

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

**Village Work Session Meeting
Agenda
Tuesday, January 16, 2024
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Discuss possible amendment to 2024 Capital Improvement Plan Budget for Pressure Washer and Contingency Fund for Auditorium Rehabilitation and Auditorium Audio/Video projects
4	Discuss proposed guidelines for new developments in the Village of Somers. Plan Commission members will be in attendance to give their feedback.
5	Presentation from Strand Associates regarding Proposal for Comprehensive Flood Study listed in Stormwater Project Prioritization Recommendations
6	Discuss and Review Pay Request #2 and Change Order #2 from The Wanasek Corp. for work on the Bobcat Plus Improvement Project
7	Discuss and Review Transfer of Agent for Walmart Stores #1167
8	Discuss and Review bids received for Proposed Public Utility Improvements for Golden Oil (Kenosha Travel Plaza)
9	Review tentative agenda for Village Board meeting on January 23 rd , 2024
10	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 16th, 2024, Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 12th day of January 2024.

Brandi Baker, Clerk-Treasurer

Notice is hereby given that members of the Village Plan Commission will be in attendance in regards to Agenda item # 4. A quorum will be present, and discussion will take place. However, no Board or Commission action will be taken.

Requests from person 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 Village Board may participate telephonically.**

Original Post Date: January 12, 2024

Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.

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

WORK SESSION: January 16th, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator
Andrew Kreye, Public Works Superintendent

AGENDA ITEM: #3 Discuss possible amendment to 2024 Capital Improvement Plan Budget for Pressure Washer and Contingency Fund for Auditorium Rehabilitation and Auditorium Audio/Video projects.

BACKGROUND:

On November 14th, 2023 the Board passed the Village's 2024 Capital Improvement Budget.

Public Works

In this original CIP budget, the total requested from Public Works was \$675,000. The items included were as follows:

- Replace 2008 Freightliner 12-yard dump truck \$300,000
- Replace 2008 Freightliner 5-yard dump truck \$300,000
- Indoor scissor lift \$20,000
- Outdoor boom lift \$55,000

Early this month, the pressure washer system in the Public Works Department broke down. We have been advised that this unit is beyond repair. This system is crucial to keeping our vehicles and equipment free from debris and salt. Superintendent Kreye has received a quote for a new Hotsy pressure washing system. The cost for the system is \$17,500. Per the Village's purchasing policy, Staff is requesting that the Board approve the funding of this capital item by amending the 2024 CIP Budget. The funds requested are suggested to come from cash. This would bring the total amount requested from Public Works for the 2024 CIP to \$692,500.

Administration

In the original CIP budget, the total request from Administration was \$555,000. The items included were as follows:

- Auditorium Audio/Video \$120,000
- Auditorium Rehabilitation \$300,000
- Replacement Computer Plan \$20,000
- IT Server Replacement \$35,000
- Village Buildings HVAC repairs \$10,000
- Electronic Speed Signs \$15,000
- Garbage Dumpster Enclosure/Landscaping \$25,000
- Village/Town Hall Exterior Paint \$30,000

At our January 9th Board Meeting the Board approved the following proposals in regards to the Auditorium project:

- Auditorium Rehabilitation \$246,842
- Auditorium Audio/Video \$136,105.50
- Auditorium Paneling & Signage \$17,900

The total cost of these items is \$400,847.50. Administration stated at our January 9th meeting that after the proposals were approved an amendment to the CIP to add a 15% contingency fund would be brought forth. Administration would suggest that the following amendments be made to the 2024 CIP:

- Auditorium Rehabilitation be moved from \$300,000 to \$246,842
 - Funding to remain from 2023A Borrowing
- Auditorium Audio/Video be moved from \$120,000 to \$136,105.50
 - Additional funding to come from 2023A Borrowing
- Auditorium Signage be added in the amount of \$17,900
 - Additional funding to come from 2023A Borrowing

- An additional line be added for a contingency fund in the amount of \$60,127
 - Funding to be split as follows:
 - \$19,152 from 2023A Borrowing
 - \$40,975 from Cash

This would bring the total amount requested from Administration for the 2024 CIP to \$595,975.

COMMENTS:

Administration is requesting direction on the above recommendations and would request that a Resolution to Amend the 2024 CIP Budget be placed on our January 23rd, 2024 Board Meeting agenda for action. Superintendent Kreye will be in attendance at our January 16th Work Session to answer any Board questions.

ATTACHMENTS:

Superintendent Kreye CIP Request

Hotsy Pressure Washer System

Updated Consolidated CIP



FY 2024 CIP Request Form

1. Department Public Works 2. Date Requested 1/8/2024

3. Project Name Hotsy 1453N Power Washer 4. Requested by Andy Kreye

5. Project Number _____ 6. # of Requests Submitted _____ 7. Priority of Request _____ of _____

8. Item /Description (Rationale for Project, Ex. Why now? Why this budget?)
The public works power washer that is located in the wash bay has quit working. This unit has been going out for quite sometime now and has had repairs done to it but now is no longer working. Public works would like to upgrade to a new power washer with a burner and a higher psi rating. This is crucial in keeping our fleet clean and for plow trucks to get the salt off of them.

9. Included in Prior CIPs _____ 10. If Yes, Budget Year _____ 11. \$\$\$ Budgeted in Prior CIP _____

12. Age of Item to be Replaced 20 13. Estimated Useful Life of Replacement 20 14. End of Useful Life Year 2044

15. Suggested Source of Funding (Cash, General Obligation Bond, Revenue Bond, Sewer Fund, Water Fund, Storm Water Fund, Reserves)
If known, please give rationale for suggested funding source)

16. Amount Requested for FY2024 **\$17,500**

**NEW
REBUILT &
REVITALIZED!**

900/1400 SERIES



PRESSURE WASHERS / SINCE 1970

FEATURES

4.0 - 5.0 GPM @ 2000 to 3000 PSI

208V or 230V, 1PH; 208V, 230V,
460V or 575V, 3PH

Pressure relief valve protects the machine from over pressurization

Dual V-belt for more efficient power transmission

Adjustable upstream detergent injection ensures high-pressure sudsing for better cleaning

Built-in hose reel mount

Adjustable thermostat

Float tank helps maintain constant water pressure and flow while helping to prevent sediment from entering the machine's components

Hotsy-designed Triplex pumps carry a 7-year limited warranty



HOT WATER

ELECTRIC

BELT DRIVE



Upgrade To A Fully Loaded Black Label Edition.

Extra Features Include:

100' Hose & Reel, Water Inlet Solenoid, Drip Pan, Float Tank Cover, & Draft Diverter.

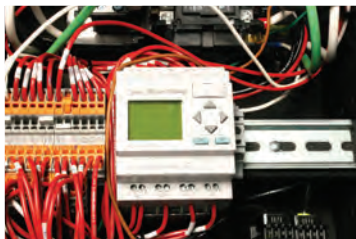
TALK TO YOUR DEALER TODAY!



Black Label version comes with hose & hose reel

Upright, vertical coil with 1/2-inch schedule 80 pipe is wrapped with a thick ceramic fiber insulation, delivering high efficiency and maintains constant temperature using Natural Gas or LP Gas

50-ft. length of high-pressure hose for easy cleaning in a large working area and **insulated Hotsy trigger gun and wand** with ergonomic, adjustable side handle



Programmable Smart Control Automation provides complete control over the machine's runtime, auto start/stop and time-delay shutdown functionality.

OPTIONS FOR 900/1400 SERIES

Wired or Wireless Remote Controls for startup, shutdown

8" Gas-Fired Draft Diverter - for natural draft burner operation; prevents downward/upward air affecting burner efficiency

Water Inlet Solenoid - prohibits water flow to float tank during idle

Drip Pan - collects condensation from burner chamber

100' Hose Reel

Float Tank Cover - keeps out debris

Soap Solenoid - use with remote station for on/off detergent control

Black Label Upgrade - 100' Hose & Reel, Water Inlet Solenoid, Drip Pan, Float Tank Cover & Draft Diverter.

900 / 1400 SERIES

Hot-Water **ELECTRIC** Models

STATIONARY PRESSURE WASHERS FOR HEAVY-DUTY CLEANING.

■ NG-Fired or LP-Fired ■ 4.0 to 5.0 GPM @ 2000 to 3000 PSI ■ Hotsy Triplex Pump with 7-yr warranty

MODEL	PART NO.	GPM	PSI	HP	MOTOR RPM	VOLT/PH	AMPS	FUEL	BTU/HR	PUMP MODEL	DIMENSIONS (LXWXH)*	SHIP WT (LBS)
921P	1.109-184.0	4.0	2300	6.2	3450	208/1	32	LP	364,835	HM4035R.3	51.75"x21.3"x51.5"	691
921N	1.109-185.0	4.0	2300	6.2	3450	208/1	32	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	691
926P	1.109-186.0	4.0	2000	5	1800	575/3	7	LP	364,835	HM4035R.3	51.75"x21.3"x51.5"	647
926N	1.109-187.0	4.0	2000	5	1800	575/3	7	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	647
942P	1.109-188.0	4.0	2000	5	1725	208/3	18	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	647
942N	1.109-189.0	4.0	2000	5	1725	208/3	18	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	647
943P	1.109-190.0	4.0	2000	5	1725	230/1	25	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	691
943N	1.109-191.0	4.0	2000	5	1725	230/1	25	NG	364,835	HM40305.3	51.75"x21.3"x51.5"	691
944P	1.109-192.0	4.0	2000	5	1725	230/3	16	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	647
944N	1.109-193.0	4.0	2000	5	1725	230/3	16	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	647
945P	1.109-194.0	4.0	2000	5	1725	460/3	8	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	647
945N	1.109-195.0	4.0	2000	5	1725	460/3	8	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	647
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1451P	1.109-196.0	4.0	3000	8.2	3450	208/1	39	LP	364,835	HM4035R.3	51.75"x21.3"x51.5"	695
1451N	1.109-197.0	4.0	3000	8.2	3450	208/1	39	NG	364,835	HM4030R.3	51.75"x21.3"x51.5"	695
1452P	1.109-198.0	4.0	3000	7.5	1725	208/3	24	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	692
1452N	1.109-199.0	4.0	3000	7.5	1725	208/3	24	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	692
1453P	1.109-200.0	4.0	3000	7.5	1725	230/1	34	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	724
1453N	1.109-201.0	4.0	3000	7.5	1725	230/1	34	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	724
1454P	1.109-202.0	4.0	3000	7.5	1725	230/3	24	LP	360,997	HM4030R.3	51.75"x21.3"x51.5"	690
1454N	1.109-203.0	4.0	3000	7.5	1725	230/3	24	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	690
1455P	1.109-204.0	4.0	3000	7.5	1725	460/3	12	LP	360,997	HM4035R.3	51.75"x21.3"x51.5"	690
1455N	1.109-205.0	4.0	3000	7.5	1725	460/3	12	NG	364,835	HM4035R.3	51.75"x21.3"x51.5"	690
1456P	1.109-206.0	4.0	3000	8.2	3450	575/3	10	LP	364,835	HM4035R.3	51.75"x21.3"x51.5"	690
1456N	1.109-207.0	4.0	3000	8.2	3450	575/3	10	NG	364,835	HM4030R.3	51.75"x21.3"x51.5"	690
1473P	1.109-208.0	5.0	3000	10	1725	230/1	42	LP	378,617	HM4035R.3	51.75"x21.3"x51.5"	722
1473N	1.109-209.0	5.0	3000	10	1725	230/1	42	NG	390,025	HM4035R.3	51.75"x21.3"x51.5"	722
1474P	1.109-210.0	5.0	3000	10	1770	230/3	29	LP	378,617	HM4035R.3	51.75"x21.3"x51.5"	699
1474N	1.109-211.0	5.0	3000	10	1770	230/3	29	NG	390,025	HM4035R.3	51.75"x21.3"x51.5"	699
1475P	1.109-212.0	5.0	3000	10	1725	208/3	34	LP	378,617	HM4035R.3	51.75"x21.3"x51.5"	698
1475N	1.109-213.0	5.0	3000	10	1725	208/3	34	NG	378,617	HM4035R.3	51.75"x21.3"x51.5"	698
NEW! 1476P	1.109-219.0	5.0	3000	10	1725	460/3	34	LP	378,617	HM4035R.3	51.75"x21.3"x51.5"	699
NEW! 1476N	1.109-220.0	5.0	3000	10	1725	460/3	34	NG	378,617	HM4035R.3	51.75"x21.3"x51.5"	699

