCE TO FINISH, PLUS RETAINAGE  
 (Line 3 less Line 6)  
 \$ 817,151.00

**GENERAL CONTRACTOR:** CAMOSY CONSTRUCTION  
 By:  **DATE:** February 24, 2022  
 TODD W. KNOP, VICE PRESIDENT

State of: WISCONSIN County of: KENOSHA  
 Subscribed and sworn to before me this 24th day of February, 2022  
 Notary Public:   
 My Commission Expires: January 31, 2024  
 PATRICIA VINETTE UTTECH  
 Notary Public  
 State of Wisconsin

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Construction Manager is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED**  
*(Attach explanation if amount certified differs from the amount applied for.)*  
 ARCHITECT:   
 By:  **DATE:** 2-15-22  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Construction Manager named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Construction Manager under this Contract.

VILLAGE OF SOMERS - LIFT STATION 1A & WATER TRANSFER STATION				PROJECT #9650			
SOMERS, WI.				Application Date thru: 02/28/22		Application No.11	
1	2	3	4	5	6	7	
WORK AND/OR MATERIAL CONTRACTED FOR	ADJUSTED TOTAL CONTRACT (including change orders)	WORK COMPLETED AND MATERIALS STORED TO DATE  % DOLLAR VALUE	TOTAL RETAINED (Including this Application)  5%	PREVIOUSLY PAID	NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)	
<b>LIFT STATION</b>							
GEN.COND, SUPER, & FEE CAMOSY CONSTRUCTION	\$188,102.00	92%	\$173,054.00	\$8,653.00	\$164,401.00	\$0.00	\$23,701.00
CARPENTRY CAMOSY CONSTRUCTION	\$40,238.00	100%	\$40,238.00	\$2,012.00	\$38,226.00	\$0.00	\$2,012.00
CONCRETE CAMOSY CONSTRUCTION	\$311,288.00	100%	\$311,288.00	\$15,563.00	\$295,705.00	\$0.00	\$15,563.00
OCO #01 (PERI)	\$5,220.00	100%	\$5,220.00	\$261.00	\$4,959.00	\$0.00	\$261.00
TESTING ALLOWANCE GESTRA ENGINEERING	\$2,864.00	100%	\$2,864.00	\$143.00	\$2,721.00	\$0.00	\$143.00
ROUGH CARPENTRY MATERIALS WISCONSIN BUILDING SUPPLY	\$11,901.00	100%	\$11,901.00	\$595.00	\$11,306.00	\$0.00	\$595.00
EARTHWORK LEO FOX TRUCKING	\$325,000.00	100%	\$325,000.00	\$16,250.00	\$308,750.00	\$0.00	\$16,250.00
INTERNAL CO - AHERN'S WALL SLEE	-\$2,000.00	100%	-\$2,000.00	-\$100.00	-\$1,900.00	\$0.00	-\$100.00
OCO #01	\$18,150.00	100%	\$18,150.00	\$908.00	\$17,242.00	\$0.00	\$908.00
REINFORCING STEEL HARRIS REBAR ROCKFORD	\$19,616.00	100%	\$19,616.00	\$981.00	\$18,635.00	\$0.00	\$981.00
REINFORCING STEEL ERECTION CHILSTROM ERECTING CORP	\$19,229.00	100%	\$19,229.00	\$961.00	\$18,268.00	\$0.00	\$961.00
MASONRY JAC MASONRY	\$86,430.00	100%	\$86,430.00	\$4,322.00	\$82,108.00	\$0.00	\$4,322.00
METAL FABRICATIONS METRO WELDING	\$1,210.00	100%	\$1,210.00	\$61.00	\$1,149.00	\$0.00	\$61.00
HOLLOW METAL DOORS, FRAMES, HRDWE BUILDERS HARDWARE	\$4,961.00	100%	\$4,961.00	\$248.00	\$4,713.00	\$0.00	\$248.00
ASPHALT SHINGLES WAUKESHA ROOFING & SHEET MTL	\$9,950.00	100%	\$9,950.00	\$498.00	\$9,452.00	\$0.00	\$498.00
PAINTING & COATING MUSCAT PAINTING	\$18,644.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$18,644.00
PLUMBING / HVAC J.F. AHERN	\$217,000.00	89%	\$193,563.00	\$9,678.00	\$173,290.00	\$10,595.00	\$33,115.00
INTERNAL CO - FOX T. WALL SLEEVE	\$2,000.00	100%	\$2,000.00	\$100.00	\$1,900.00	\$0.00	\$100.00

