

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

**Town Work Session Meeting  
Agenda  
Tuesday, November 1, 2022  
5:15 p.m.**

<b>Town Board Work Session Meeting:</b>	
<b>Item #</b>	
1	Call to Order
2	Citizen Comments
3	Administrator's Report
4	Chair & Supervisor Reports
5	Review tentative agenda for Town Board meeting on November 9, 2022
6	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the November 1, 2022 Work Session Meeting & Agenda in 3 public places including Somers website.

Dated this 28th day of October 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**

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**WORK SESSION:** November 1<sup>st</sup>, 2022

**TO:** Town Chair Molinaro and Town Supervisors

**FROM:** Jason J. Peters, Administrator

**AGENDA ITEM:** #3 Administrator's Report

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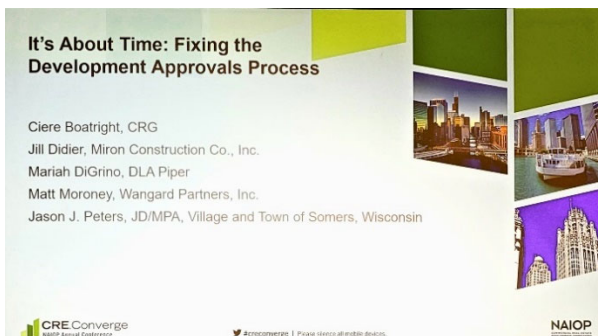
Below please find a bulleted summary of major issues that Administration has worked on since our October 4<sup>th</sup> Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

Development

- The Somers/Paris IGA Commission met on October 10<sup>th</sup> to review the following:
  - Request from Bobcat Plus LLC to rezone Tax Parcel #82-4-221-131-0201, approximately 4.3 acres of land located at 1242 122nd Ave. in the Village of Somers Growth Area, west of I-94 from A-1, Agricultural Preservation District and R-2, Suburban Single-Family Residential District to B-3 Highway Business District and PUD – Planned Unit Development Overlay District. The Commission also reviewed their request for a conditional use permit for operation of their proposed sales, parts and service business including equipment display for light construction equipment. Their recommendation (5-0) was to approve both matters.
  
- The Plan Commission met on October 10<sup>th</sup> to review the following:
  - The above referenced recommendation from the Somers/Paris IGA Commission on Bobcat Plus's request for Rezone and Conditional Use Permit. The Plan Commission also reviewed the Site Plan and Exterior Fenestration. Their recommendation was to approve. The Board reviewed this matter at our October 18<sup>th</sup> Work Session and approved the project subject to a developer's agreement at our October 25<sup>th</sup> Board Meeting.
  - Concept review from Archives and Armory PMML Wisconsin LLC for an indoor shooting range facility on Tax Parcel #82-4-222-181-0201. This project was

included in the site plan for the Pritzker Archives & Memorial Park Center. This facility will be located on the eastern portion of their parcel along the East frontage Road. The project is known as Mission 94. This will be an indoor firearms education training center. No portion of this range will be outdoor. The concept was warmly received by the Plan Commission. The developer will now be completing their plans to submit to the Plan Commission and Board for actual approvals.

- The Plan Commission will meet on November 14<sup>th</sup> to review the following:
  - Request from Turn Key Real Estate, LLC, 9815 15<sup>th</sup> Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15<sup>th</sup> Street, Kenosha, WI 53144 (Agent), for approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125.
- On October 11<sup>th</sup>, Administrator Peters attended the NAIOP (National Commercial Real Estate Development Association) annual convention in Chicago. Administrator Peters took part in a panel discussion entitled “Fixing the Development Approvals Process”.



- On October 12<sup>th</sup>, Engineering, Public Works and Administration met with the Flint Development Team and Globe Contractors in regards to the recently awarded contract to bring public infrastructure to their project. This team met on site on October 19<sup>th</sup> to further refine everyone’s schedules.
- On October 14<sup>th</sup>, Administration, President Stoner, and Trustee Nelson met with representatives from Golden Oil regarding a potential project near I-94 and CTH E. They presented an updated concept and were seeking additional input from the Village.
- On October 18<sup>th</sup>, Administrator Peters held his monthly update call with the Pritzker Development Team. We will be bringing a proposed amendment to the development agreement to an upcoming work session. If you drive by the site, you will note the front of building now has a driveway installed.
- Our monthly scheduled development meeting for developers were held on October 6<sup>th</sup> and October 20<sup>th</sup>. On the 6<sup>th</sup> we met with representatives from Hawthorn Hollow to further refine how to address their proposed conditional use permit and we met with a developer who is proposing a smaller single family home subdivision. On October 20<sup>th</sup>, we met with a developer interested in bringing a self-storage project, a developer

interested in bringing a possible church to the Village, and a developer interested in the Maple Crest site.