* includes connectors and flue outlet

DETERGENTS



To clean like a pro, you need to include detergents. Hotsy offers a full line of detergents for cleaning grease, dirt, road grime, aluminum, sanitation and so much more. Our detergents help you clean faster and save money.

PARTS & ACCESSORIES



Clean faster and more efficiently with pressure washer accessories like flat surface cleaners and turbo nozzles.

SERVICE



Hotsy factory-trained technicians keep your equipment running with on-site or in shop maintenance and tune-ups. Plus, we repair all brands.



The Pressure Washer The Pros Use.
EST. 1970

HOTSY.COM

Tel: 800.525.1976

Email: info@hotsy.com

Distributed by:

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P/N HOT_900-1400 Effective 09/23

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

WORK SESSION: January 16th, 2024

TO: Village President Stoner and Board of Trustees
Plan Commission members

PREPARED BY: Kevin Poirier, Assistant to the Administrator

REVIEWED BY: Jason J. Peters, Administrator

AGENDA ITEM: #4 Discuss proposed guidelines for new developments in the Village of Somers. Plan Commission members will be in attendance to give their feedback

BACKGROUND:

The Village conducts many and sometimes lengthy meetings with developers looking to locate residential projects in Somers. In an effort to set expectations and streamline the process, Trustee Jackie Nelson and President Stoner have had several meetings with Administration, the Building Inspector and the Fire Department to discuss baseline items that the Plan Commission and the Board have discussed and have requested past projects.

Trustee Nelson reached out to neighboring communities and looked at their standards and came up with lists of Frequently Discussed subjects and what are the Village's expectations as to what is to be built. These lists also include items that were brought up by the Plan Commission when they have reviewed past projects.

UPDATE:

The Village Board reviewed the proposed standards at their December 5th, 2023 Work Session. At that meeting, the Board requested to have the Plan Commission give feedback on the documents as they have the first official meeting with developers and are the government body giving a recommendation to the Village Board.

COMMENTS:

If the Village Board and Plan Commission agrees with these lists, Administration would provide this document as a part of the packet given out to developers as soon as they contact the Village.

ATTACHMENTS:

Apartments: Issues Frequently Discussed Memo

Duplex, Zero Lot Line Homes: Issues Frequently Discussed Memo

Village of Somers

Apartments: Issues Frequently Discussed

Introduction

The intent of this list is to streamline the approval process by addressing frequently discussed issues that impact:

1. Long-term economic prosperity of the neighborhood
2. Sustained desirability through quality materials, workmanship, curb appeal, and green space
3. Stability by accommodating quality-seeking lifestyle renters that want and request modern amenities.

Amenities for Units

Staff will review based on size of development. Include a list and show on Exhibit drawings.

- 9-foot ceilings recommended
- Designer lighting, kitchen, and bath fixtures
- European-style cabinetry with soft close doors and drawers
- High efficiency heat – gas/electric
- In-unit full size washer & dryer
- Luxury wood-style flooring throughout kitchen and living areas.
- Quartz countertops with tile backsplash
- Smart wi-fi thermostats
- Large closets
- Other
- Stainless steel appliances
- Window coverings

Amenities of Development

Staff will review based on size of development. Include a list and show on Exhibit drawings.

- Amazon and/or package delivery hub
- Co-working space and coffee bar
- Entertainment & social lounge
- Firepits/Outdoor, gas
- Fitness area
- Grilling stations
- Outdoor benches and eating tables.
- Outdoor or indoor sport courts not included in the clubhouse.
- Paved walkways and benches/seating with shade trees in common areas
- Pergola or pavilions, covered, with electricity and seating for group activity.
- Playground area
- Pool
- Sundeck

Village of Somers

Apartments: Issues Frequently Discussed

Architectural Control

- Submit physical samples of exterior color schemes of siding, trim, roof, brick, or stone.
- Specifications of all materials must be indicated on plans.
- Facades must include stone and/or brick.
- Cementitious siding is required. No vinyl or aluminum permitted.
- Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors are encouraged.
- Building architecture should be articulated to reduce the appearance of mass.
- Any façade that can be seen by the public or neighbors should be designed to be attractive, regardless of which way it is faced.

Builders

- Identify the builders and contact information for all phases.

Building Ideal Size

- Ideal building size is eight (8) units per building which provide residents maximum light, sense of personal space, abundant windows on exterior walls, and privacy. It also breaks up parking and street views, allows for private entrances, and garages, which may reallocate green space more evenly between phases of development. A mixture of building sizes is acceptable.

Dead-End Streets

- Dead-end streets with turn around space must accommodate Somers Fire & Rescue specifications.
- Turn around space cannot include aprons in front of garages, resident or visitor assigned parking, or private driveways.

Direct Access Attached Garages

- Minimum one car for one unit. Must accommodate storage of garbage and recycling containers if site dumpsters are not used.
- Storage of items within a garage that precludes the use of vehicle parking is prohibited.

Fire & Rescue Concerns

- Regarding underground parking, it is preferred that electrical vehicle charging be located nearest to the garage door as possible.
- Minimum of 10' door for underground garage recommended to accommodate tow truck.
- Standpipes for fire hose must be compliant with NFPA specifications.
- Compliance required of turning radius for tower ladder truck.
- Review plan for street trees and how close they are to the intersection. Tree overhang must be high enough for fire and snowplow trucks to drive under them.
- Bucket or tower ladder truck overhangs curbs on turns. Trees should be kept 25 feet from a corner or significant turn.
- Street parking narrows especially in the winter with snow build up at curb. Fire Department requests no street parking or parking on one side of the street only. Allow a minimum of three car lengths from the intersection to navigate turns with fire apparatus.

Village of Somers

Apartments: Issues Frequently Discussed

- Utilize medians selectively. They can narrow the pathway for large vehicles and limit direct access to driveways and other emergency vehicles.
- Water main connections points and hydrant locations shall be reviewed by Somers Fire & Rescue.

Floor Plans

- Include as an Exhibit floor plans indicating square footage of each room, placement of furniture, appliances, and stairs for efficiency, 1 BR, 2 BR, and 3 BR's.

Garbage and Recycling Collection

- Document how developer calculates how many are needed. Accessibility locations. Appearance.
- Development is required to privately contract services for garbage and recycling with a waste management company.
- Areas shall be screened from view from public rights-of-way or adjacent properties.
- Screening shall consist of a solid metal fence enclosure constructed of masonry and shall be a minimum of 6 feet and maximum of 8 feet tall.
- Shrubs and other landscaping plantings shall be planted along such screens to help soften the appearance.
- Waste receptacles shall be enclosed on the fourth side with a metal gate to contain trash or other debris.
- The gate side of the receptacle shall be oriented toward the interior of the site.
- The gate is required to be always closed except for serving by the waste management contractor and site users.
- All waste must be contained in the receptacle. Waste outside of receptacle for any reason is prohibited and considered a health hazard.

Hydrants

- All hydrants are Village owned and maintained.

Inspection for Quality Materials and Workmanship

- The Building Inspector is authorized to inspect and confirm specified interior and exterior materials, quality workmanship, and that manufacturer installation requirements have been met for warranties to be valid. All issues reported to developer/builder must be addressed for occupancy permit to be issued.

Landscaping Bordering Street and Highways

- Berms and plantings in a combination of salt-resistant evergreens, deciduous trees, shrubs, ornamental grasses, and perennials for privacy and sound control are encouraged.
- Berms shall be curvilinear and undulating.
- Berms shall separate incompatible land uses (residential next to commercial) and eliminate adverse impact of noise, dust, vehicle headlights, light intrusion and other activities that will likely cause resident structures to be less desirable and a cause of complaints.

Leases

- Include sample as Exhibit.

Village of Somers

Apartments: Issues Frequently Discussed

Management- Accessory Building

- An accessory building is required if development offers on-site management. Detail location on site plan, building specifications, and use, i.e. storage of repair tools, inventory of maintenance items for units, exterior, landscaping, etc.

Management- Maintenance Equipment, Inventory, and Vehicles

- All must be stored indoors in an accessory building.

Management- Contact Information

- Village Administration and Fire & Rescue Department require current contact information be on file for the purposes of public safety and emergency circumstances.

Parking for Tenants, and Guests

- Include detail in Exhibit.
- Parking on interior non-Village streets, in particular the distance to an intersection, must meet specifications of Somers Fire & Rescue.
- Parking lots shall be screened for the purpose of minimizing views of parked cars from public right-of-way, adjoining property, and nearby buildings.
- Medians and islands are encouraged as they screen views of neighbors and achieve a sense of privacy. 4-season landscaping design is encouraged.
- The end of every parking aisle shall have a landscaped island.
- Smaller parking “clusters” are recommended to avoid a “shopping center” parking lot scene.

Patios and Balconies

- Each unit is required to include a private open outdoor space of a ground level patio or upper-level balcony. Porches and patios provide a high quality of living with summer shade, outdoor privacy, outdoor seating and dining and a natural landscape view from the unit.