1 WORK AND/OR MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT (Including change orders)	3 WORK COMPLETED AND MATERIALS STORED TO DATE  % DOLLAR VALUE		4 TOTAL RETAINED (Including this Application)  5%	5 PREVIOUSLY PAID	6 NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	7 BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)
LANDSCAPING TERRA TEC LANDSCAPING	\$3,900.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$3,900.00
ELECTRICAL PIEPER POWER	\$99,251.00	50%	\$49,675.00	\$2,484.00	\$47,191.00	\$0.00	\$52,060.00
PERMITS & INSURANCE CAMOSY CONSTRUCTION	\$7,690.00	100%	\$7,690.00	\$385.00	\$7,305.00	\$0.00	\$385.00
BOND CAMOSY CONSTRUCTION	\$11,696.00	100%	\$11,696.00	\$585.00	\$11,111.00	\$0.00	\$585.00
GAS & ELETRIC ALLOWANCE CAMOSY CONSTRUCTION	\$40,000.00	100%	\$40,000.00	\$2,000.00	\$25,189.00	\$12,811.00	\$2,000.00
SCADA ALLOWANCE CAMOSY CONSTR. Orig Allow. \$200,000	\$6,880.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$6,880.00
ALTRONEX CONTROL	\$193,120.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$193,120.00
WATER HYDRANT ALLOWANCE CAMOSY CONSTRUCTION	\$40,000.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
STONE DRIVE ALLOWANCE CAMOSY CONSTRUCTION	\$40,000.00	50%	\$20,000.00	\$1,000.00	\$19,000.00	\$0.00	\$21,000.00
<b>WATER TRANSFER STATION</b>							
GEN.COND, SUPER, & FEE CAMOSY CONSTRUCTION	\$87,309.00	90%	\$78,578.00	\$3,929.00	\$74,649.00	\$0.00	\$12,660.00
CARPENTRY CAMOSY CONSTRUCTION	\$32,921.00	100%	\$32,921.00	\$1,646.00	\$31,275.00	\$0.00	\$1,646.00
CONCRETE CAMOSY CONSTRUCTION	\$77,816.00	100%	\$77,816.00	\$3,891.00	\$73,925.00	\$0.00	\$3,891.00
TESTING ALLOWANCE GESTRA ENGINEERING	\$2,864.00	100%	\$2,864.00	\$143.00	\$2,721.00	\$0.00	\$143.00
ROUGH CARPENTRY MATERIALS WISCONSIN BUILDING SUPPLY	\$5,774.00	100%	\$5,774.00	\$289.00	\$5,485.00	\$0.00	\$289.00
OCO #01	\$11,786.00	100%	\$11,786.00	\$589.00	\$11,197.00	\$0.00	\$589.00
EARTHWORK LEO FOX TRUCKING	\$75,000.00	100%	\$75,000.00	\$3,750.00	\$71,250.00	\$0.00	\$3,750.00
OCO #01	\$5,070.00	100%	\$5,070.00	\$254.00	\$4,816.00	\$0.00	\$254.00
REINFORCING STEEL HARRIS REBAR ROCKFORD	\$4,904.00	100%	\$4,904.00	\$245.00	\$4,659.00	\$0.00	\$245.00
REINFORCING STEEL ERECTION CHILSTROM ERECTING CORP	\$4,807.00	100%	\$4,807.00	\$240.00	\$4,567.00	\$0.00	\$240.00