- On October 24<sup>th</sup>, Administrator Peters met with representatives from Hawthorne Luxury Apartments. They will be submitting a concept plan for additional multi-family units to the north of their current development.
- In Somers Market Center, US Cellular was granted occupancy and the new Chipotle Building is now fully enclosed.



US Cellular



Chipotle

- In the I-94 corridor the Becknell building is now fully vertical and HSA began mass grading on their site.



Becknell



HSA

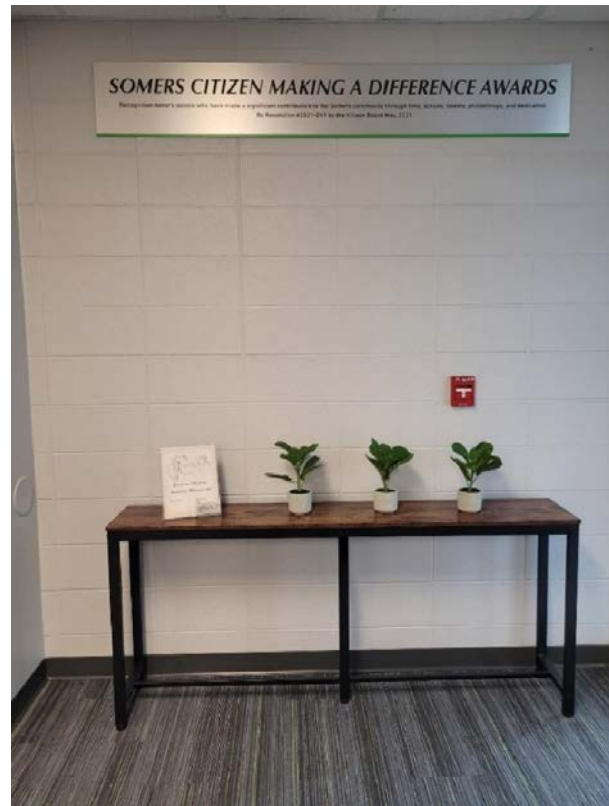
#### Administration

- Staff continues to work to finalize the 2023 Budget. Everything is now on tract for the Public Hearing on this matter to be held on November 22<sup>nd</sup>.

- On October 5<sup>th</sup>, Somers Fire and Rescue conducted their annual Fire Prevention demonstrations at Somers Elementary.



- On October 25<sup>th</sup>, our new lobby signage was installed, as well as the signage for the “Making a Difference Awards”.



- Our Audit will be on the agenda for November 9<sup>th</sup>.
- A reminder that Trick or Treating will be held October 31<sup>st</sup> from 4 p.m. to 7 p.m. This is posted on Somers.org and our Village/Town Sign.
- Also, a reminder that our regularly scheduled Board Meetings for the month of November will be held on Wednesday November 9<sup>th</sup> due to the Election on November 8<sup>th</sup>.

## Clerk

- On October 25<sup>th</sup>, Clerk Baker, Administrator Peters, Trustee Nelson, President Stoner and Attorney Davison meet to discuss a proposed draft of new Ordinance to address Cabaret Licenses and Special Events. Based on this meeting, we hope to bring a draft of both proposals to the Work Session in December.
- General Election is on Tuesday November 8<sup>th</sup>, we are expecting a big turnout. We are currently holding early in person absentee voting, and we are having a comparable turnout to the 2020 Presidential Election. So far, the election is running smoothly, and I am hoping Election Day is a huge success.

Town of Somers  
7511 12th Street  
Somers, WI 53171

Town Board Meeting  
**Tentative** Agenda  
Wednesday, November 9, 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 October 11, 2022
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
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 November 9, 2022 **Tentative** Town Board Meeting & Agenda in 3 public places.

Dated this 28th day of October, 2022.

Brandi Baker, Clerk-Treasurer

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