Pets, Off-Leash Area

- If development allows pets, a fenced and secured off-leash pet area is required.
- Large enough to keep the area well-controlled.
- Good drainage, preventing muddy conditions.
- Access for people with mobility issues.
- 5'-6' sturdy fencing with gate.
- Benches.
- Display rules.
- Waste station and trash receptacles
- Lighting
- Accessible paved path from parking area.

Security System

- Village Administration shall review security surveillance camera systems that may include public areas such as general common outdoor areas, building entrances, parking lots, parking garages, pools, courtyards, and hallways.

Village of Somers

Apartments: Issues Frequently Discussed

Signage

- Incorporating “Somers, Wisconsin” on the development entrance is requested and very much appreciated.
- Interior navigations signs are required for large developments.
- Visible signage/address markers are required on all buildings for public safety identification and location.

Site Layout and Issues

- Non-uniform, unvaried building placement and grid “look alike” street patterns should be avoided.
- A curvilinear design feature is encouraged, in all or part of the overall site layout to break up the site line of concrete and buildings.
- Obvious service corridors, or alleys are prohibited.
- Parking areas should be separated by a landscaping island, median, or landscaping walkway.
- A generous buffer between buildings is encouraged as it screens views of neighbors, creates shaded outdoor space, and provides pleasant interior site walkways.

Snow Storage

- Detail areas on site plan.

Sound Attenuation

- All buildings shall be constructed so that there is a soundproofing barrier between walls, ceilings, and floors of each unit with minimum STC rating of no less than STC 60. All wastewater and storm water piping, within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a minimum STC 60 rating, and/or the piping must be independently wrapped with an insulation that provides a minimum STC 60 rating. This must be noted on plans. Somers Building Inspection will obtain certification for compliance.

Storage- Tenant

- It is recommended that one secured storage space per unit be available for common family storage needs: holiday decorating, sports equipment, luggage, off-season clothing, excess household items. This especially applies if an attached garage is not offered.

Unit Entrances

- Private entrances are preferred and common in the Village of Somers. Entrances should be visibly emphasized, architecturally embellished, and accessible from a street and sidewalk.
- Interior hallway construction is strongly discouraged.
- Entrances that cannot face a public street and sidewalk should face an internal pedestrian path that directly connects a street, sidewalk, or courtyard.
- Private entrances should be accompanied by a covered porch, stoop, veranda, or other feature that highlights the entry point, offer rain protection, and encourages leisure seating for outdoor enjoyment.

Unit Sizes

- Unit or dwelling sizes in all residential zoning districts that fall below our current ordinance are prohibited.

Utility Placement

- Village Administration shall review utility box placement location.

Village of Somers

Duplex, Zero Lot Line Homes: Issues Frequently Discussed

Introduction

The intent of this list is to streamline the approval process by addressing frequently discussed issues with a long-term objective of:

- Addressing the right to privacy, differences in lifestyles, use of backyards, all which encourage a harmonious living environment.
- Prevent residents from being negatively impacted by declining property values and problematic living environments.
- Protect the character of the community, curb appeal, and property values.
- Provide consistency, quality, and uniformity.
- Provide homeowners and potential buyers guidelines that are essential, especially in such high-density circumstances such as zero lot line housing units.

Accessory Structures

- No storage shed, gazebo, above ground fence, pool of any kind, or other accessory structures may be constructed on any lot at any time.
- One detached pergola shall be allowed. It cannot exceed 150 square feet in area and shall not exceed 15 feet in height as measured from the grade at the base of the structure to the highest roof ridge. The pergola shall only be in the rear yard on a deck, or a patio and it is further if it is securely bolted or attached to the patio or deck. A pergola shall not be used for human habitation or animal shelter. Design, materials, location, etc. must be approved by the Association and Plan Commission.

Amenities of Development

- Detail in Covenants.

Covenant Details Required

- Access and maintenance easements.
- Association Assessments
- Completion of units and other structures.
- Covenant enforcement, termination, modification.
- Dedicated landscape, access, and maintenance easement.
- Dedicated public sanitary sewer, access, and maintenance easement.
- Dedicated public storm sewer, access, and maintenance easement.
- Dedicated public street tree maintenance obligations, dedicated cul-de-sac island maintenance obligations.
- Dedicated storm water drainage, access, and maintenance easements.
- Dedicated storm water drainage, retention basins, access, and maintenance
- Dedicated tree preservation and protection
- Deed restrictions.
- Design standards.
- Easements-general.

Duplex, Zero Lot Line Homes: Issues Frequently Discussed/Prepared by Jackie Nelson

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Village of Somers

Duplex, Zero Lot Line Homes: Issues Frequently Discussed

- Lot grade, setbacks, building location and lot area.
- Public street lighting
- Utility setback easements.
- Wetland preservation and protection, access, and maintenance easements.
- Zoning laws, village ordinances, state and federal laws.

Design Standards

- Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors are encouraged and must be submitted to the Association and Plan Commission for approval.
- Cementitious siding is required on the front façade. No vinyl or aluminum permitted.
- Color schemes, including color of siding, roof, brick, stone, etc, must be submitted and approved by the Association and Plan Commission
- The design, layout and exterior appearance of each unit proposed to be erected, altered, or modified shall be such that, in the opinion of the Association at the time of approving of the building plans, the unit will be of good quality and will have no substantial adverse effect upon property value.
- The proposed color schemes for a unit (siding roof, brick, stone, trim, windows) to be erected, altered, modified, or repainted with a new color scheme shall be submitted to the Association for approval prior to painting or staining or replacing siding. It is the goal to harmonize colors and consider the effect of these colors and materials as they relate to other units.
- Construction installation shall be installed compliant with warranty per manufacturer.
- Every effort shall be made not to locate air conditioning units near bedroom windows. Screen plantings shall have a mature height equal to or above the equipment which it is screening.
- Front façade of building shall be placed parallel to the street property line unless it is determined that aesthetics, dwelling configuration, layout of the neighboring unit, curve of the road or environment features prohibit the unit from being placed parallel to the street property line.
- Front facades shall include one or more of the following: covered porches, windows including bay windows, dormers, changes in exterior siding material accents such as scallop, shingle-style, vertical board and batten, variety of paint colors, and building modulation with a depth measuring at least one foot.
- Metal roofing systems, whether used as primary roofing materials or accessory must be approved by Village Staff.
- Monotonous architecture, color, building elevations, and appearance shall be avoided. No neon, primary or garish colors shall be allowed.
- No duplex or parts of the duplex building shall exceed 35 feet in height.
- Placing a building at a 45-degree angle on a corner lot shall not be allowed.
- Rear and side facades allow vinyl and are subject to the review and approval of Village Staff and Plan Commission relating to warranties, quality, and installation. Other permitted materials include brick, stone, wood, masonry, concrete, EFIS/Stucco or other material may be allowed with the approval of the Village Staff and Plan Commission.

Village of Somers

Duplex, Zero Lot Line Homes: Issues Frequently Discussed

- Roof surface materials include wood shakes, asphalt, fiberglass, composite or wood shingles, clay tiles, concrete tiles, slate, or other appropriate roofing materials as may be approved by Village Staff and Plan Commission.
- Specification of all materials must be indicated on plans.
- Stone or masonry required on front façade on foundation, chimneys, base of porch columns, at a minimum.
- Submit physical samples of exterior color schemes of siding, trim, roof, brick, and/or stone.
- To avoid monotony within the neighborhood, the builder shall offer different house styles with customized exterior elevation and front façade options. No similar style with the same front elevation with the same combination of siding colors or brick/stone colors or roof colors (excluding colors of accent trim, garage doors, downspouts, or similar details which may be the same) shall be permitted on abutting or adjacent lots on the same street or on lots directly across the street.

Animals

- Dog runs, outside dog houses, or other such outside animal shelters are prohibited.
- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that not more than a total of two dogs or cats, or as otherwise approved by the Association may be kept in a manner which will not disturb the type and quality of life and the environment of the property provided that no animals shall be kept, bred, or maintained for any commercial purposes.

Basements

- A minimum of one egress window is required.
- Construction with slab on grade or crawlspace is prohibited.
- Full habitable basements are required. Minimum 8'. 9' is recommended for finished basement.

Clubhouse

- Define use in Covenants.

Covenants

- Sample document must be included in an Exhibit.

Decks and Porches

- Allowed per zoning ordinance with the approval of the Association for specifications of size, color, materials, and design.

Fences and Walls

- No fences shall be constructed. Retaining walls shall be reviewed and approved on a case-by-case basis.

Floor Plans

- Include as an Exhibit floor plans indicating square footage of each room, appliances, fixtures, and stair for all units.

Garages and Private Driveways

- Two car private attached and enclosed garage minimum required per unit.

Duplex, Zero Lot Line Homes: Issues Frequently Discussed/Prepared by Jackie Nelson

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- Front or side load garages are permitted.
- Rear load garages are prohibited.
- Recess garage doors 12-18 inches behind the front façade to create a shadow so they are less obvious, are encouraged.
- Storage of items within a garage that precludes the use of vehicle parking is prohibited.
- Garage door style, material, and color options as approved by the Association.
- Surface concrete, paver, stone, or brick driveway shall be installed and completed within one (1) year from date of issuance of occupancy permit.
- In no case shall a driveway extend into the right-of-way.
- The width of the driveway shall only be wide enough to provide access to the overhead garage doors.
- A separate parking area is not allowed on the property.
- Private driveways shall be kept separate.
- Garages shall be placed on the high side of each lot except as otherwise approved by Association.

Garbage and Recycling Collection

- Discuss

Inspection for Quality Materials and Workmanship

- The Building Inspector is authorized to inspect and confirm specified interior and exterior materials, quality workmanship, and that manufacturer installation requirements have been met for warranties to be valid. All issues reported to developer/builder must be addressed for occupancy permit to be issued.

Landscaping

- Landscape requirements per zoning and ordinance.
- Landscaping shall be professionally designed, installed, and maintained by a professional landscape service hired by the Association. Completion deadline is one (1) year after occupancy permit.
- Large sculptures on personally owned lots are prohibited.
- No planting of trees, bushes or shrubs in Village's right-of-way which might interfere with rights, unless written approval is granted by Village.
- The borders of major streets and highways shall include berms, and plantings of a combination of salt-resistant evergreens, deciduous trees, shrubs, ornamental grasses, and perennials for privacy, aesthetics, and sound control. The area shall be designed, installed, and maintained by the Association.
- Units shall be landscaped on all sides.
- Design shall consider landscape screening from headlights that will shine directly into a home when vehicles are making turns on interior streets.

Professional Management

- The size of the development determines whether Professional Management is required for all condominium and zero lot-line and/or duplex units.
- It is important to implement and enforce covenants that protect the character of the community, curb appeal, and property values while at the same time addressing the right to privacy, differences in lifestyles, use of backyards, and common areas, all which encourage a harmonious living environment.