	1	2	3	4	5	6	7	Page 3
	WORK AND/OR MATERIAL CONTRACTED FOR	ADJUSTED TOTAL CONTRACT (including change orders)	WORK COMPLETED AND MATERIALS STORED TO DATE  % DOLLAR VALUE	TOTAL RETAINED (including this Application)  5%	PREVIOUSLY PAID	NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)	
	<b>MASONRY</b>							
	JAC MASONRY	\$68,570.00	100%	\$68,570.00	\$3,429.00	\$65,141.00	\$0.00	\$3,429.00
	<b>METAL FABRICATIONS</b>							
	METRO WELDING	\$980.00	100%	\$980.00	\$49.00	\$931.00	\$0.00	\$49.00
	<b>HOLLOW METAL DOORS, FRAMES, HRDWE</b>							
	BUILDERS HARDWARE	\$5,011.00	100%	\$5,011.00	\$251.00	\$4,760.00	\$0.00	\$251.00
	<b>ASPHALT SHINGLES</b>							
	WAUKESHA ROOFING & SHEET MTL	\$19,185.00	100%	\$19,185.00	\$959.00	\$18,226.00	\$0.00	\$959.00
	<b>PAINTING &amp; COATING</b>							
	MUSCAT PAINTING	\$18,644.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$18,644.00
	<b>ASPHALT PAVING</b>							
	ASPHALT CONTRACTORS	\$7,524.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$7,524.00
	<b>PLUMBING / HVAC</b>							
	J.F. AHERN	\$405,500.00	57%	\$230,855.00	\$11,543.00	\$208,179.00	\$11,133.00	\$186,188.00
	OCO #01	\$97,020.00	54%	\$52,611.00	\$2,631.00	\$43,770.00	\$5,210.00	\$47,040.00
	<b>LANDSCAPING</b>							
	TERRA TEC LANDSCAPING	\$2,600.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00
	<b>ELECTRICAL</b>							
	PIEPER POWER	\$95,749.00	51%	\$48,532.00	\$2,427.00	\$40,928.00	\$5,177.00	\$49,644.00
	OCO #01	\$70,711.00	52%	\$36,520.00	\$1,826.00	\$34,694.00	\$0.00	\$36,017.00
	<b>PERMITS &amp; INSURANCE</b>							
	CAMOSY CONSTRUCTION	\$7,690.00	100%	\$7,690.00	\$385.00	\$7,305.00	\$0.00	\$385.00
	<b>BOND</b>							
	CAMOSY CONSTRUCTION	\$6,297.00	100%	\$6,297.00	\$315.00	\$5,982.00	\$0.00	\$315.00
	<b>OCO #01</b>							
	CAMOSY CONSTRUCTION	\$44,118.00	100%	\$44,118.00	\$2,206.00	\$41,912.00	\$0.00	\$2,206.00
	<b>TOTALS</b>	<b>\$2,880,170.00</b>	<b>75%</b>	<b>\$2,171,604.00</b>	<b>\$108,585.00</b>	<b>\$2,017,093.00</b>	<b>\$45,926.00</b>	<b>\$817,151.00</b>

-\$2,880,170.00

\$0.00

**PARTIAL WAIVER OF LIEN**

**To All Whom It May Concern:**

**WHEREAS, the undersigned has been employed by VILLAGE OF SOMERS  
to furnish labor and materials for GENERAL CONSTRUCTION work, under a contract  
for the improvement of the premises described as LIFT STATION 1A & WATER TRANSFER STATION  
SOMERS, WI.  
in the VILLAGE OF SOMERS County of KENOSHA  
State of WISCONSIN  
of which VILLAGE OF SOMERS is the owner.**

