

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

**Town Work Session Meeting
Agenda
Tuesday, September 6, 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 and Review proposed Ordinance 2022-012, an Ordinance to recreate section 5.11(E) of the code of Ordinances of the Town of Somers regrading Fireworks Prohibited
6	Review tentative agenda for Town Board meeting on September 13, 2022
7	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the September 6, 2022 Work Session Meeting & Agenda in 3 public places including Somers website.

Dated this 2nd day of September 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: September 6, 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 August 2, 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.

Development

- The Plan Commission met 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. Golden Oil explained they 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. Plan Commission’s recommendation was to approve. The Board heard this request at our August 16th Work Session and approved subject to conditions at our August 23rd Board meeting.
 - 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 Plan Commission’s recommendation was to approve. The Board heard this request at our August 16th Work Session. The Board’s direction for was for RCG to

address the maintenance issues in Somers Market Center before this matter will be brought for a vote.

- The Plan Commission will meet on September 12th review the following:
 - Carthage College's request for rezoning, comprehensive plan amendment, CSM, site plan and exterior fenestration for a proposed project at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St. This project was heard by the Plan Commission and the Board earlier this Spring, but needed to be resubmitted because the building had to be shifted to the north due to an issue the sign company.
- On August 8th, the Somers/Paris IGA committee met to review a concept for a Bobcat Plus Dealership in the growth area. The concept received positive review. They will now be looking to formally submit for approvals from the IGA, Somers Plan Commission, and the Village Board.
- On August 11th, Kwik Trip held their grand opening for their new Travel Center on CTH S/STH 142. Don Zietlow who is one of the founders of Kwik Trip gave a very nice speech about their company, their values, and how much they appreciated the Village's help in making this project a reality. Kwik Trip presented Somers Fire and Rescue with a check for \$1,000.
- https://www.kenoshanews.com/news/local/watch-now-somers-gets-largest-kwik-trip-in-wisconsin/article_791f0576-249c-11ed-8401-13240e20cf33.html#tracking-source=mp-homepage



- August 16th, Engineer Snyder, President Stoner, and Administration met with representatives from HSA to discuss a possible revision to their utility plan on the former Darby Lane Property. This project began earth work in August.
- The Savannah at Pike Creek (CTH L and STH 32) began earth work in mid-August. On August 26th, a pre-construction meeting was held in regards to the installation of the sewer and water utilities. The road improvements for the project will also be taking place in the near future on STH 31 and CTH L



- On August 22nd, Engineer Biwer and Administration held a “regulator’s meeting” in regard to the proposed extension of water utilities for the Flint project. This type of meeting is required by the PSC action last summer. The earth work on this project is also progressing nicely



Flint

- On August 26th, Engineering and Administration met with Stream Realty to discuss their proposed Development Agreement for their project on the Grohs Property.
- On August 23rd and September 1st, Planning and Zoning, President Stoner, and Trustee Nelson met with representatives from Golden Oil regarding a potential project near I-94 and CTH E. They are working through a concept and are seeking input from the Village.
- On September 1st, Planning and Zoning, President Stoner, and Trustee Nelson met with a developer interested in bringing a possible smaller subdivision to 22nd Avenue.
- In late August, Building D at First Park 94 went vertical.



First Park 94 Building “D”

- On August 23rd and August 30th, Administrator Peters held meetings the Pritzker Development Team. The August 23rd meeting was to discuss their goal to submit for approval of “Mission 94”. This would be the firearms education training center. They have submitted a concept for review. The Plan Commission will review the concept in October. August 30th was our regularly scheduled monthly update call. The Archive Center was featured in two articles over the past month. They can be found by using the following links:
 - https://www.kenoshanews.com/news/local/the-pritzker-archives-on-schedule-could-open-by-end-of-2023/article_18a58788-2564-11ed-953b-6ff34d0e3f28.html#tracking-source=home-top-story
 - <https://www.milwaukeeemag.com/a-legendary-architects-last-design-is-being-built-in-wisconsin/>

Administration

- Staff has been meeting daily to work on the budget. This will be the first budget completed by our new staff, so it has been somewhat slow going as they learn all the ins and outs of the municipal process. We have been going over the budget line and there are some major challenges. The majority of Staff’s time has been dedicated to this process over the past month. Trustee Ostby and President Stoner met with Administrator Peters on August 16th to discuss additional potential revenue streams.
- Trustee Nelson and Administrator Peters continue to work on our proposed Zip Code Boundary Review submission to the Postal Service. Administrator Peters reached out to several communities around the country that have been through this process. On August 23rd, we spoke to a lobbyist who worked with a community in Florida whose request was denied. This lobbyist worked with their federal leaders to create a legislation that would force the USPS to grant them their own zip code. Said legislation stalled in the last session. Based on this meeting, we are planning on submitting through the formal USPS process and possibly “piggybacking” on any new bill that is submitted. Administrator Peters has spoken to Congressman Steil’s office and Senator Johnson’s office regarding this matter. Congressman Steil’s office has been helping along the way and Senator Johnson sits on the Committee on Homeland Security and Governmental Affairs which

this legislation would need to be first introduced. On September 1st, Trustee Nelson and Administrator Peters spoke with a staffer for Senator Johnson. It was a positive meeting, and we feel that we will pursue both options to obtain our own zip code, with the caveat that this is a long process.