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Duplex, Zero Lot Line Homes: Issues Frequently Discussed

- Professional management removes confusion or favoritism when performing repairs, requesting improvements, and addressing resident complaints and solutions to problems.

Sidewalks and walkways

- Allowed per zoning ordinance and required to be approved per Covenant specifications of size, materials, and design.
- Sidewalks are allowed in the side, rear, and rear street yard if they meet the same setback requirements of a deck or porch. Sidewalks/walkways leading from the driveway or the public street if the development has common street sidewalks, to the front door of the unit is allowed provided the width does not exceed three feet unless approved by Administrative Staff and Plan Commission.

Signage

- Incorporating “Somers, Wisconsin” on the development entrance is requested and very much appreciated.
- Interior navigation signs are required for large developments.
- Visible and illuminated address markers are required on all individual units. Association will define style and color and placement location near door.
- No signs of any kind shall be permitted and maintained upon any lot except “for rent”, “for sale”, and political signs as allowed by law, with a size approved by the Association, or signs bearing the name, address, or both residents occupying any dwelling situated on lot.

Site Plan – Lots

- Provide drawings of each lot, with footage dimensions on all sides, all easements, setbacks, lot square footage, grading, elevations.

Snow Storage and Removal

- Detail snow removal areas and storage from common areas on plans.
- Define responsible parties for private driveway and sidewalk snow management and removal.
- Flowerpots and plant containers must be removed from sidewalk and driveway plowing areas during snow season.

Sound Attenuation

- All buildings shall be constructed so that there is a soundproofing barrier between walls, ceilings, and floors of each unit with minimum STC rating of no less than STC 60. All wastewater and storm water piping, within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a minimum STC 60 rating, and/or the piping must be independently wrapped with an insulation that provides a minimum STC 60 rating. This must be noted on plans. Somers Building Inspection will obtain certification for compliance.

Swimming Pools and Hot Tubs

- No outdoor swimming pools shall be permitted.

Village of Somers

Duplex, Zero Lot Line Homes: Issues Frequently Discussed

- Hot tubs shall be permitted within the limits of an attached patio or deck and shall be limited to the rear side of the dwelling. Hot tubs shall be screened from neighbors.

Mail-USPS

- If individual mailboxes are used, each unit shall have the same mailbox and mail post style as approved by the Association. Clear house numbers shall be displayed on the side and front of the box. It must comply with USPS guidelines when placing mailboxes: Position mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry. Place mailbox 6" to 8" back from the curb. If there is not a raised curb, contact local postmaster for guidance.

Other Restrictions

- Basketball hoops are prohibited.
- Cellular towers, HAM radio antennae, or other such antennae of any kind shall not be permitted.
- Container gardens, raised container garden beds, flowerpots and plant containers are permitted on decks, sidewalks, and patios.
- Fire for cooking or recreation shall be in a grill, fireplace, or other equipment specifically designed for outdoor residential uses.
- Incinerators and burn barrels are not permitted.
- Installation, erection and use of clotheslines and similar devices and the placement or drying of clothing, linens, rugs, or other items are prohibited outside the dwelling on lot.
- No person shall kindle, start, maintain, or conduct outdoor burning or open fires, including but not limited to, the burning of trash, paper, cardboard, leaves or items that emit noxious or hazardous smoke as determined by the Association, except a fire for outdoor cooking or recreation. The fire for cooking or recreation shall be in a grill, fireplace or other equipment specifically designed for outdoor residential uses. Paper or cardboard may be used as a starting device but not as a primary component to burn.
- No external antennae, including satellite dishes (excepting satellite dishes of not greater than 24" in diameter) television antenna, or radio towers of any type for any purpose shall be permitted without written approval of the Association.
- No outside parking either in private driveways or on the lot anywhere of boats, buses, jet skis, snowmobiles, commercial advertising trucks, commercial vans, trailers, or any recreational type vehicles. Such property must be stored in garages.
- No vehicle, truck, trailer, tent, shack, shed, garage, barn, or other outbuilding or living quarters of a temporary character shall be permitted at any time.
- Outdoor playground equipment including trampolines are prohibited except for swing sets, slides, and similar apparatus constructed of primarily natural materials, with no offensive colors and occupying no greater than 300 square feet of ground area.
- Solar panels.
- Sport courts are prohibited.
- Temporary or permanent car ports prohibited.
- Trash and recycling containers must be stored inside the garage except on pick-up day.
- Trash, garbage, and other waste shall be kept in a sanitary container and properly stored inside the garage.

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- Outside incinerators, outdoor incinerators are not permitted.

Security

- Doorbell cameras are recommended.

Utility Placement

- Electric, cable, gas or other cabinets cannot be visible from the street.
- Village Staff and Plan Commission shall review utility box placement location.
- Location preference is in the rear yard easement.

Unit Exterior Maintenance

- Exterior of unit shall be pressure washed of dirt and mold every five years. The Association shall manage this activity.

Unit Floor Plans

- Provide drawing of each 1BR, 2BR, and 3BR unit identifying each room, square footage of each room, furniture placement, stairs, window placement, and fixtures. Show first and second floor including basement.
- Scale 1/4" = 1'0.

Unit Sizes

- Unit or dwelling sizes in all residential zoning districts that fall below our current ordinance are prohibited.
- Unit floor areas defined in ordinance.

Windows

- Avoid windows that face directly into neighboring residences unless they are transom windows, obscured glass, or landscaping that provides screening.

Yard Lights

- Owners are required to purchase and install one outdoor electric yard and lamp post matching dwelling's other exterior lighting with photocell to be operated dusk to dawn, wired direct to the owner's electrical panel.
- All lamp posts shall be the same throughout the development and approved by the Association. Indoor light switches are prohibited.
- The light and post shall be installed at the front lot line near the proposed, or completed, driveway, as approved by the HOA.



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

WORK SESSION: January 16th, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant to the Administrator

REVIEWED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Presentation from Strand Associates regarding Proposal for Comprehensive Flood Study listed in Stormwater Project Prioritization Recommendations

BACKGROUND:

On February 14th, the Board amended the Stormwater CIP through Resolution 2023-002 to include \$30,000 to hire an Engineering firm to create a Stormwater Management Plan. After these funds were allocated, Administrator Peters reached out to several possible firms. The Board was informed of this in the March 2023 Administrator’s Report. In April, Administrator Peters selected the Strand Associates, Inc. proposal. The Board was informed of this in April’s Administrator’s Report. Said report also informed the Board that a project “kick off” meeting had been scheduled and that a public information meeting will also be held at some point in the near future.

The staff level “kick off” meeting was held on May 3rd with Strand Associates. Administrator Peters, Assistant to the Administrator Poirier, President Stoner, Root Pike Win Executive Director Giordano, Plan Commissioner Grimes, Strand Engineer Wood, and Strand Engineer Sadowski were in attendance. We discussed the history of the Stormwater Utility, our reasoning for hiring Strand, the Village’s relationship with Root Pike Win, areas of concern, and scheduling of a public informational meeting.

On June 14th the Stormwater Utility held its public informational “open house.” The public was invited through a direct mailing campaign to come meet representatives of Strand and help identify and locate stormwater issues. Boards were provided to inform citizens of the process and what the current goals are. Large maps were laid out for citizens to identify problem areas. Stations were provided for citizens to write comments on what areas need to be addressed. Over the course of the two-hour meeting, we estimate 100 to 150 residents were in attendance.

- On August 15, the Storm Water Utility Board reviewed the draft of the Stormwater Project Prioritization Matrix which ranked the Village-Wide Flooding Modeling at the top of the project list taking into account the following metrics: Project Duration, Impact to Residents, Synergy with other Projects, Feasibility, Jurisdiction and Reported Property Impact.

UPDATE:

Strand Associates, Inc. submitted a proposal for a Comprehensive Flood Study on December 14, 2023. Administration is looking for direction from the Board whether to move forward with the study. Anna Sadowski with Strand will join our meeting to talk about the proposal and answer any questions.

ATTACHMENTS:

Stormwater Project Prioritization

Proposal for Comprehensive Flood Study

Flood Concern Map

Stormwater Project Prioritization Matrix
Village of Somers, Wisconsin
July 2023

Project Figure	Complaint Description from Public Involvement Meeting	Potential Project Based on Complaint	Project ID	Prioritization Metrics							Overall Score
				Project Duration	Number of Residents Impacted	Synergy with Other Projects	Feasibility	Jurisdiction	Reported Property Impact		
N/A	N/A	Village-Wide Flood Modeling	N/A	3	2	3	3	3	3	1	162
5	11th and 12th Street Flooding	Flood Control Modifications (Pond/Culvert Upsizing)	5.1/5.3	1	3	3	2	2	3	2	108
10	Ditch isn't flowing along 43rd Avenue	Modifications to Ditches and Culverts	10.2	3	2	1	3	3	2	3	108
11	Flooding of ditches along 45th Avenue	Culvert Addition	11.3	3	2	1	3	3	2	3	108
18	Culvert under CTH Y gets clogged	Ditch Maintenance and Culvert Grate Installation	18.4	3	2	1	3	2	3	2	108
15	Whispering Meadows - ditch and pond debris buildup, collapsing inlet	Ditch/Pond Maintenance and Storm Sewer Repair	15.1/15.2	3	3	1	3	3	1	1	81
4	Standing water and basin issues in Maple Ridge Subdivision	Flood Control Modifications to Pond and/or Ditches	4.3	3	3	2	2	1	2	2	72
5	Flooding at 12th St and 88th Ave Intersection	Flood Control Modifications (Pond/Culvert Upsizing)	5.1/5.3	1	2	3	2	2	3	3	72
12	Log Debris Dam north of CTH A causes flooding of private property	Streambank Stabilization and Log Debris Dam Removal	12.1/12.6	2	2	3	2	1	3	3	72
18	Flooding of private properties and debris buildup	Flood Control Modifications to Pond or Storm Sewers	18.3	2	2	1	2	3	3	3	72
19	Basement flooding along 13th Place	Ditch Grading or Storm Sewer Installation	19.1	2	2	1	2	3	3	3	72
1	Issues with ditch drainage due to properties filling in ditches	Ditch Regrading/Storm Sewer Installation	1.2	2	2	1	2	3	2	2	48
6	Log Debris Dam north of CTH E	Remove Log Debris Dam	6.2	2	2	3	2	1	2	2	48
2	Box culvert across CTH S silts up	Sediment Removal of Box Culvert and Preventative Maintenance	2.4	3	1	1	3	2	2	2	36
3	Flood Overtops 88th street, floods backup on ag land	Flood Control Modifications (Pond/Culvert Upsizing)	3.1	2	1	2	2	2	2	2	32
10	Property is flooding north of CTH L	Culvert Upsizing	10.2	2	2	1	2	2	2	2	32
13	Bridge concerns on 4th Street, culverts blocked and undersized	Culvert Upsizing, Ditch Maintenance, and Bridge Inspection	13.1/13.3	2	2	1	2	2	2	2	32
14	Culvert Under CTH KR blocked by debris and potentially undersized	Culvert Upsizing and Ditch Maintenance	14.3	2	2	1	2	2	2	2	32
16	Ditch flooding along CTH A	Ditch Modifications/Storm Sewer Installation	16.2	2	2	1	2	2	2	2	32
15	Flooding of backyards along CTH G due to buildup in creek	Creek/Ditch Cleanup	15.3	1	2	3	2	1	2	2	24
8	Poorly sized culvert at CTH A and plugged drain tile	Culvert Resizing and Drain Tile Maintenance	8.1/8.3	2	1	1	2	2	2	2	16
9	WisDOT pond overflow to tilapia farm pond	Modifications to WisDOT Pond	9.1	2	1	1	2	2	2	2	16
7	Debris Buildup and erosion issues	Streambank Stabilization and Log Debris Dam Removal	7.2/7.3	1	1	3	2	1	2	2	12
2	Siltling and buildup of Pike River has caused floodplain expansion	Pike River Cleanup/Dredging	2.3	1	2	1	1	1	2	4	4
17	Asphalt roadway crumbling and trees falling down into creek	Roadway Repairs and Debris Clearing	17.2	2	1	1	2	1	1	1	4
1	Siltling and buildup of Pike River has caused floodplain expansion	Pike River Cleanup/Dredging	1.1	1	1	1	1	1	1	2	2