**NOW, THEREFORE, this 24TH day of FEBRUARY 2022**

**for and in consideration of the sum of FORTY-FIVE THOUSAND NINE HUNDRED TWENTY-SIX DOLLARS  
(\$45,926.00)**

**Dollars paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned, the under-  
signed does hereby waive and release to the extent only of the aforesaid amount, any lien rights to, or claim of lien  
with respect to and on said above-described premises, and the improvements thereon, and on the monies or other  
considerations due or to become due from the owner, by virtue of said contract, on account of labor, services,  
materials, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises,  
but only to the extent of the payment aforesaid.**

**CAMOSY INCORPORATED**

(Affix corporate  
seal here)

  
\_\_\_\_\_  
(Signature)

(SEAL)

**TITLE: TODD W. KNOP  
VICE PRESIDENT**

(SEAL)

**SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR**

**SOMERS LIFT STATION & WATER TRANSFER STATION**

Page of Pages

State of Wisconsin

} ss.

**DRAW #11**

County of Kenosha

*The affiant, TODD W. KNOP, being first duly sworn, on oath deposes and says that he is VICE PRESIDENT of CAMOSY CONSTRUCTION, that CAMOSY CONSTRUCTION has a contract with VILLAGE OF SOMERS, owner for SOMERS LIFT STATION & WATER TRANSFER STATION on the following described premises in said County, to wit: SOMERS, WISCONSIN*

*That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.*

1	2	3	4	5	6	7	8
Name and Address	Kind of Work	Amount of Contract	Work Completed To Date	Retention (including	Net of Previous Payments	Net Amount This Payment	Balance to Become Due (inc.
<b>LIFT STATION</b>							
CAMOSY CONSTRUCTION	General Conditions	\$188,102	\$173,054	\$8,653	\$164,401	\$0	\$23,701
CAMOSY CONSTRUCTION	Carpentry	\$40,238	\$40,238	\$2,012	\$38,226	\$0	\$2,012
CAMOSY CONSTRUCTION	Concrete	\$311,268	\$311,268	\$15,563	\$295,705	\$0	\$15,563
OCO #1 - (Peri)	Peri	\$5,220	\$5,220	\$261	\$4,959	\$0	\$261
GESTRA ENGINEERING	Testing Allowance	\$2,864	\$2,864	\$143	\$2,721	\$0	\$143
WI. BUUILDING SUPPLY	Rough Carpentry Mat	\$11,901	\$11,901	\$595	\$11,306	\$0	\$595
LEO FOX TRUCKING	Earthwork	\$325,000	\$325,000	\$16,250	\$308,750	\$0	\$16,250
Internal CO - Ahern Wall Sleeve	Internal	(\$2,000)	(\$2,000)	(\$100)	(\$1,900)	\$0	(\$100)
OCO #01	Earthwork	\$18,150	\$18,150	\$908	\$17,242	\$0	\$908
HARRIS REBAR ROCKFORD	Reinforcing Steel	\$19,616	\$19,616	\$981	\$18,635	\$0	\$981
CHILSTROM ERECTING CORP	Reinforcing Steel Erection	\$19,229	\$19,229	\$961	\$18,268	\$0	\$961
JAC MASONRY	Masonry	\$86,430	\$86,430	\$4,322	\$82,108	\$0	\$4,322
METRO WELDING	Metal Fabrications	\$1,210	\$1,210	\$61	\$1,149	\$0	\$61
BUILDERS HARDWARE	HM Doors, Frames, Hardware	\$4,961	\$4,961	\$248	\$4,713	\$0	\$248
WAUKESHA ROOFING & SHT. MTL.	Asphalt Shingles	\$9,950	\$9,950	\$498	\$9,452	\$0	\$498
MUSCAT PAINTING	Painting & Coating	\$18,644	\$0	\$0	\$0	\$0	\$18,644
J.F. AHERN	Plumbing/HVAC	\$217,000	\$193,563	\$9,678	\$173,280	\$10,595	\$33,115
Internal CO - Fox Trucking Wall Sleeve	Internal	\$2,000	\$2,000	\$100	\$1,900	\$0	\$100

