

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

**Town Work Session Meeting
Agenda
Tuesday, July 5, 2022
5:15 p.m.**

Town Board Work Session Meeting:	
Item #	
1	Call to Order
2	Citizen Comments
3	Administrator's Report
4	Chair & Supervisor Reports
5	Review and discuss renewal of Mobile Home Park Licenses from Pleasant Prairie Mobile Home Court, 11703 60th Street and Hillcrest (Nelson's) Mobile Home Park, 3705 27th Street
6	Review and discuss 2022-2023 Amusement Park License Application for George Capoun Golf Academy, 4209 Green Bay Road Kenosha, WI 53144
7	Review and Discuss Transfer of Agent for B.B.'s Pub
8	Review tentative agenda for Town Board meeting on July 12, 2022
9	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the July 5, 2022 Work Session Meeting & Agenda in 3 public places including Somers website.

Dated this 1st day of July 2022.

Brandi Baker, Clerk-Treasurer

Requests from persons 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 Town Board may participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

**TOWN OF SOMERS
TOWN BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: July 5, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #3 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked on since our June 7, 2022 Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

REMINDER: DUE TO THE JULY 4TH HOLIDAY THE VILLAGE/TOWN HALL WILL BE CLOSED MONDAY JULY 4TH

Development

- The Plan Commission met on June 13th to review the following:
 - Request by: JSPPF Holdings LLC, C/O Joseph G Smith, 7150 18th St, Kenosha WI 53144 (Owner); Amy K Smith, 7150 18th St, Kenosha WI 53144 (Agent), requesting a Conditional Use Permit amendment to allow outside amplified music, live music and the projection of outdoor movies in the B-2 Community Business Dist. on Tax Parcel #82-4-222-153-0225, located in the SW ¼ Section 15, T2 N, R22 E, Village of Somers. The Plan Commission's recommendation was to approve the Conditional Use Permit. The Board approved said permit at our June 29th Board Meeting.
 - Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requesting a conceptual approval for a CBRF (Community-Based Residential Facility) on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. This was a concept review for a 40 room Community Based Residential/Assisted Living facility. The Plan Commission's recommendation was that they approved of the proposed project. The developer will be moving ahead with detailed engineering so they can submit for formal approval.

- The Plan Commission will meet on July 11th to review the following:
 - Request by: Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), requesting a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers.
 - Request by : Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent) for rezoning, and site plan/exterior fenestration for 3 warehouse/industrial buildings on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. Stream Realty held a community meeting at the Village Hall on June 29th to hear any concerns the neighbors may have before the project goes for formal approval.
- On June 16th, Administration, Engineering, Planning, Trustee Nelson and President Stoner met with representatives of Shoreland Lutheran High School to discuss there proposed site plan to move their athletic fields to the parcel they purchased to the west of their current building. The main focus of the meeting was discussed what they would need to bring to the Plan Commission and Village to obtain the necessary permits to move these facilities.
- Administrator Peters has been working with KABA on the possibility of bringing another warehouse/industrial user to First Park 94.
- Flint Development has been issued their grading permit for their project West of the I. They began earth work on June 28th.



Flint Development

- The Becknell project on 120th Avenue has made great progress. Their building pad is in place and building materials have begun to arrive to the site.



Becknell Development

- The new Chipotle Mexican Grill in Somers Market Center, that was approved at the end of May, has received building permits and they have begun their site work.
- On June 16th, Administration, Planning, Fire & Rescue, Trustee Nelson and President Stoner met with representees from Hawthorn Hollow Nature Sanctuary and Arboretum to discuss what additional information the Village would like to see in regards to their recent application for a conditional use permit. Hawthorn will be submitting an updated business plan based off our conversation.
- On June 17th, Administrator Peters, President Stoner, Trustee Ostby, Trustee Nelson and representative from Somers Fire and Rescue attended the Grand Re-Opening of Wal-Mart. Wal-Mart presented a check in the amount of \$2,500 to Somers Fire and Rescue.



