

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

**Town Work Session Meeting
Agenda
Tuesday, December 5, 2023
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 12, 2023
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 5, 2023, Work Session Meeting & Agenda in 3 public places & Somers's website.

Dated this 1st day of December, 2023.

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 5, 2023

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 7th 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 November 13th and approved the following:
 - Request by Cetta Revocable Trust/Thomas Cetta, 10101 Tarpon Dr., Treasure Island, FL 33706 (Owner), for approval of a Certified Survey Map (dated July 26, 2023 and prepared by Mark A. Bolender of Ambit Land Surveying) to create one (1) 1.49-acre Lot and one (1) 1.51-acre Lot on Tax Parcel #82-4-222-024-0181, located in the SE ¼ of Section 2, T2N, R22E, Village of Somers. The Board approved this CSM at our November 28th Board Meeting.
- The Plan Commission will meet on December 11th to review a residential development on the site of the Maplecrest Golf Course:
 - Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "High-Density Residential", "Medium-Density Residential", "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.

- Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.
- Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.
- Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.
- Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.
- On November 7th, Administration met with Planning Director Buehler regarding updates to our Flood Plain Ordinance that will be required by FEMA. The Village will be working with the DNR on a standalone ordinance due to updates to reference updates to the shoreland areas.
- On November 8th, Administration, Engineering and President Stoner met with KABA and M7 in regard to a potential manufacturing firm looking to relocate to the area. These were preliminary discussions in regards to the Village's available utilities.
- On November 9th and November 20th, Administrator Peters attended the City of Kenosha Common Councils meetings to learn more about the proposed casino off of the west frontage road and 60th Street. This casino would be directly across from parcels in the Town. Administrator Peters also attended the County Supervisors meetings regarding their proposed IGA with the casino on November 14th, 15th, 16th and 21st. As of the date of the memo both bodies have delayed the final votes on these matters until January,
- On November 15th, the Joint Review Board held its annual meeting. At this meeting, the Joint Review Board heard updates on all of our TIDs from Ehlers and Administrator Peters.

- On November 16th, Planning and Administration held their bi-monthly scheduled meeting with proposed developers. At this meeting, we met with a developer looking to build three to four smaller multi-family buildings.

Administration

- On November 8th, President Stoner and Administrator Peters met with corporate representatives from Walmart in regards to the Village's excessive retail theft calls ordinance. A follow-up meeting was held on November 21st. This meeting included representatives from Walmart, President Stoner, Administration, the Sheriff's Department, Judge Kupfer, and Attorney Davison. The goal was to find a way to lessen the time our deputies are spending responding to these types of calls. Administration will be bringing back an updated version of the ordinance that we hope will work for all parties involved. Discussions were also held on different ways that Walmart can assist the Village in lessening the number of calls.
- On November 15th, Administrator Peters attended Kenosha County Board of Supervisors Legislative Committee meeting to speak in favor of their proposed resolution in support of the Village's Zip Code Boundary Review submission to the USPS. Administrator Peters also attended the County Board Supervisor meeting on November 21st to speak in favor of the resolution to the entire County Board. The resolution in support was passed unanimously. <https://www.kenoshacounty.org/AgendaCenter/ViewFile/Agenda/11212023-4050?html=true> On November 30th, Administration received a call from U.S. Congressman Bryan Steil's office. They informed us that the USPS had denied our ZIP Code Boundary review and asked whether we received notification through the mail. They said we should look out for a packet outlining the appeal process.
- On November 16th, Kenosha County Highways held a public information meeting at the Village/Town Hall for the upcoming repaving of Highway E from Sheridan Road to Wood Road.



- On November 16th, President Stoner, Administrator Peters, Assistant to the Administrator Poirier, Board Members Nelson and Harbach, Town Chair Molinaro, Plan Commissioner

Bob Lee joined other dignitaries at a ribbon cutting ceremony for the Carthage College Maintenance Building. Carthage President Swallow was very thankful for the great relationship with the Village of Somers that helped make sure the building was completed for the start of class of its new Engineering program.



- On November 27th, the County Board of Supervisor's Public Works Committee voted in favor of a Resolution to the DOT in favor of keeping Sheridan Road's configuration as four lanes. This is a similar to the Resolution that the Village recently adopted. <https://www.kenoshacounty.org/870/Public-Works-Facilities-Committee>
- On November 28th, Administration, Clerk/Treasurer Baker, Accounting Manager Ealy and Trustee Ostby met with Ehlers in regards to our investment account and possible alternatives for 2024.
- On November 29th, the Public Works department, as they prepared the auditorium for Santa's visit, found wreaths that had not been put up for a few years and were overtaken by the holiday spirit and decorated utility poles along Highway E.



- On November 30th, Administration received several proposals for our Auditorium remodel. These need to be reviewed and will be brought to our first meeting in January.
- Clerk Baker is gearing up for the 2024 Presidential Election year. She recently completed the virtual 2023 Presidential Academy through UW Green Bay. December 1st was the first day candidates could begin circulating their nomination papers.

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7511 12th Street
Somers, WI 53171**

**Town Board Meeting
[Tentative] Agenda
Tuesday, December 12 2023
5:15 pm**

Town Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on November 14, 2023
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
7	Approval of Operator Licenses: Karlie Hoffman
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 **Tentative** December 12, 2023 Town Board Meeting & Agenda in 3 public places.

Dated this 1st day of December 2023.

Brandi Baker, Clerk-Treasurer

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