<b>TERRA TEC LANDSCAPING</b>							
	Landscaping	\$3,900	\$0	\$0	\$0	\$0	\$3,900
<b>PIEPER POWER</b>							
	Electrical	\$99,251	\$49,675	\$2,484	\$47,191	\$0	\$52,060
<b>CAMOSY CONSTRUCTION</b>							
	Permits & Insurance	\$7,690	\$7,690	\$385	\$7,305	\$0	\$385
<b>CAMOSY CONSTRUCTION</b>							
	Bond	\$11,696	\$11,696	\$585	\$11,111	\$0	\$585
<b>CAMOSY CONSTRUCTION</b>							
	Gas & Electric Allowance	\$40,000	\$40,000	\$2,000	\$25,189	\$12,811	\$2,000
<b>SCADA ALLOWANCE</b>							
Orig. Allowance \$200,000	Gas & Electric Allowance	\$6,880	\$0	\$0	\$0	\$0	\$6,880
<b>ALTRONEX CONTROL</b>		\$193,120	\$0	\$0	\$0	\$0	\$193,120
<b>CAMOSY CONSTRUCTION</b>							
	Water Hydrant Allowance	\$40,000		\$0	\$0	\$0	\$40,000
<b>CAMOSY CONSTRUCTION</b>							
	Stone Drive Allowance	\$40,000	\$20,000	\$1,000	\$19,000	\$0	\$21,000
<b>WATER TRANSFER STATION</b>							
<b>CAMOSY CONSTRUCTION</b>							
	General Conditions, Supervision & Fee	\$87,309	\$78,578	\$3,929	\$74,649	\$0	\$12,660
<b>CAMOSY CONSTRUCTION</b>							
	Carpentry	\$32,921	\$32,921	\$1,646	\$31,275	\$0	\$1,646
<b>CAMOSY CONSTRUCTION</b>							
	Concrete	\$77,816	\$77,816	\$3,891	\$73,925	\$0	\$3,891
<b>GESTRA ENGINEERING</b>							
	Testing Allowance	\$2,864	\$2,864	\$143	\$2,721	\$0	\$143
<b>WI. BUILDING SUPPLY</b>							
	Rough Carpentry Materials	\$5,774	\$5,774	\$289	\$5,485	\$0	\$289
<b>OCO #01</b>	Wi. Bldg. Supply	\$11,786	\$11,786	\$589	\$11,197	\$0	\$589
<b>LEO FOX TRUCKING</b>							
	Earthwork	\$75,000	\$75,000	\$3,750	\$71,250	\$0	\$3,750
<b>OCO #01</b>	Fox Trucking	\$5,070	\$5,070	\$254	\$4,816	\$0	\$254
<b>HARRIS REBAR ROCKFORD</b>							
	Reinforcing Steel	\$4,904	\$4,904	\$245	\$4,659	\$0	\$245
<b>CHILSTROM ERECTING CORP</b>							
	Reinforcing Steel Erection	\$4,807	\$4,807	\$240	\$4,567	\$0	\$240
<b>JAC MASONRY</b>							
	Masonry	\$68,570	\$68,570	\$3,429	\$65,141	\$0	\$3,429
<b>METRO WELDING</b>							
	Metal Fabrications	\$980	\$980	\$49	\$931	\$0	\$49
<b>BUILDERS HARDWARE</b>							
	HM Doors, Frames & Hardware	\$5,011	\$5,011	\$251	\$4,760	\$0	\$251
<b>WAUKESHA ROOFING &amp; SHT MTL</b>							
	Asphalt Shingles	\$19,185	\$19,185	\$959	\$18,226	\$0	\$959
<b>MUSCAT PAINTING</b>							
	Painting & Coating	\$18,644	\$0	\$0	\$0	\$0	\$18,644
<b>ASPHALT CONTRACTORS</b>							
	Asphalt Paving	\$7,524	\$0	\$0	\$0	\$0	\$7,524
<b>J.F. AHERN</b>							
	Plumbing / HVAC	\$405,500	\$230,855	\$11,543	\$208,179	\$11,133	\$186,188
<b>OCO #01</b>	JF Ahern	\$97,020	\$52,611	\$2,631	\$43,770	\$6,210	\$47,040