- Partisan Primary Election was held on August 9th. From all accounts it went very smoothly. Thank you to Staff and all the Poll Workers!
- Clerk/Treasurer Baker has submitted all our documentation for our commercial insurance review. We are now waiting on our new quote for the budget.
- In late August the Village was the victim of a “catfishing” scheme related to an employee’s payroll check. Staff has been in contact with our bank and have filed a police report with our deputies.
- On August 22nd, the Joint Board of Review met to review the 2021 reports related to our 11 TID districts. Auditor Messing was on hand to help explain the filings. Auditor Messing will be moving out of state in the near future. Administrator Peters has approached Ehlers to inquire as to whether they would be willing to handle these filings in the future. Auditor Messing has worked with the Village and Town for several years. We thank her for her service and wish her luck in the future!
- On August 30th, Trustee Sinnen, President Stoner, Chief Andersen, Attorney Davison, and representative from the Village of Somers Firefighter/EMT Employees Local 4831, IAFF met to discuss some final points on their new contract. We hope to bring this to an agenda in the near future.
- On August 30th, Trustee Ostby met with Staff to discuss our new investing policy. On September 2nd, we met with Ehlers to discuss the capabilities and needs of the Village/Town.
- Clerk/Treasurer Baker attended the 42nd Annual Wisconsin Municipal Clerk’s Association Conference on August 25th and August 26th.
- On August 31st CTH KR re-opened between CTH H and Green Bay Road.



County KR has Reopened to Traffic

The Wisconsin Department of Transportation (WisDOT) is nearing the completion of the County KR Phase II reconstruction project. As part of this project, County KR was closed long-term as crews worked to reconstruct County KR between County H and WIS 31 (Green Bay Road) from a two (2) to a four (4)-lane highway.

Wednesday, August 31:

- > County KR, between County H and WIS 31 (Green Bay Road) has reopened to traffic.
- > Intermittent lane closures on County KR, between County H and WIS 31, are scheduled to occur for approximately one month.
- > New signals have been installed at 90th St/72nd Ave/KR intersection.

The project team thanks you for your patience and cooperation throughout this project!



- Reminder that our annual Electronic Waste and Shredding Event will be held on Saturday October 8th.
 - Somers residents are invited to drop off electronics and any documents they need shredded to the Somers Village/Town Hall at 7511 12th Street (Highway E) Oct. 8, 2022.
 - Electronic collection will be between 9 a.m. and 2 p.m.
 - Paper shredding will be between 9 a.m. and noon.
 - In addition to the items, you want to dispose of, you will need to bring your ID.
 - <https://www.somers.org/news/2022/08/23/electronic-waste-and-shredding-event-2/>



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

WORK SESSION: September 6, 2022

TO: Town Chair Molinaro and Town Supervisors

FROM: Brandi Baker Clerk/Treasurer

AGENDA ITEM: #5 Discuss and Review proposed Ordinance 2022-012, an Ordinance to recreate section 5.11(E) of the code of Ordinances of the Town of Somers regrading Fireworks Prohibited

BACKGROUND:

An inquiry of a firework permit led Staff to discover a discrepancy in section 5.11(E) of the code of Ordinances of the Town of Somers regrading Fireworks Prohibited on who shall issue said permits. The purpose of revising is for clarification on this Ordinance that the Fire Chief should be issuing Firework permits.

Attorney Davison has drafted the attached ordinance. Staff is requesting that this matter be placed on our Board Meeting agenda for September 13th.

ATTACHMENTS:

Ordinance 2022-002

ORDINANCE NO. 22-_____

AN ORDINANCE TO REPEAL AND RECREATE SECTION 5.11(E)
OF THE CODE OF ORDINANCES OF THE TOWN OF SOMERS
REGARDING FIREWORKS PROHIBITED

The Town Board of Supervisors of the Town of Somers, Kenosha County,

Wisconsin, hereby repeals and recreates Section 5.11(E) of the Code of Ordinances of the Town of Somers to read as follows:

(E) **Fireworks Prohibited.** The use, possession and sale of fireworks within the Town is prohibited unless the Fire Chief has issued a permit in the manner set forth in §167.10(2), Wis. Stats. as used in this section of this ordinance the term fireworks includes the definitions set forth in §167.10(1), Wis. Stats., and including subsections (e),(f),(i),(j),(k),(l),(m) and (n).

(1) **Parental Liability.** A parent or guardian of a minor who consents to the use of fireworks by the minor is liable for all damage caused by the minor's use of fireworks.

(2) **Enforcement.** The Town Chairperson or the Chief may petition the Circuit Court in the name of the Town for an order enjoining violations of this section and any person who shall violate this section or any court order enjoining violations of this section of this ordinance may, upon order of the court have said fireworks seized and destroyed.

Dated at Somers, Wisconsin, this _____ day of _____, 2022.

TOWN OF SOMERS

By: _____
Mark Molinaro, Jr., Chairperson

Attest: _____
Brandi Baker, Clerk/Treasurer

Town of Somers
7511 12th Street
Somers, WI 53171

Town Board Meeting
Tentative Agenda
Tuesday, September 13, 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 August 2, 2022
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
7	Motion to approve proposed Ordinance 2022-012, an Ordinance to recreate section 5.11(E) of the code of Ordinances of the Town of Somers regrading Fireworks Prohibited
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 September 13, 2022 **Tentative** Town Board Meeting & Agenda in 3 public places.

Dated this 2nd day of September 2022.

Brandi Baker, Clerk-Treasurer

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