Scoring Criteria						
	Project Duration	Impact to Residents	Synergy with Other Projects	Feasibility	Jurisdiction	Reported Property Impact
1	>2yrs	Few	None	Low	WDNR/ACOE	ROW Impacted
2	1-2 Years	Some	Some	Mid	County/WisDOT	Yard Impacted
3	1 Year	Many	A Lot	High	Village	Structure Impacted

December 14, 2023

Jason Peters, JD/MPA
Village/Town Administrator
Village of Somers
7511 12th Street
Somers, WI 53171

Re: Proposal for Comprehensive Flood Study

Dear Mr. Peters:

Thank you for the opportunity to submit our proposal for the *Comprehensive Flood Study*. We look forward to working with you and delivering a successful study for the Village. By selecting us, the Village will receive an expert partner to help generate well-advised alternatives to address flooding issues throughout the village. This proposal letter discusses our *proposed scope of services, proposed fee, and project schedule*.

Project Background and Need

The Village retained our services in 2023 to assist with Stormwater Capital Improvement Planning with the goal of identifying high priority areas of needed improvements and scoping an early action project. These efforts began with an extensive public information meeting to gather and document resident complaints and comments about areas with known stormwater issues. Then, we generated a priority scoring matrix based on several criteria and ranked the areas of need. This effort made the need for a comprehensive flood study evident. The goal of a comprehensive flood analysis is to model the areas of need to better understand the existing causes of issues and identify the potential for overlapping opportunities for improvement in connected areas of concern. Proposed improvements would be modeled to demonstrate the expected return on the Village's investment if it were to move forward with various improvements.

The proposed improvements to be evaluated in the model will include recommendations from past reports along with potential new strategies to be developed by our team of experts.



A Comprehensive Flood Study further vets potential solutions to be employed at the priority-ranked areas of concern, documented at the public meeting on June 14, 2023, and helps demonstrate the expected return on investment for various projects.

Proposed Scope of Services

Drainage evaluations will be performed for locations throughout the village with flooding concerns as identified by Village staff and residents. Modeling efforts are divided into two categories, Riverine Flood Modeling and Localized Flood Evaluations. The modeling and alternatives analysis for each area will consider impacts of downstream and upstream conditions to help the Village prioritize project implementation. Ultimately, a flood analysis report will be developed that summarizes the modeling efforts,

Jason Peters
 Village of Somers
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proposed alternatives, maintenance recommendations, opinions of probable construction cost, and potential funding opportunities. Below is a summary of the proposed scope items.

Meetings

1. Prepare for and attend one project kickoff meeting with the Village.
2. Prepare for and attend two progress meetings with the Village.
3. Prepare for and attend one public information meeting.
4. Prepare for and attend one Village Board meeting to present results of the flood study.

Riverine Flood Modeling and Alternative Analysis

The following areas were selected for riverine flood modeling because flood levels have overtopped the roadway or residents have voiced flooding complaints at these locations. Areas are shown on the map attached to this proposal and correspond with the flood concern mapping that we previously prepared for the Village. Areas can be added or removed to the scope based on the Village's desired level of effort for this project.

Area 3

Area 3 is located at CTH H between 18th Street and 38th Street. CTH H has flooded during large rainfall events and the property owner to the south of Maplecrest Country Club has reported new flooding within their property. Potential alternatives to address these issues include increasing the culvert capacity at CTH H and/or the Sooline Railroad to the east or providing additional flood storage upstream of CTH H. The following scope items are proposed for Area 3.

1. Conduct a topographic survey of Area 3. Survey shall include 10 channel cross sections, overland flow routes, roadway crossings, and lowest exposed elevations of nearby structures.
2. Run Conger Regression Equations upstream of CTH H for the 10, 50, 100, and 500-year events.
3. Obtain existing HEC2 modeling from the FEMA Engineering Library and develop a HEC RAS model utilizing the existing HEC2 model. Run the 10, 50, 100, and 500-year events.
4. Complete an alternatives analysis for up to three alternatives for Area 3.
5. Prepare a figure and opinion of probable construction cost for each alternative.
6. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

Area 4

Area 4 is located at CTH E between I-94 and 100th Avenue. CTH E at this location has flooded during large rainfall events. Potential alternatives to address this issue include increasing the culvert capacity at CTH E and/or raising the roadway elevation of CTH E through the floodplain. The following scope items are proposed for Area 4.

1. Conduct a topographic survey of Area 4. Survey shall include four channel cross sections and one roadway crossing.
2. Obtain existing HEC2 modeling from the FEMA Engineering Library and develop a HEC RAS model utilizing the existing HEC2 model. Run the 10, 50, 100, and 500-year events.
3. Complete an alternatives analysis for up to three alternatives for Area 4.
4. Prepare a figure and opinion of probable construction cost for each alternative.
5. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

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Area 5

Area 5 is located at the intersection of 12th Street and 88th Avenue and 11th Street west of 88th Avenue. Both the intersection and 11th Street have flooded during large rainfall events and residents have experienced significant flooding along 11th and 12th Street. Potential alternatives to address these issues include increasing the culvert capacity at the Canadian Pacific Railroad or CTH H, installing a storage basin south of 87th Avenue, or working with the Shoreland Lutheran Development to provide additional flood storage upstream of 11th Street. The following scope items are proposed for Area 5.

1. Conduct a topographic survey of Area 5. Survey shall include 16 channel cross sections, overland flow routes, roadway crossings, and lowest exposed elevations of nearby structures.
2. Develop hydrologic parameters (watershed delineation, runoff curve numbers, and time of concentration) that will represent up to 10 watersheds.
3. Prepare HEC HMS and HEC RAS models and run the 10, 50, 100, and 500-year events.
4. Complete an alternatives analysis for up to five alternatives for both Area 5.
5. Prepare a figure and opinion of probable construction cost for each alternative.
6. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

Area 10

Area 10 is located at CTH L between 41st Avenue and 44th Avenue. CTH L has flooded during large rainfall events and residents have had significant flooding through their properties. Potential alternatives to address these issues include increasing the culvert capacity at CTH L, providing an overland flow route for the flooded properties, or providing additional flood storage within the project area. The following scope items are proposed for Area 10.

1. Conduct a topographic survey of Area 10. Survey shall include 25 channel cross sections, overland flow routes, roadway crossings, and lowest exposed elevations of nearby structures.
2. Develop hydrologic parameters (watershed delineation, runoff curve numbers, and time of concentration) that will represent up to 10 watersheds.
3. Prepare HEC HMS and HEC RAS models and run the 10, 50, 100, and 500-year events.
4. Complete an alternatives analysis for up to three alternatives for Area 10.
5. Prepare a figure and opinion of probable construction cost for each alternative.
6. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

Area 17

Area 17 is located at 13th Avenue between 1st Street and 7th Street. 13th Avenue at this location has flooded during large rainfall events. Potential alternatives to address this issue include increasing the culvert capacities at one or a combination of the three culverts crossing 13th Avenue. The following scope items are proposed for Area 17.

1. Conduct a topographic survey of Area 17. Survey shall include 12 channel cross sections and three roadway crossings.
2. Prepare a HEC RAS model and run the 10, 50, 100, and 500-year events.
3. Complete an alternatives analysis for up to three alternatives for Area 17.
4. Prepare a figure and opinion of probable construction cost for each alternative.
5. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

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Areas 20 & 21

Areas 20 and 21 are located at 13th Avenue north of 7th Street and 30th Avenue between 4th Street and 7th Street. 13th Avenue and 30th Avenue have both flooded during large rainfall events and residents have voiced concerns of the growing floodplain throughout this area. Potential alternatives to address these issues include providing channel conveyance improvements between 30th Avenue and 22nd Avenue and increasing the culvert capacities and/or roadway elevations at 13th Avenue and 30th Avenue. The following scope items are proposed for Areas 20 and 21.

1. Conduct a topographic survey of Areas 20 and 21. Survey shall include 16 channel cross sections and four roadway crossings.
2. Prepare a HEC RAS model and run the 10, 50, 100, and 500-year events.
3. Complete an alternatives analysis for up to three alternatives for Areas 20 and 21.
4. Prepare a figure and opinion of probable construction cost for each alternative.
5. Summarize existing conditions flooding, modeling assumptions, and alternative analysis for incorporation into flood analysis report.

Localized Flood Evaluations and Alternative Analysis

The following areas of localized flooding were identified by residents at the public informational meeting on June 14th, 2023. Drainage evaluations will be conducted for each location listed below to assess alternatives for addressing resident concerns. Up to 64 hours of field topographic survey is anticipated as part of the evaluation of these areas. A figure and opinion of probable construction cost will be developed for each alternative and the evaluations will be summarized in the final flood analysis report. Areas are shown on the attached map and correspond with the flood concern mapping we previously prepared for the Village. Areas can be added or removed to the scope based on the Village's desired level of effort for this project.

Area 1 – 63rd Avenue between 45th Street and 50th Street

Area 8 – CTH A between I-94 and 110th Avenue

Area 11 – 45th Avenue south of CTH E

Area 13 – 4th Street west of CTH G

Area 14 – CTH KR between Rossi Lane and 43rd Avenue

Area 16 – CTH A between CTH Y and 18th Avenue

Area 18 – 11th Street within Somers Estates Subdivision

Area 19 – 13th Place east of STH 32

Flood Analysis Report

1. Prepare a draft flood analysis report incorporating project assumptions, existing conditions flooding, alternative analyses for each modeled and evaluated area, and potential project funding opportunities. The flood analysis report will include maintenance recommendations for up to ten locations. Maintenance recommendations may include items such as culvert and ditch clearing, log dam removals, and erosion control.
2. Incorporate Village comments into final report and submit final report to Village.

