

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

**Town Work Session Meeting
Agenda
Tuesday, January 2, 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	Discuss the impact the Hard Rock Casino project proposed by the Menominee Tribe would have on the Village and whether to send a letter to the Bureau of Indian Affairs.
6	Review tentative agenda for Town Board meeting on January 9, 2024
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 January 2, 2024 Work Session Meeting & Agenda in 3 public places & Somers website.

Dated this 28th 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: January 2nd, 2024

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 December 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.

Development

- The Plan Commission met on December 11th to review a residential development on Tax Parcel # 82-4-222-201-0100 (Maple Crest Golf Course):
 - “The Maples at Somers” proposal consists of both multi-family & single-family dwellings along with approximately 54.8 acres of open space, neighborhood parks, and a 3,000 sq. ft. clubhouse. The Plan Commission reviewed the requests by developer and felt that they needed more information before they took official action. The request for Comp Plan Amendment, Rezone, CSM, and approval of exterior fenestration were all tabled by the Plan Commission. The earliest this matter can be reviewed by the Commission will be in February of 2024. On December 14th Staff met with the Developer to recap the meeting of December 12th and what they felt should be submitted before they return to the Plan Commission. On that same day, Village Engineers and Staff also met with the Developer's engineering team to further discuss the issue of stormwater and the concerns raised during the Plan Commission meeting.
- On December 5th, Administration, Engineering and President Stoner met with representatives from the Compressed Natural Gas Fueling station to review the access to the proposed project off CTH KR.
- On December 6th, Assistant to the Administrator Poirier attended the grand opening of IV Nutrition in Somers Market Center. This new business is located in the multi-tenant building anchored by Taco Bell. The building is now completely occupied.



- On December 7th, Planning and Administration held their bi-monthly scheduled meeting with proposed developers. At this meeting, we met with a developer looking into possibly repurposing a building into a family restaurant.
- At our December 5th Work Session, the Board reviewed Trustee Nelson’s “Apartments: Issues Frequently Discussed Memo” and “Duplex, Zero Lot Line Homes: Issues Frequently Discussed Memo”. Staff will be reaching out to the Plan Commission schedule a joint meeting for January 16th to review these topics and gain their input.
- On December 12th, President Stoner, Administrator Peters, Engineer Biber, Public Work Superintendent Kreye and Building Inspector Seymour toured the Savannah at Pike Creek multi-family development. The Village has some concerns regarding the ditching. Savannah has been made aware of these concerns and are taking steps to address them. Several of the first units are now fully enclosed and the interior finishing work has begun.



- On December 15th, Administration and Clerk/Treasurer Baker met with representative from the Wisconsin State Department of Administration. The DOA introduced staff to State program that can help residents that have delinquent sewer and water bills. The Village needed to sign up as a “vendor”. Information about the program is on our website at : <https://www.somers.org/news/2023/12/17/homeowner-relief-program/>



Get Help With Overdue Home Bills

How It Helps	Who Can Apply
<p>The pandemic has financially impacted thousands of Wisconsin families.</p> <p>If you're finding it hard to make ends meet, Wisconsin Help for Homeowners is a new statewide program that can help with overdue bills like your mortgage payment, property taxes, and utilities, including internet.</p> <p><i>You can apply even if you haven't been sick with COVID-19.</i></p>	<p>If You Are A Home Owner:</p> <ul style="list-style-type: none"> • Single-Family Home • Duplex • Condo • Manufactured Home <p>If You Have Been Financially Impacted by COVID-19:</p> <ul style="list-style-type: none"> • Fewer Paid Hours at Work • Loss of Wages • Job Loss • Increased Household Costs



Visit HomeownerHelp.WI.gov or call 1-855-2HOMEWI to learn more

Wisconsin Help for Homeowners is a program administered by the State of Wisconsin pursuant to the American Rescue Plan Act

- On December 19th, Administration met with Tawani for our monthly update meeting on the Pritzker Memorial Archive Center and the Mission 94 Project. The Mission 94 Project is progression on schedule. The signage for the building was installed in mid-December.

Administration

- On December 5th, the Village hosted another Locals Officials meeting with the DOT regarding their proposed resurfacing project on Sheridan Road. In of October of 2023 the Board passed Resolution 2023-018 which stated that they opposed the DOT’s proposal to turn Sheridan Road from four land to two. The meeting was attended by several county supervisors, Kenosha County Executive, Kenosha County Public Works, Kenosha County Highways, City of Kenosha Public Work Staff, Village Staff, and President Stoner. The group was unanimous in its message to the DOT that they did not feel moving from four lanes to two would be the safest option. At this meeting, the DOT was again presented with the Village’s Resolution and a similar resolution passed by Kenosha County.
- On December 6th, Assistant to the Administrator Poirier attended the third meeting of the Kenosha County Hazard Mitigation Planning Team. This meeting included representatives of several county stakeholders to coordinate efforts in case of emergencies. The group reviewed mitigation relating to weather emergencies. The Village will need to adopt the plan to receive non-emergency disaster assistance from FEMA. It is expected to go in front of the County Board at their Jan. 16 meeting.