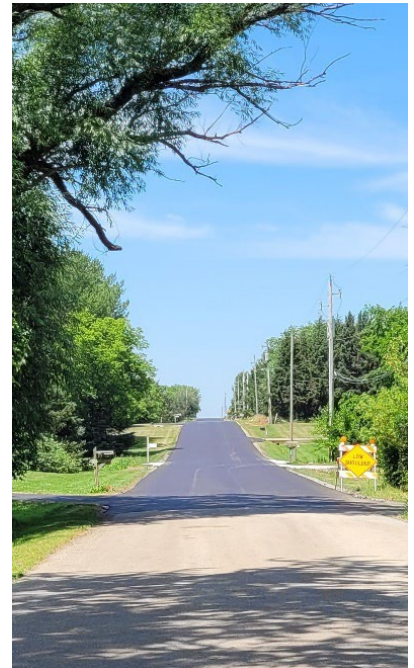
- The new Dunkin Donuts in Somers Market Center officially opened for business on June 30th and was quite busy! The building will be installing overhangs that were approved as part of their exterior fenestration. They have provided evidence to the Village that they were delayed due to supply chain issues. Based on this they were granted occupancy. Administrator Peters received a tour of the new building with the contractor and the owners. It is a very welcoming store.



Somers Dunkin Donuts

Administration

- Staff and Engineer Snyder continue to meet weekly with Camosy to receive updates regarding the lift station and water transfer station. On June 29th, we received notification that the backup generator for the lift station has shipped and should be here on July 6th.
- The Sheridan Road Sewer project is substantially complete.
- The A&Y water main work in preparation for the County's new roundabout is completed.
- The Becknell and First Park water main work is now substantially completed.
- Payne and Dolan's work on the 2022 roadway improvement project (22nd Street (5000 Block to Green Bay Road), 4th Street, 49th Avenue, & 5th Place, 28th Avenue (CTH KR to Termination) is well underway. The work on 22nd Street is substantially completed. The remaining paving should be completed soon.
- Somers House has re-stripped their parking lot as requested under their cabaret license approval. Administrator Peters viewed the work on June 30th.



- On June 23rd, Administrator Peters attended a meeting for the Collaborative Action for Lake Michigan Coastal Resilience (CALM) Network.
- On June 23rd, our 2nd Quarter Newsletter was published on Somers.org
 - <https://www.somers.org/news/2022/06/23/second-quarter-2022-newsletter/>
- On June 24th, Administrator Peters attended Kenosha County Health’s kick off meeting for their Community Health Assessment (CHA). The County is required by statute to complete a CHA every 3 years. The goal of the meeting was to discuss how to best reach the residents of Kenosha County through survey questions and outreach to get a better assessment of their health.
- On June 29th, Superintendent Smith formally submitted our Compliance Maintenance Annual Report (CMAR) to the DNR. The Board approved the resolution authorizing the submission of this report at our June 28th Board Meeting.
- Based on our June 28th Board meeting, a list of requirements for Kenosha Estates to receive their mobile home license was mailed to the owners on June 29th.
- On June 30th, bids were opened for the 2022 Stormwater Utility Improvements. Three bids were received, and this matter will be on our regular agenda for our July 5th Work Session.
- Staffing Update
 - Accountant I Renee Kelly’s first day with the Village/Town was June 14th. She has been diligently learning our systems and has been a great addition to our Staff.
 - Over the past month, Clerk/Treasurer Baker and Administrator Peters have interviewed several candidates for the open Clerk I position. An offer will be made to one of the candidates the week of July 4th.
- The Somers Fire and Rescue Department will be hosting a Blood Drive Wednesday July 27, 2022 from 1:30 to 6:30 p.m. in the Fire Station Training Room, 7511 12th Street in Somers.
 - Appointment can be made online or by calling 877-232-4376.
 - Donors will receive a limited edition Veriti t-shirt, while supplies last.
 - <https://www.somers.org/news/2022/06/27/blood-drive/>
- Finally, the Somers 4th of July Parade will be held on Monday July 4th. “Celebrate the Red, White & Blue in 2022!” Thank You to the Parade Committee, J. Schantek, Ben Harbach, Al Ferber, and Vern Kotten for all their hard work and Thank You to all the parade sponsors.

