

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

**Town Work Session Meeting
Agenda
Tuesday, August 2, 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	Discuss proposed 2023 Budget Timeline
6	Discuss and possible action on the application for Class "B" (Picnic) Beer License from Somers Fire & Rescue Association for Uke's Harley Davidson Hometown Rally on Sept 1, Sept 2, Sept 3, Sept 4, and Sept 5 2022 from 10:00-8:00pm each day, and request to waive fees.
7	Review tentative agenda for Town Board meeting on August 10, 2022
8	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the August 2, 2022 Work Session Meeting & Agenda in 3 public places including Somers's website.

Dated this 29th 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: August 2, 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 July 5th 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: AUGUST BOARD MEETING NORMALLY SCHEDULED ON TUESDAY AUGUST 9th WILL BE MOVED TO AUGUST 10th DUE TO PRIMARY ELECTION

Development

- The Plan Commission met on July 11th to review the following:
 - Request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for 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. The Plan Commission's recommendation was to deny. The Board reviewed this matter at our July 19th Work Session. The Board's direction was for the applicant to set up a neighborhood meeting to see if a compromise could be reached. The Owner has been provided with a list of addresses that notices were sent to and is working on putting said meeting together.
 - Request by Carol F Grohs Trust & Delmar R and Jeanne V Golbriecht 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 from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. to BP-1 Business Park Dist. & PUD Planned Unit Development Overlay Dist and approval of site plan and exterior fenestration on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030. The Board reviewed this matter at our July 19th Work Session. The Board's direction was for the developer to work with the County to finalize access to the property. Administration, Engineering, Planning, President Stoner, Highway Commissioner

Abongwa and representatives from the Developer met on July 19th to further discuss the access to the property off of CTH S. The Developer will be bringing back additional information to the County to evidence that a full access would meet safety guidelines.

- The Plan Commission will meet on August 8th to review the following:
 - Request by Somers USA, LLC, 1170 22nd Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); for approval an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202. As you may recall, at our March 15th Work Session, Golden Oil explained would like to “remodel this space into a lounge where customers can get a pizza or other food offerings that are available at the Travel Center and be able to sit in a quiet environment and enjoy their food with an alcoholic beverage.” In order for this to occur the Development Agreement and Conditional Use Permit will need to be amended. The Plan Commission meeting will hold the public hearing on the amendment to allow for alcohol consumption on the property.
 - Request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), requests approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339. This project would bring a Mister Carwash to Somers Market Center.
- The Paris/Somers Intergovernmental Commission will meet on August 8th for a presentation by Bobcat Plus and Bukacek Construction, of a conceptual plan that proposes to develop approximately 4.3 acres of land located at 1242 122nd Ave. in the Village of Somers Growth Area, west of I-94 into a retail dealership that would provide sales, parts and service for the Bobcat line of construction equipment. Parcel 82-4-221-131-0201 has been attached to the Village of Somers per the terms of the Intergovernmental Agreement between the Village of Somers, Town of Paris and City of Kenosha. The parcel is currently zoned Agricultural and Residential. The land is designated as commercial on the adopted Land Use Map. The petitioner would be seeking rezoning and a Conditional Use Permit from the Village of Somers.

- On July 6th, Administrator Peters, Trustee Nelson, Chief Andersen, and Planning received a tour of Hawthorn Hollow Nature Sanctuary and Arboretum. The purposed of this tour was review their current operations and discuss their future plans. Based on this tour, Hawthorn will be submitting an updated business plan in furtherance of their goal of receiving the conditional use permit they applied for earlier this year.



- On July 6th, Administrator Peters and Engineer Snyder held their monthly update call with the Pritzker Development Team. On July 19th, Administrator Peters held his monthly call with their communications team. You may have noticed that a large number of trees have been planted.

- On July 22nd, Administrator Peters, Assistant to the Administrator Bodenbach and President Stoner did a “walk-through” of the new Kwik Trip Travel Center on CTH S. This will be one of

the largest Kwik Trips ever built and the first with a dog park. They are holding a grand opening on August 11th.

- On July 26th, Flint Development developers' agreement was executed and recorded. Administration and Engineering will be meeting with the Developer on August 2nd to get an update on their process with the DOT.
- On July 27th, BluePaint Development executed their developer's agreement for their multi-family project on STH 32. They are currently securing new financing for the project and hope to begin work once it is in place.

Administration

- Staff and Engineer Snyder continue to meet weekly with Camosy to receive updates regarding the lift station and water transfer station. Over the past month, both the Water Transfer Station and Lift Station have begun the required testing. Public Works staff have also been receiving training from the various manufacturers on how to operate and maintain the new equipment.



DNR Inspection of Water Transfer

- Clerk/Treasurer Baker attended the Municipal Clerk/Treasurer Institute training over July 11th through the 15th.
- On July 13th, Administrator Peters attended the first ever Kenosha County Joint Village leadership meeting. This meeting was arranged by County Executive Kerkman to meet with Village Administrators to discuss issues in County affecting Villages and to discuss how we can all work together. County roads and our sheriff's contracts were a major topic of discussion.
- Jane Bartolai's first day as our new Clerk I was on July 18th. This marks the first time in almost a year that we have been fully staffed. She has jumped right in and is a welcomed addition to Somers!
- On July 20th office staff held our monthly lunch get together organized by Accountant I Kelly. This was our first one as a full staff!
- On July 21st, Planning and Zoning, Administration, Trustee Nelson and President Stoner meet to discuss building standards for accessory buildings. This conversation was started by a recent

citizen complaint regarding the size of an outbuilding that was allowed to be constructed under our current ordinance. Administration, Trustee Nelson and President Stoner met again on July 28th to review a proposed memo from Trustee Nelson. We will be bringing this matter to a Work Session in the near future for the Board's input.