- More information about the plan is available here:

<https://www.sewrpc.org/SEWRPC/communityassistance/Hazard-Mitigation-Planning.htm>

- On December 7th, Staff met with Root-Pike WIN to discuss planning for the upcoming Phase II of the Gitzlaff Park restoration. This project has been included in the Stormwater CIP for some time. The project will go out to bid in early 2024.
- On December 8th, Congressman Bryan Steil's office held constituent meetings at the Village Hall.
- Administration has been in contact with Strand Engineering. As you will recall they are the firm that the Village hired to help with coming up with possible projects for the Stormwater Utility. During this process, one of the possible projects suggested was a more comprehensive study of the overall Village. Strand has provided a proposal for this project. They will be in attendance at our January 16th work session to discuss the Village's options. This discussion will time in well given the discussion regarding stormwater and the Maple Crest development.
- On December 11th, the Village sent out over 125 letters to individual residents whose properties may be affected by FEMA's proposed revisions to its flood insurance rate map. The letter explained that there is a proposed revision of the 1% annual chance water-surface elevation or 1% annual chance floodplain on their property. The letter also included a map indicating where the proposed changes were taking place.
- On Saturday December 16th, the Somers Fire & Rescue Association held their Breakfast with Santa. Mr. and Mrs. Clause were in attendance. The Village Auditorium was filled with families throughout the morning. Thank you to Festival Foods, Walmart, Kwik Trip and the Somers Professional Fire Fighters IAFF Local 4831 for their donations.



- On December 19th, additional Welcome to Somers Banners were ordered using Mr. Sinnen's donation to the Village. A rendering of the new banners is below.



- On December 19th, President Stoner, Administrator Peters and Superintendent Kreye met with a contractor that will be doing an energy lighting audit for the Village/Town Hall.
- On December 20th, the Village & Town held their annual holiday luncheon for staff, board members, commission members, and consultants. Thanks to all that brought food to share and thank you to Board members for purchasing the main courses.
- On December 20th, Administrator Peters received word that Accountant I Kelly would be taking a new position in Racine County. We thank her for all her hard work. This position has been posted.
- On Dec. 26, the Village of Somers published a Request For Proposal for a Fire Needs Assessment. Proposals are due Jan. 31. The study will include assessment of the current and future facility needs of the Somers Fire & Rescue Department and the option to conduct a staffing study. The RFP is available here:
[2023.12.26 RFP Fire Department Needs Assessment.pdf](#)
- The new laptops for Board Members are scheduled to be delivered to the Village on Jan. 3. We will setup some time to pick yours up before the 5:15 p.m. Jan. 9 Town Board meeting. You will need to login in with your credentials at the Village Hall to complete the setup. Please make sure to have your login and password information at that time and allow enough time to login. If you want to pick it up on a different day, please schedule a time with Assistant to the Administrator Poirier.



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

WORK SESSION: January 2nd, 2024

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Kevin Poirier, Assistant to the Administrator

REVIEWED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #5 Discuss the impact the Hard Rock Casino project proposed by the Menominee Tribe would have on the Village and whether to send a letter to the Bureau of Indian Affairs.

BACKGROUND:

The Menominee Tribe has proposed to build a Casino and other facilities in partnership with Hard Rock on 60 acres just west of Interstate 94. The property would include a 70,000 square-foot casino with 1,500 slots and 55 tables; 25,000 square feet for administration and back of the house area and 28,800 square feet of food and beverage service that would include a Hard Rock Cafe and other fare; a 2,000-seat Hard Rock Live and a 150-room hotel.

On November 9th and November 20th, Administrator Peters attended the City of Kenosha Common Councils meetings to learn more about the project. 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.

The land proposed for the casino would be put in federal trust for the purposes of gambling, which would remove the property from the local taxing jurisdiction.

Hard Rock representatives estimate that the project would create 850 union jobs and more than 1,000 full-time workers earning an average of \$20 an hour. Revenues are expected to range from \$250 million to \$295 million. An intergovernmental agreement proposes that about 5 percent (estimated to be \$12 million to \$15 million annually) of the net gaming revenue to go back to local governments: the City of Kenosha, County of Kenosha and Kenosha Unified School District.

Both the City of Kenosha Common Council and the Kenosha County Board of Supervisors have delayed the final votes on the project until January 6th and January 16th respectively.

UPDATE:

President Stoner requested the item be placed on a Village Work Session to discuss the potential impact of the project on the Village and potentially writing a letter to the Bureau of Indian Affairs to communicate their view. Town Chair Molinaro wanted the opportunity to discuss the item at the Town Work Session as well.

COMMENTS:

If the Town Board decides to let their opinion known, staff will draft a letter to be placed on the January 9th Board Meeting agenda for action.

ATTACHMENTS:

None

Town of Somers
7511 12th Street
Somers, WI 53171

Town Board Meeting
Tentative Agenda
Tuesday, January 9, 2024
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 December 12, 2023
4	Correspondence:
5	Citizens Comments
6	Supervisor Comments
10	Approval of Operator Licenses:
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Town of Somers I posted this notice of the January 9, 2024 Town Board Meeting & Tentative Agenda in 3 public places.

Dated this 28th day of December 2023.

Brandi Baker, Clerk-Treasurer

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