**TOWN OF SOMERS
TOWN BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: July 5, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #5 Review and discuss renewal of Mobile Home Park Licenses from Pleasant Prairie Mobile Home Court, 11703 60th Street and Hillcrest (Nelson's) Mobile Home Park, 3705 27th Street

BACKGROUND:

Applications have been received to renew the following mobile home park licenses:

Pleasant Prairie Mobile Home Court, 11703 60th Street

Hillcrest Mobile Home Park 3705 27th Street

COMMENTS:

The Building Inspector and Fire Department have conducted their annual inspections, and both recommend that these licenses be approved. Administration requests that these licenses be placed our Board Meeting Agenda on July 12th for action.

ATTACHMENTS:

Building Inspection Report

2022 mobile Home Park License Inspection Report

Inspections were made at Hillcrest mobile home park, 3705 27th Street

Pleasant Prairie mobile home park, 11703 – 60th Street

Oakdale Estates, 11515 – 1st Street

All were found to be well kept and in good order.

Inspection at Mid-City mobile home park, 1530 Sheridan Road, I feel the owner needs to do a better job at keeping the weeds cut down in some of the lots and especially behind the trailers along the power line and electrical services.

Inspection at Kenosha Estates (Alford and Embassy) mobile home parks, 1870 Sheridan Road – 1784 Sheridan Road. I feel that there is little to no regard by the park's owner concerning weed control, lawn maintenance, home maintenance, porch, deck or stair maintenance on many of the lots. I believe the park owner should have a set of standards and rules for the parks residents to follow and for the owner implement.

I would recommend to not renew the license.

Respectfully,

Russ Nolen
Village and Town of Somers Building Inspector



**TOWN OF SOMERS
TOWN BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: July 5, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #6 Review and discuss 2022-2023 Amusement Park License Application for George Capoun Golf Academy, 4209 Green Bay Road Kenosha, WI 53144

BACKGROUND:

The Town of Somers has received the 2022-2023 renewal application for an Amusement Park license of George Capoun Golf Academy.

Building and Fire Inspections have been completed.

ATTACHMENTS:

Inspection Report

George Capoun Golf Academy Amusement Park Application

6/24/2022

AMUSEMENT PARK INSPECTION

An inspection was made at the George Capoun Golf Academy 4209 Green Bay Road.

All was found to be in good order.

Respectfully,
Russ Nolen

Town of Somers Building Inspector



Application for Amusement Park License

Name of Applicant

Lindsay Capoun
First Name Last Name

Address

4209 Green Bay Rd
Street Address

Street Address Line 2

Kenosha WI
City State / Province

53144
Postal / Zip Code

RECEIVED JUN 20 2022

Phone Number

262-652-0202 -
Area Code Phone Number

Email

capungolf@yahoo.com
example@example.com

If a partnership or corporation, list name of partner or officers:

Name

Gregory
First Name

Caplan
Last Name

Address

4209 Green Bay Rd
Street Address

Street Address Line 2

Kensha
City

WJ
State / Province

53144
Postal / Zip Code

Name

First Name

Last Name

Address

Street Address

Street Address Line 2

City

State / Province

Postal / Zip Code

Name of Amusement Park

George Caplan Golf Academy LLC

Location of Amusement Park

4209 Green Bay Rd
Street Address

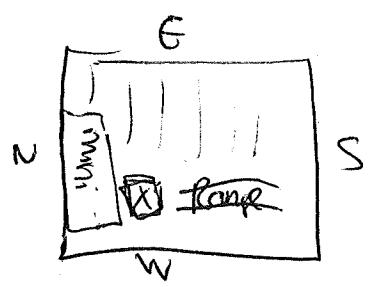
Street Address Line 2

Kenosha WI
City State / Province

53144
Postal / Zip Code

Detailed description and a sketch showing area and showing buildings and improvements and explanation of the method of operation that will be used if license is granted:

Driving range + miniature golf



I, Wesley Capra do swear that the above information is to the best of my knowledge true and correct, and the if granted a license I will abide by all conditions and provisions of the ordinance under which said license is issued.