Jason Peters
 Village of Somers
 Page 5
 December 14, 2023

Proposed Fee

Our proposed fee is based on the *Scope of Services* described above. The scope includes areas of concern that have already been identified through public involvement efforts. The possibility exists that the Village may wish to review other areas of concern not previously reported, as the project progresses. Additional areas can be added to the study through an amendment or, alternatively, a contingency “if authorized” budget could be added to the initial agreement that we would use only if directed by the Village.

Task	Estimated Fee
Meetings and Presentation to Village Board	\$15,000
Area 3 Flood Model and Alternatives Analysis	\$20,500
Area 4 Flood Model and Alternatives Analysis	\$12,000
Area 5 Flood Model and Alternatives Analysis	\$26,000
Area 10 Flood Model and Alternatives Analysis	\$21,500
Area 17 Flood Model and Alternatives Analysis	\$15,000
Area 20 & 21 Flood Model and Alternatives Analysis	\$18,500
Localized Flood Model	\$51,500
Flood Analysis Report	\$17,000
Total Engineering Services (all tasks)	\$197,000

Anticipated Schedule

Our proposed project schedule is outlined below.

Milestones	Anticipated Completion Dates
Notice to Proceed and Executed Agreement	February 2024
Project Kickoff Meeting	March 2024
Survey	April 2024
Flood Modeling and Alternative Analysis	August 2024
Progress Meeting 1	September 2024
Submit Draft Flood Analysis Report to Village	November 2024
Progress Meeting 2	December 2024
Submit Final Flood Analysis Report to Village	January 2025
Presentation to Village Board	February 2025

We are excited to deliver a successful study for the Village and continue building a strong stormwater partnership.

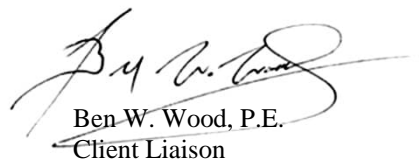
If there are any additional questions pertaining to our proposal, please contact us directly at 414-271-0771 or Anna.Sadowski@strand.com or Ben.Wood@strand.com.

Sincerely,

STRAND ASSOCIATES, INC.®

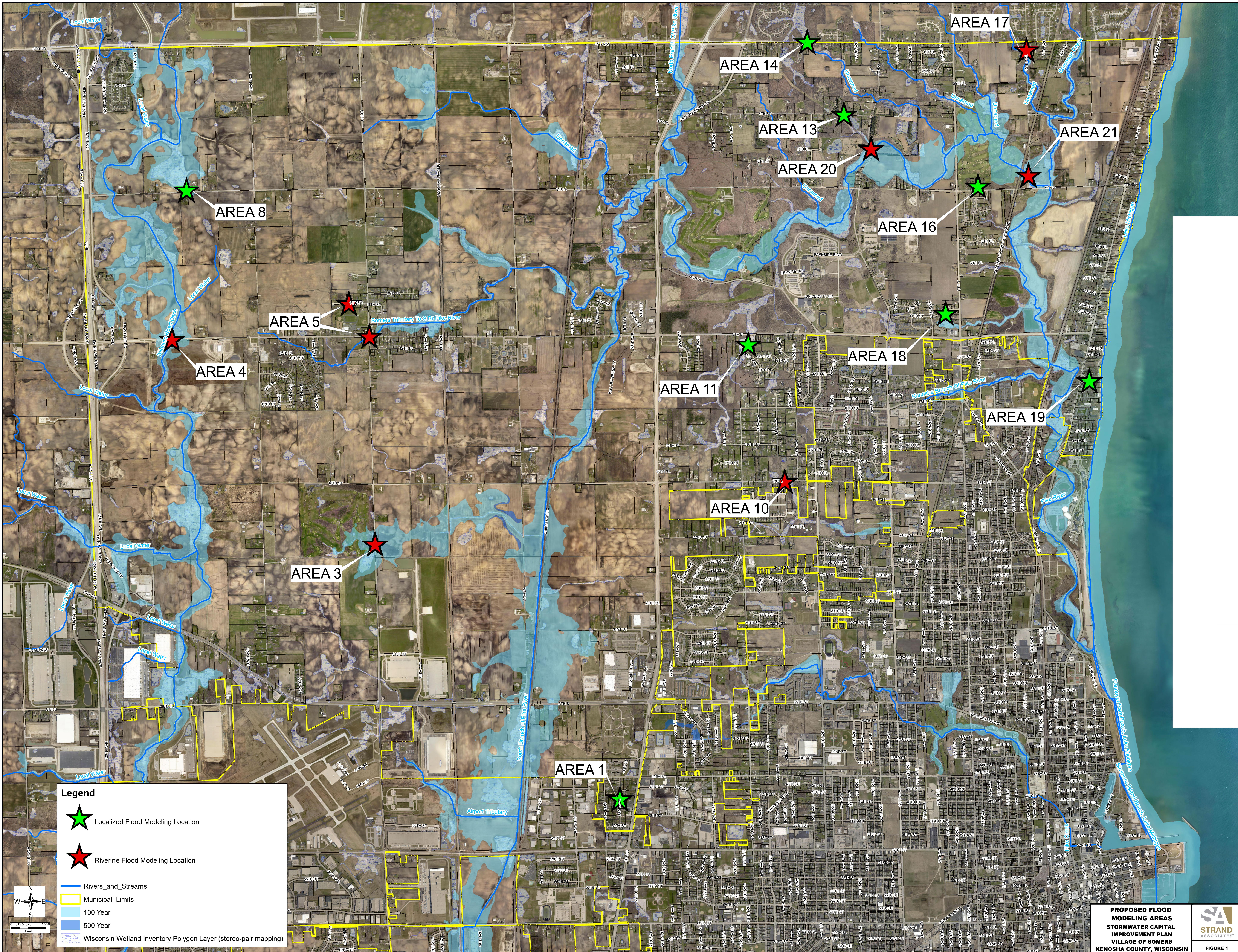


Anna T. Sadowski, P.E.
 Project Manager







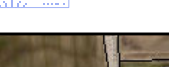


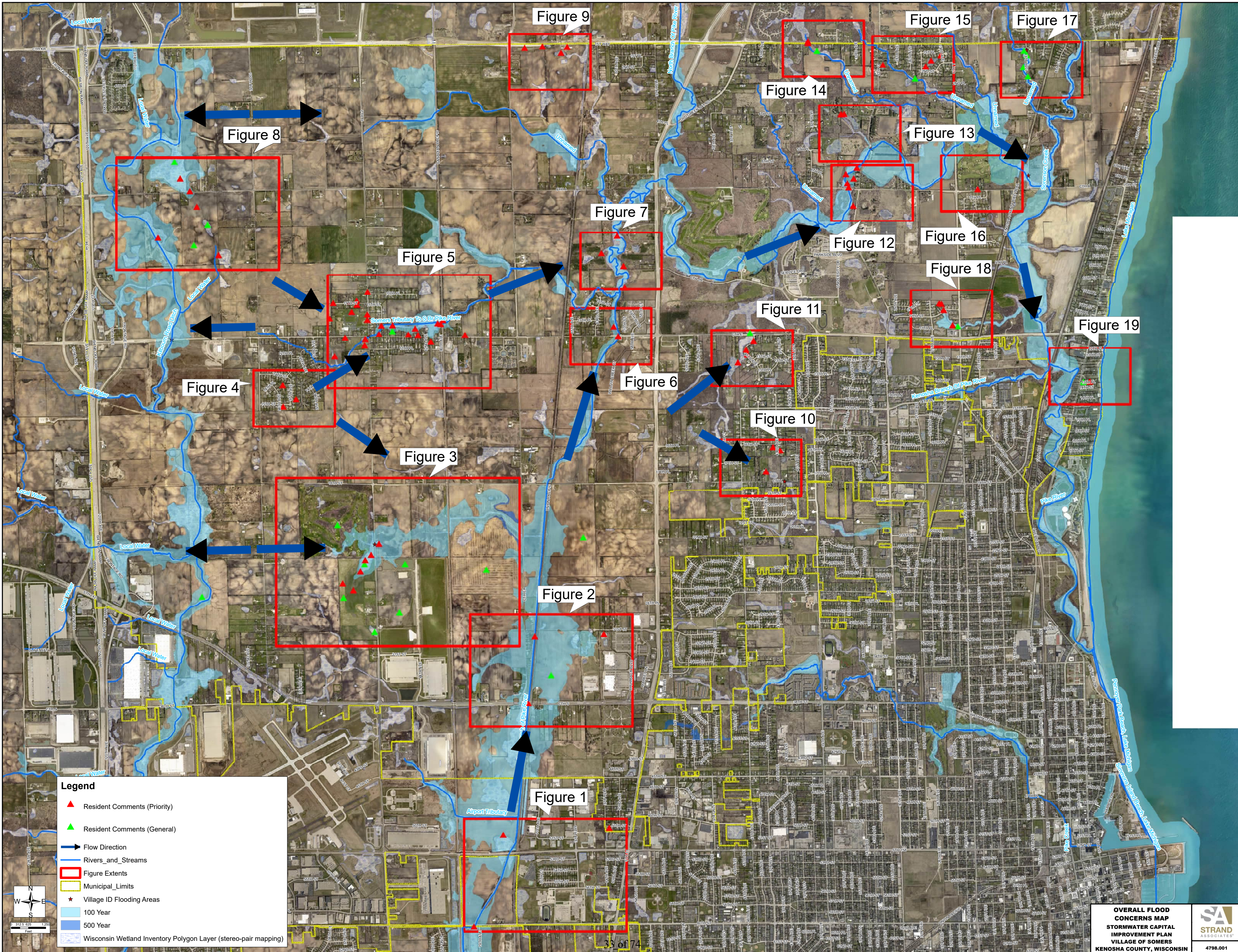
Ben W. Wood, P.E.
 Client Liaison

P230.840/ATS:beh



Legend

-  Localized Flood Modeling Location
-  Riverine Flood Modeling Location
-  Rivers_and_Streams
-  Municipal_Limits
-  100 Year
-  500 Year
-  Wisconsin Wetland Inventory Polygon Layer (stereo-pair mapping)