- Over the past month Administration, Finance and the Clerk have been gearing up for the Budget process. This will be our first budget with our newly hired staff. On July 27th, we all attended a League of Wisconsin Municipalities regarding Municipal finance and the budget process.
- As the Sheridan Road sewer lining project has reached substantial completion, Assistant to the Administrator Bodenbach has sent out over 500 invoices for the \$1,000 contribution for each home that signed up for the program. Homeowners have until January 9, 2023 to make their payment.
- The League of Wisconsin Municipalities Annual Conference will be held October 19th through the 21st in La Crosse. If you wish to attend, you can register with the following link: <http://www.lwm-info.org/731/Annual-Conference>
- Absentee Balloting began on July 26th for the August 9th Partisan Primary election. Information regarding voting is available at Somers.org under the newsfeed.
- Chief Andersen was recently featured in an article regarding water safety. https://www.kenoshanews.com/news/watch-now-safety-around-water-coalition-responds-to-spate-of-drownings-in-kenosha-county/article_be295a60-0dde-11ed-bba7-536dd37fd8c2.html



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

WORK SESSION: August 2, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #5 Discuss proposed 2023 Budget Timeline

BACKGROUND:

Staff has begun gearing up for the creation of the 2023 Budget.

COMMENTS:

As past practice would dictate, we would like to schedule a special budget work session on Saturday, September 24th. Please check your calendars to see if this fits in your schedule.

Large budget items such as adding an Assistant Chief, Sheriff Department contract, and any other staff should be discussed at an upcoming Work Session.

Staff has created the attached timeline in an effort to keep us on track and to keep the Board informed.

ATTACHMENTS:

Proposed Budget Adoption Timeline

2023 BUDGET ADOPTION TIMELINE

August 2022	Staff begins work on the 2023 Budget
September 24, 2022	Special Work Session to discuss 2023 Budget
October 4, 2022	Board continues discussion on 2023 Budget at Work Session
October 11, 2022	Village Administrator presents the proposed 2023 budget at the Village Board Meeting
October 12, 2022	Village Clerk/Treasurer e-mails 2023 Budget Summary to the Kenosha News for publication
October 18, 2022	Board continues discussion on 2023 Budget at Work Session
October 21, 2022	2023 Budget Publication appears in the Kenosha News
November 1, 2022	Board continues discussion on 2023 Budget at Work Session
November 9, 2022	Town Board to hold Public Hearing on the 2023 Budget
November 9, 2022	Town Electors meet to discuss and approve the Town Levy
November 9, 2022	Town Board adopts 2023 Budget
November 9, 2022	Public Hearing on the 2023 Budget
November 9, 2022	Village Board adopts 2023 Budget



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

WORK SESSION: August 2, 2022

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: Discussion and possible action on the application for Class “B” (Picnic) Beer License from Somers Fire & Rescue Association for Uke’s Harley Davidson Hometown Rally on Sept 1, Sept 2, Sept 3, Sept 4, and Sept 5 2022 from 10:00-8:00pm each day, and request to waive fees.

BACKGROUND:

The Somers Fire and Rescue Association approached the Village to request a Class “B” (Picnic) Beer License for events on Sept 1, Sept 2, Sept 3, Sept 4, and Sept 5, 2022, from 10:00-8:00 p.m. each day for Uke’s Harley Davidson Hometown Rally at 5995 120th Ave Kenosha WI 53144. As this is a fundraising event for the Association, they have requested waiver of fees associated with the application.

ATTACHMENTS:

Temporary Class “B Application and Event Request Letter

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 6/15/22

Town Village City of Somers

County of Kenosha

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 9/1/22 and ending 9/5/22 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization** (check appropriate box) →
- Bona fide Club
 - Church
 - Lodge/Society
 - Chamber of Commerce or similar Civic or Trade Organization
 - Veteran's Organization
 - Fair Association
 - Fire Association

(a) Name Somers Fire + Rescue Association

(b) Address 7511 12th St
(Street) Town Village City

(c) Date organized 2006

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Brandon Dzibinski

Vice President Jamie Thorpe

Secretary Bella Domanico

Treasurer Adam Pisula

(g) Name and address of manager or person in charge of affair: Angela Lasecki, 5209 38th Ave Kenosha WI 53144

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 5995 120th Ave, Kenosha WI 53144

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: license to cover beer tent and storage garage on south-side of parking lot where product will be stored & secured

3. Name of Event

(a) List name of the event UK's Harley-Davidson HomeTown Rally

(b) Dates of event Sept 1st, 2nd, 3rd, 4th, + 5th

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Somers Fire + Rescue Association
(Name of Organization)

Officer [Signature] 07/15/22
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

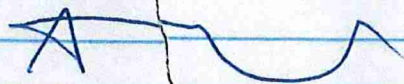
License No. _____

To whom it may concern,

This event is a fundraising opportunity for the Somers Fire & Rescue Association. For this reason, I would like to request the \$10.00 application fee be waived.

Please feel free to contact me with any inquiries or concerns.

Thank you!



Angela Lasecki
920-227-7897

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

**Town Board Meeting
Tentative Agenda
Wednesday August 10, 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 14, 2022 and July 12, 2022
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
7	Discuss and possible action on the application for Class “B” (Picnic) Beer License from Somers Fire & Rescue Association for Uke’s Harley Davidson Hometown Rally on Sept 1, Sept 2, Sept 3, Sept 4, and Sept 5 2022 from 10:00-8:00pm each day, and request to waive fees.
8	Approval of Operator Licenses:
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 August 10, 2022, Town Board Meeting & Tentative Agenda in 3 public places.

Dated this 29th 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.**