Signature of Applicant

Clear

Date
6/13/2022

mm-dd-yyyy



Date Signed

License fee is \$25.00 make your check payable to Village of Somers

Mail To:

Village of Somers

PO Box 197

Somers, WI 53171

Deliver to Village Clerk:

Village of Somers

7511 12th Street

Somers, WI 53171



**TOWN OF SOMERS
TOWN BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: July 5, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #7 Review and Discuss Transfer of Agent for B.B.'s Pub

BACKGROUND:

Owner Betty Brown filed for a transfer of agent for B.B.'s Pub to her Son David Brown, due to her declining health. An agent oversees the day-to-day operations of the establishment.

COMMENTS:

NONE

ATTACHMENTS:

Transfer of Agent Application.

Appointment of Successor Agent – Retail Licenses

Submit this form to your licensing authority with a \$10 processing fee.

If there is a change in agent, each club, corporation, or limited liability company that holds a retail license to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent and have the appointment approved by the licensing authority pursuant to sec. 125.04(6), Wis. Stats. The following questions must be answered by the agent, and the appointment must be signed by an officer of the corporation/organization or one member of the limited liability company (only one signature is required).

Section 1: Licensee Information and Acknowledgement

Licensee Name

Betty L. Brown

Reason for Cancellation of Appointed Agent

Old Age/Health

The undersigned appoints David G Brown as agent in accordance with sec. 125.04(6), Wis. Stats.

Betty L. Brown
Signature of President / Member

6/14/22
Date

Section 2: Agent Information and Acknowledgement

Agent Name

David G Brown

Mailing Address	City or Post Office	State	Zip Code
8013 Cooper Road	Kenosha	WI	53142

Agent Questions

Agent Questions	Yes	No
1. Are you of legal drinking age?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Have you ever been convicted of a federal law violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have you ever been convicted of a state law violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you ever been convicted of a local ordinance violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Have you completed the required responsible beverage server training course per sec. 125.04(5)(a)5, Wis. Stats.? ...	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNDER PENALTY OF LAW, I declare that my answers above are true and correct to the best of my knowledge and belief.

I hereby accept appointment as agent for Betty L Brown and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.

David G Brown
Signature of Agent

6/14/22
Date

Section 3: Licensing Authority Approval

Municipality Name

Signature of Official

Date

Title of Official

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) BROWN		(first name) DAVID		(middle name) Gregory	
Home Address (street/route) 8013 Cooper Rd.		Post Office Pleasant Prairie	City Kenosha	State WI	Zip Code 53142
Home Phone Number 262-620-3307			Age 59	Date of Birth 11/20/1962	Place of Birth Kenosha

The above named individual provides the following information as a person who is (check one):

Applying for an alcohol beverage license as an **individual**.

A member of a **partnership** which is making application for an alcohol beverage license.

AGENT of **BBIS PUB / Betty L. Brown**
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 59 years

2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No

If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

2506 Disorderly Conduct / Battery

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No

If yes, describe status of charges pending. ?

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No

If yes, identify. BBIS PUB / Betty L. Brown 6215 Green Bay Rd. Kenosha, WI 53142
(Name, Location and Type of License/Permit)

5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No

If yes, identify. _____ (Name of Wholesale Licensee or Permittee) _____ (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name DELUCA & Hartman	Employer's Address Waukesha, WI	Employed From 2014	To Current
Employer's Name MSI	Employer's Address Union Grove, WI	Employed From 2009	To 2014

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Nave Brown

(Signature of Named Individual)

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

**Town Board Meeting
Tentative Agenda
Tuesday, July 12, 2022
5:15 p.m.**

Town Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on June 12, 2022
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
7	Action on renewal of Mobile Home Park Licenses from Pleasant Prairie Mobile Home Court, 11703 60th Street and Hillcrest (Nelson's) Mobile Home Park, 3705 27th Street
8	Action on 2022-2023 Amusement Park License Application for George Capoun Golf Academy, 4209 Green Bay Road Kenosha, WI 53144
9	Action on Transfer of Agent for B.B.'s Pub
10	Approval of Operator Licenses: NONE
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Town of Somers, I posted this notice of the July 12, 2022, Town Board Meeting & Tentative Agenda in 3 public places.

Dated this 1st day of July 2022.

Brandi Baker, Clerk-Treasurer

Requests from persons 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 Town Board may participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**