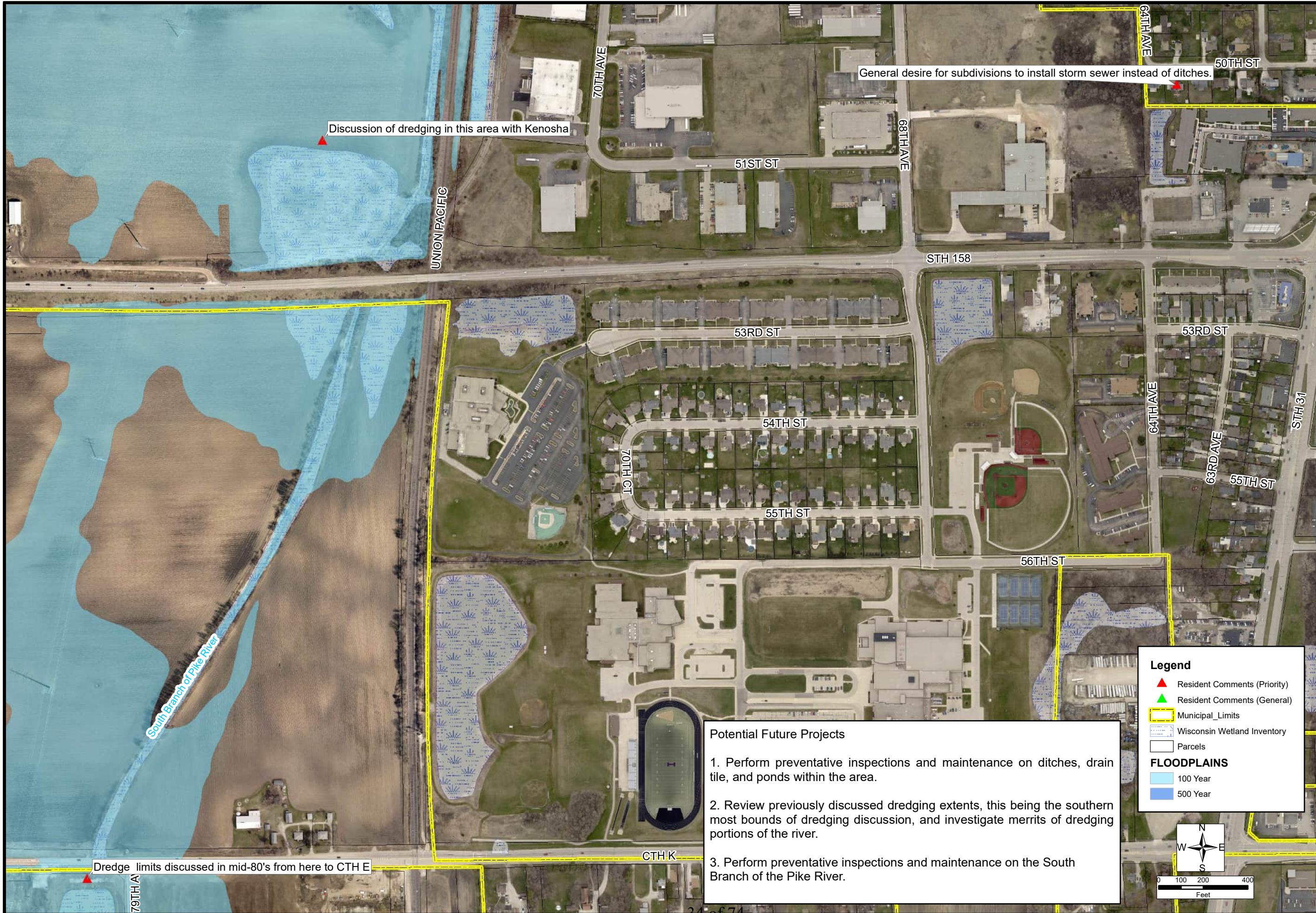
Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ➔ Flow Direction
- Rivers_and_Streams
- ▭ Figure Extents
- ▭ Municipal_Limits
- ★ Village ID Flooding Areas
- 100 Year
- 500 Year
- Wisconsin Wetland Inventory Polygon Layer (stereo-pair mapping)



OVERALL FLOOD CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

SA STRAND ASSOCIATES
 4798.001



Discussion of dredging in this area with Kenosha

General desire for subdivisions to install storm sewer instead of ditches.

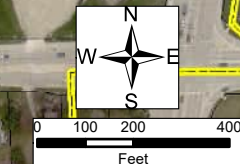
Dredge limits discussed in mid-80's from here to CTH E

Potential Future Projects

1. Perform preventative inspections and maintenance on ditches, drain tile, and ponds within the area.
2. Review previously discussed dredging extents, this being the southern most bounds of dredging discussion, and investigate merits of dredging portions of the river.
3. Perform preventative inspections and maintenance on the South Branch of the Pike River.

Legend

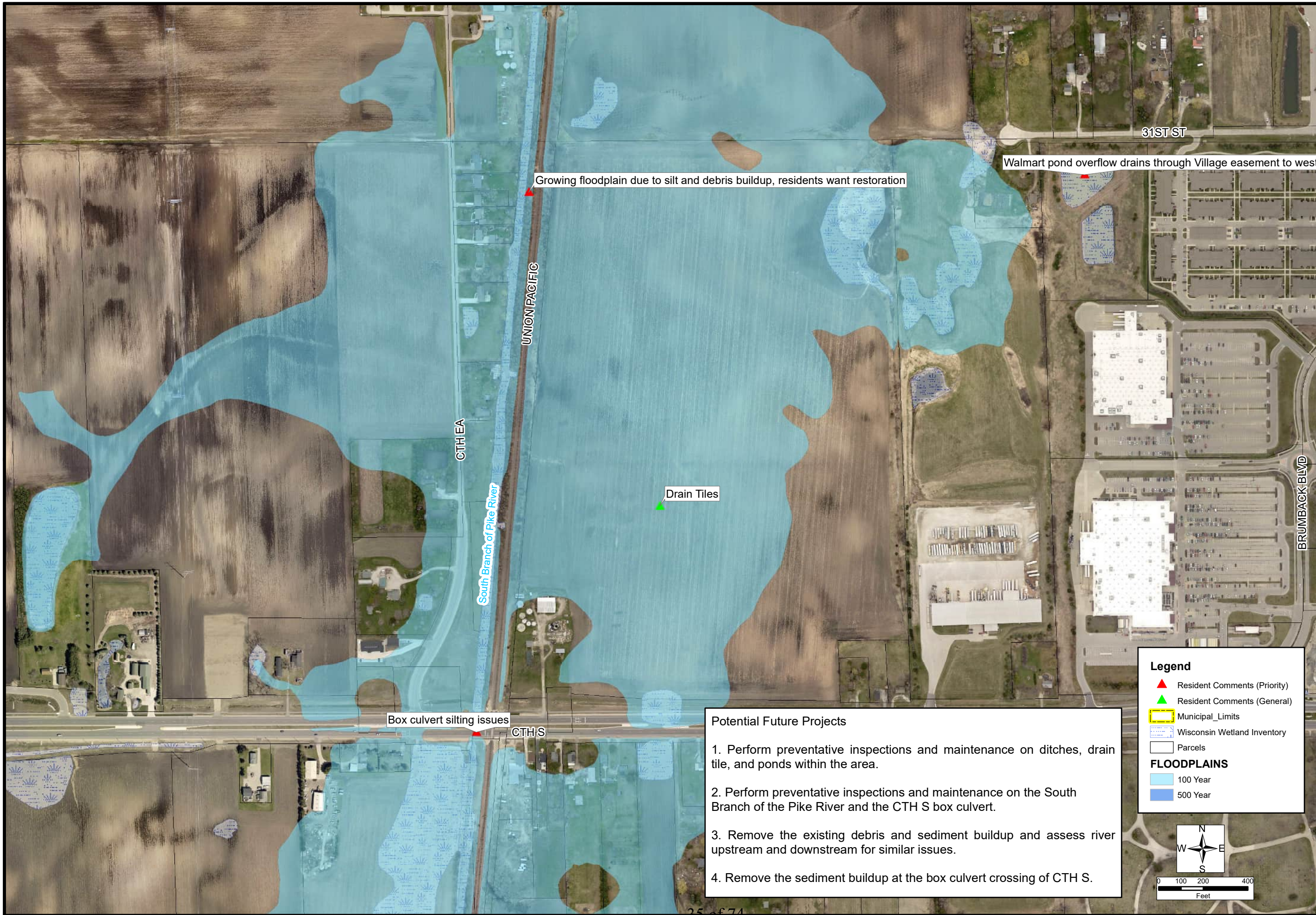
- ▲ Resident Comments (Priority)
 - ▲ Resident Comments (General)
 - Municipal Limits
 - Wisconsin Wetland Inventory
 - Parcels
- FLOODPLAINS**
- 100 Year
 - 500 Year



**COUNTY HIGHWAY K AND UNION PACIFIC RAILROAD
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 1
4798.001**



Growing floodplain due to silt and debris buildup, residents want restoration

Walmart pond overflow drains through Village easement to west

Drain Tiles

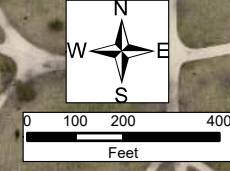
Box culvert silting issues

Potential Future Projects

1. Perform preventative inspections and maintenance on ditches, drain tile, and ponds within the area.
2. Perform preventative inspections and maintenance on the South Branch of the Pike River and the CTH S box culvert.
3. Remove the existing debris and sediment buildup and assess river upstream and downstream for similar issues.
4. Remove the sediment buildup at the box culvert crossing of CTH S.

Legend

- ▲ Resident Comments (Priority)
 - ▲ Resident Comments (General)
 - ▭ Municipal_Limits
 - ▭ Wisconsin Wetland Inventory
 - ▭ Parcels
- FLOODPLAINS**
- 100 Year
 - 500 Year



**COUNTY HIGHWAY EA AND UNION PACIFIC RAILROAD
 FLOODING CONCERNS MAP
 STORMWATER CAPITAL IMPROVEMENT PLAN
 VILLAGE OF SOMERS
 KENOSHA COUNTY, WISCONSIN**



**FIGURE 2
4798.001**

Potential Future Projects

1. Perform a Hydrology and Hydraulics analysis to assess potential flood control modifications along CTH H.
2. Perform preventative inspections and maintenance on ditches, drain tile, and ponds within the area.
3. Monitor situation revolving around the potential housing development.
4. Coordinate with WDNR to determine ordinary high water marks in the area.

Potential 600 house development proposed in the past.