TERRA TEC LANDSCAPING	Landscaping	\$2,600	\$0	\$0	\$0	\$0	\$2,600
PIEPER POWER	Electrical	\$95,749	\$48,532	\$2,427	\$40,928	\$5,177	\$49,644
OCO #01	Pieper Power	\$70,711	\$36,520	\$1,826	\$34,694	\$0	\$36,017
CAMOSY CONSTRUCTION	Permits & Insurance	\$7,690	\$7,690	\$385	\$7,305	\$0	\$385
CAMOSY CONSTRUCTION	Bond	\$6,297	\$6,297	\$315	\$5,982	\$0	\$315
OWNER CHANGE ORDER #01	Camosy	\$44,118	\$44,118	\$2,206	\$41,912	\$0	\$2,206
Totals		\$2,880,170	\$2,171,604	\$108,585	\$2,017,093	\$45,926	\$817,151

AMOUNT OF ORIGINAL CONTRACT \$ 2,579,400.00  
EXTRAS TO CONTRACT \$ 300,770.00  
TOTAL CONTRACT AND EXTRAS \$ 2,880,170.00  
CREDITS TO CONTRACT \$ 0.00  
ADJUSTED TOTAL CONTRACT \$ 2,880,170.00

WORK COMPLETED TO DATE \$2,171,604.00  
LESS 5% RETAINED \$108,585.00  
NET AMOUNT EARNED \$2,063,019.00  
NET PREVIOUSLY PAID \$2,017,093.00  
NET AMOUNT OF THIS PAYMENT \$45,926.00  
BALANCE TO BECOME DUE \$817,151.00

IT IS UNDERSTOOD THAT THE TOTAL AMOUNT PAID TO DATE PLUS THE AMOUNT REQUESTED IN THIS APPLICATION SHALL NOT EXCEED 100% OF THE COST OF WORK COMPLETED TO DATE.

I AGREE TO FURNISH WAIVERS OF LIEN FOR ALL MATERIALS UNDER MY CONTRACT WHEN DEMANDED.

Signed Todd W. Knop  
TODD W. KNOP  
VICE PRESIDENT  
(Position)

Subscribed and sworn to before me this 24TH day of FEBRUARY, 2022

Patricia Vinette Uttech  
Notary Public

The above sworn statement should be obtained by the owner before each and every payment  
Provided by Chicago Title Insurance Company.

PATRICIA VINETTE UTTECH  
Notary Public  
State of Wisconsin



Construction Manager  
 Design/Builders  
 General Contractors

UPS Delivery:  
 43451 N. US Hwy 41  
 Zion, IL 60089

43451 N. US Hwy 41  
 Zion, IL  
 60089-8455  
 847-396-6800

12786 120th Avenue  
 Kenosha, WI  
 53142-7328  
 414-552-8440

**INVOICE**

To: **VILLAGE OF SOMERS**  
**7511 - 12TH STREET**  
**SOMERS, WI. 53171**

Date: **02/28/2022**

ATTN: **GEORGE STONER**

Invoice #: **9650.11**

**RE: VILLAGE OF SOMERS**  
**LIFT STATION 1A & WATER TRANSFER STATION**  
**SOMERS, WI.**

Original Contract Amount	\$2,579,400.00
Change Orders	<u>\$300,770.00</u>
Total Contract Amount to Date	\$2,880,170.00

Total Complete and Stored to Date	\$2,171,604.00
Less Retainage	\$108,585.00
Less Previously Invoiced	<u>\$2,017,093.00</u>
<b>TOTAL NOW DUE</b>	<b><u><u>\$45,926.00</u></u></b>

*Make checks payable to: Camosy Incorporated*