

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

**Town Work Session Meeting
Agenda
Tuesday, December 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	Review tentative agenda for Town Board meeting on December 13 th , 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 December 6th, 2022 Work Session Meeting & Agenda in 3 public places including Somers website.

Dated this 2nd day of December 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: December 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 November 1st 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

- There was no November Planning Commission meeting.
- The Plan Commission will meet on December 12th to review the following:
 - Request for a Certified Survey Map on Tax Parcel 82-4-222-162-0125 (8311 12th St). This will serve to split the lot.
 - Request from Grace35 LLC for a Comp Plan Amendment, Rezone and Site Plan/Exterior Fenestration approval on Tax Parcel #82-4-222-161-0106 (1200 Village Centre Drive). This 40-bed CBRF (Community-Based Residential Facility)/assisted living facility was first presented to the Plan Commission for conceptual approval in June 2022.
 - Request from Archives and Armory PMML Wisconsin LLC for Site Plan/Exterior Fenestration approval on Tax Parcel # 82-4-222-181-0201 (1487 120th Ave. (East Frontage Rd.)). This firearms education center with indoor shooting lanes, classrooms and retail sales project came before the Plan Commission in September 2022 for concept review.
 - Request from Ravine Park Partners for conceptual review of an extension of the Hawthorn Apartments development consisting of an additional 140 units & 4 commercial parcels along STH 31. This would be on Tax Parcel # 82-4-222-104-0102 (just north of their current development).

- Over the past month, Engineer Snyder, President Stoner, Attorney Davison, Administrator Peters and First Industrial have been working with KABA on a potential new project in First Park 94. On November 4th, 15th and 29th, our team with the potential new project’s site selection committee. Administrator Peters first began working with KABA on the possibility of bringing this warehouse/industrial user to First Park 94 in July. No timeframe has been offered as to when their site selection committee will make their decision, but we have been assured by KABA that our team did a “great job” of presenting First Park 94 and getting the information they requested in a timely manner.
- On November 3rd, Chief Andersen, President Stoner, Trustee Sinnen, Plan Commissioner Grimes and Administrator Peters attended HSA’s groundbreaking for their warehouse/industrial building on the north side of Highway S, just east of the new Kwik Trip. The building will be called the Highland Commerce Center of Somers. The project was featured in the Kenosha News and the Milwaukee Business Journal.
 - https://www.kenoshanews.com/news/local/four-major-new-warehouse-projects-underway-along-i-94-corridor-including-two-in-kenosha-county/article_7b07e8b0-6774-11ed-ab2a-47bc15898475.html
 - <https://www.bizjournals.com/milwaukee/news/2022/11/21/i-94-still-fast-spec-hsa-three.html>



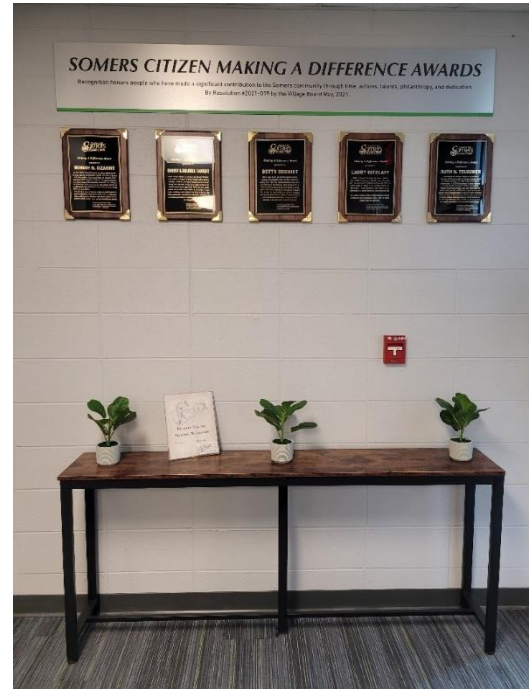
- On November 18th, Administration, Planning, President Stoner and Chairman Holloway met with representatives from Camping World about a potential project in the Somers/Paris Growth Area.
- On November 29th, Golden Oil held their “soft opening” of their new lounge within the BP Kenosha Travel Plaza on Burlington Road. President Stoner and Administrator Peters were in attendance.

- Golden Oil continues to work on potential project near I-94 and CTH E. Administration has been in contact with a potential hotel chain that may be apart of the project.
- SEWRPC continues to work on our Comprehensive Plan Update. They have provided updates to the first three chapters.
- Carthage College has executed their development agreement for their project on Sheridan Road. The Board approved the building of a new maintenance building earlier this Fall. The 18,000 sq.-ft. building will be located on the north end of campus along 17th Street on former residential parcels acquired by the college.
- RCG has completed the requested maintenance items in Somers Market Center. Mister Car Wash has submitted their updated plans and their development agreement should be executed in the near future.
- On November 30th, Administrator Peters attended the Kenosha County Planning Directors Meeting. This is quarterly meeting to discuss planning issues in the County and give each other updates on our communities.

Administration

- Over the past month, Staff has continued to refine the budget as other taxing entities levies have come available. The Budget was a very long process, but Administrator Peters hopes that the hard work our Staff has done this year will make this a smoother process in the years to come.
- On November 4th, Administration, Attorney Davison, Prosecutor Oleniczak, Sergeant Gott and Court Clerk Kaiser met to discuss refinements to the repeat ordinance offender's process. Administrator Peters hopes that this process will address these matters in a timelier fashion and help bring these matters into future compliance.

- At our November 9th Board Meeting, the Making a Difference Citizen Recognition Award presentation was held. The plaques for Larry Gitzlaff, Ruth Teuscher, Minnie Ozanne, Betty Edquist, and the Tabberts are now proudly displayed in the Village/Town Hall Lobby.



- Our 2023 Budget allows Public Works to begin the hiring process for two crew members that will be retiring. One will be hired in January and one in the springs. The posting for the January hire was posted on November 30th. The posting can be found on Somers.org by using the following link:

<https://www.somers.org/news/2022/11/30/public-works-1/>

- Kenosha County officials are encouraging residents and business owners to take an online speed test to help gather data on internet speeds across the county. From now until the end of the year, Kenosha County residents have a unique opportunity to help ensure fast and affordable internet access for all by taking a brief speed test online. The test takes less than a minute to complete and collects information on how fast data can be downloaded and uploaded with the internet connection used to run the test. The data gathered from the test will be shared with local, state and federal governments, granting agencies and internet service providers in an effort to improve the quality of internet services in Kenosha County. Resident's can test their speeds by following the link on Somers.org

<https://www.somers.org/news/2022/11/29/internet-test/>

Clerk

- General Election was held on November 8th. This election session was very busy.
 - Village has roughly 5300 registered voters, and about 4000 voted.
 - Town has roughly 600 registered voters and about 450 voted.

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7511 12th Street
Somers, WI 53171

Town Board Meeting
Tentative Agenda
Tuesday December 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 November 9, 2022 and Special meetings November 29, 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 December 13, 2022 **Tentative** Town Board Meeting & Agenda in 3 public places.

Dated this 2nd day of December, 2022.

Brandi Baker, Clerk-Treasurer

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