Drain tile submerged in spring

Would drain area if graded differently

New artificial wetland area, did not used to be wet

Farmed Wetland

Pond is same elevation as pond to south

4" drain tile from pond to south

Property owner willing to participate in a solution

Resident wants accurate high water delineations done to show retention capacity

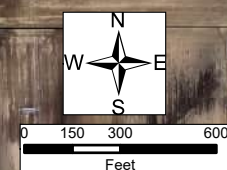
Plan drainage improvements in conjunction with golf course. Golf course is willing to participate

Drain Tile

Pond is same elevation as pond to north

Legend

- ▲ Resident Comments (Priority)
 - ▲ Resident Comments (General)
 - ▭ Municipal_Limits
 - ▭ Wisconsin Wetland Inventory
 - ▭ Parcels
- FLOODPLAINS**
- 100 Year
 - 500 Year



COUNTY HIGHWAY H AND 18TH STREET
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN



FIGURE 3
4798.001



Potential Future Projects

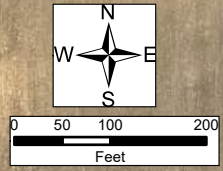
1. Perform preventative inspections and maintenance on ditches, swales, and driveway culverts within the neighborhood.
2. Perform preventative inspections and maintenance on the retention basins within the neighborhood.
3. Perform a Hydrology and Hydraulics analysis to assess potential flood control modifications to swales and ponds.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

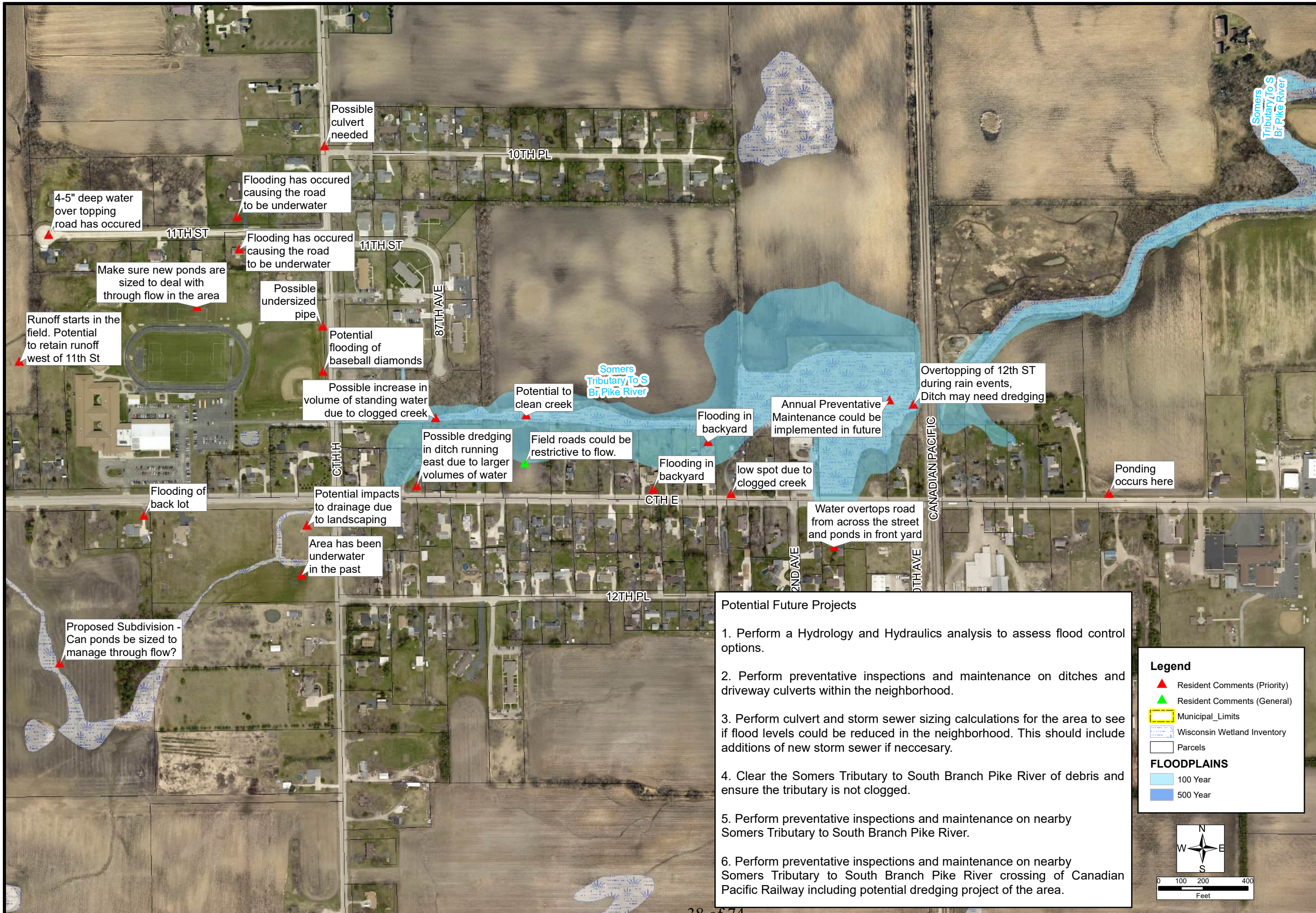
- ▭ 100 Year
- ▭ 500 Year



**MAPLE RIDGE NEIGHBORHOOD
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 4
4798.001**



**12TH STREET AND COUNTY HIGHWAY H
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**

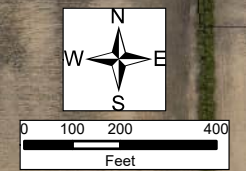
- Potential Future Projects**
1. Perform a Hydrology and Hydraulics analysis to assess flood control options.
 2. Perform preventative inspections and maintenance on ditches and driveway culverts within the neighborhood.
 3. Perform culvert and storm sewer sizing calculations for the area to see if flood levels could be reduced in the neighborhood. This should include additions of new storm sewer if necessary.
 4. Clear the Somers Tributary to South Branch Pike River of debris and ensure the tributary is not clogged.
 5. Perform preventative inspections and maintenance on nearby Somers Tributary to South Branch Pike River.
 6. Perform preventative inspections and maintenance on nearby Somers Tributary to South Branch Pike River crossing of Canadian Pacific Railway including potential dredging project of the area.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**FIGURE 5
4798.001**



Potential Future Projects

1. Perform preventative inspections and maintenance on the South Branch of the Pike River.
2. Remove the existing log debris dam and inspect river for similar issues upstream and downstream of this location.
3. Review previously discussed dredging extents, this being the northern most bounds of dredging discussion, and investigate merits of dredging portions of the river.

Log Debris Dam

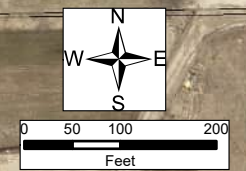
Historic discussion of dredging in this area, potential future dredging area

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

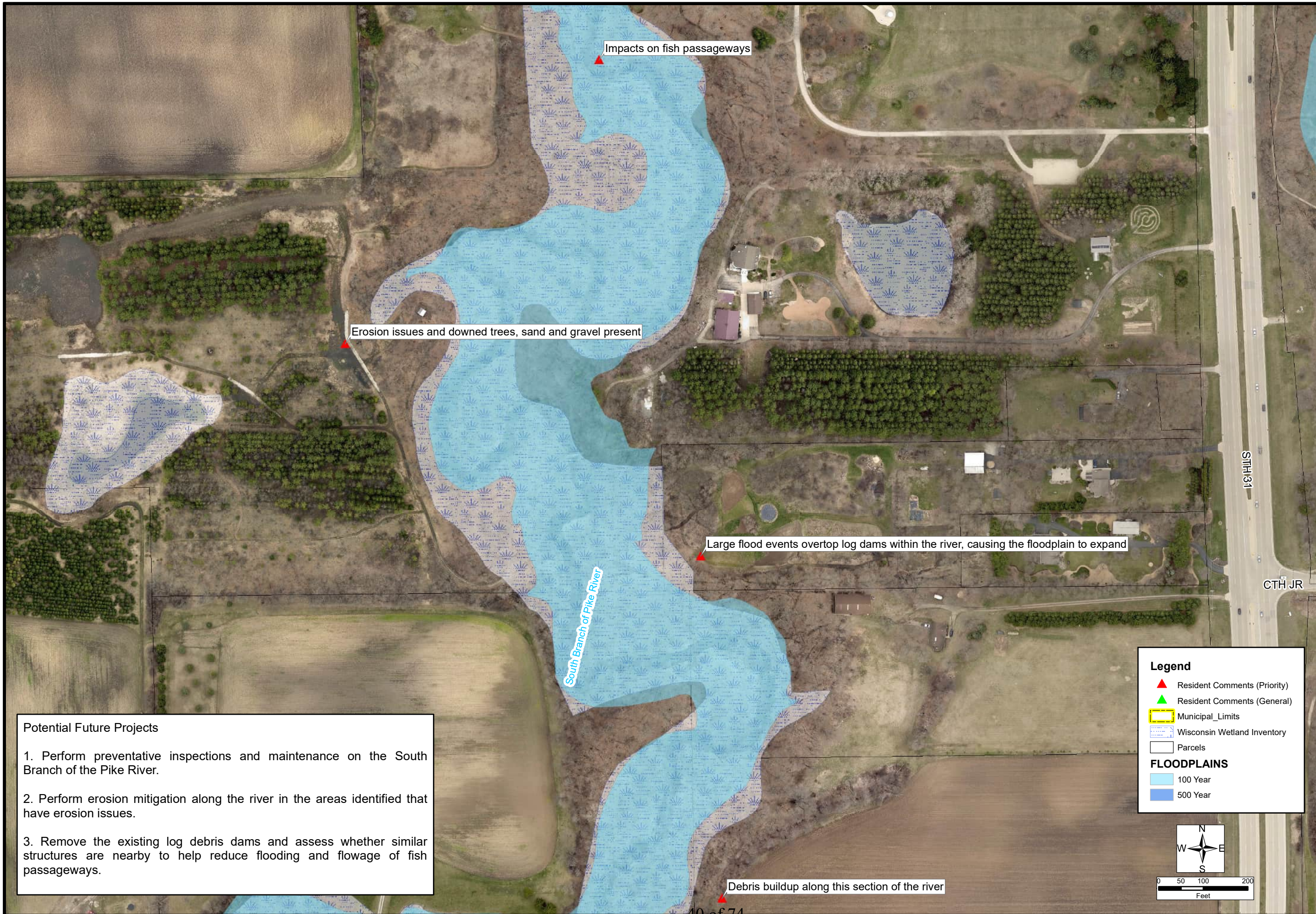
- 100 Year
- 500 Year



**CTH E AND SOUTH BRANCH OF PIKE RIVER
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 6
4798.001**



Potential Future Projects

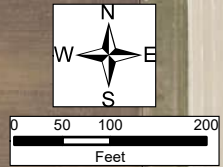
1. Perform preventative inspections and maintenance on the South Branch of the Pike River.
2. Perform erosion mitigation along the river in the areas identified that have erosion issues.
3. Remove the existing log debris dams and assess whether similar structures are nearby to help reduce flooding and flowage of fish passageways.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

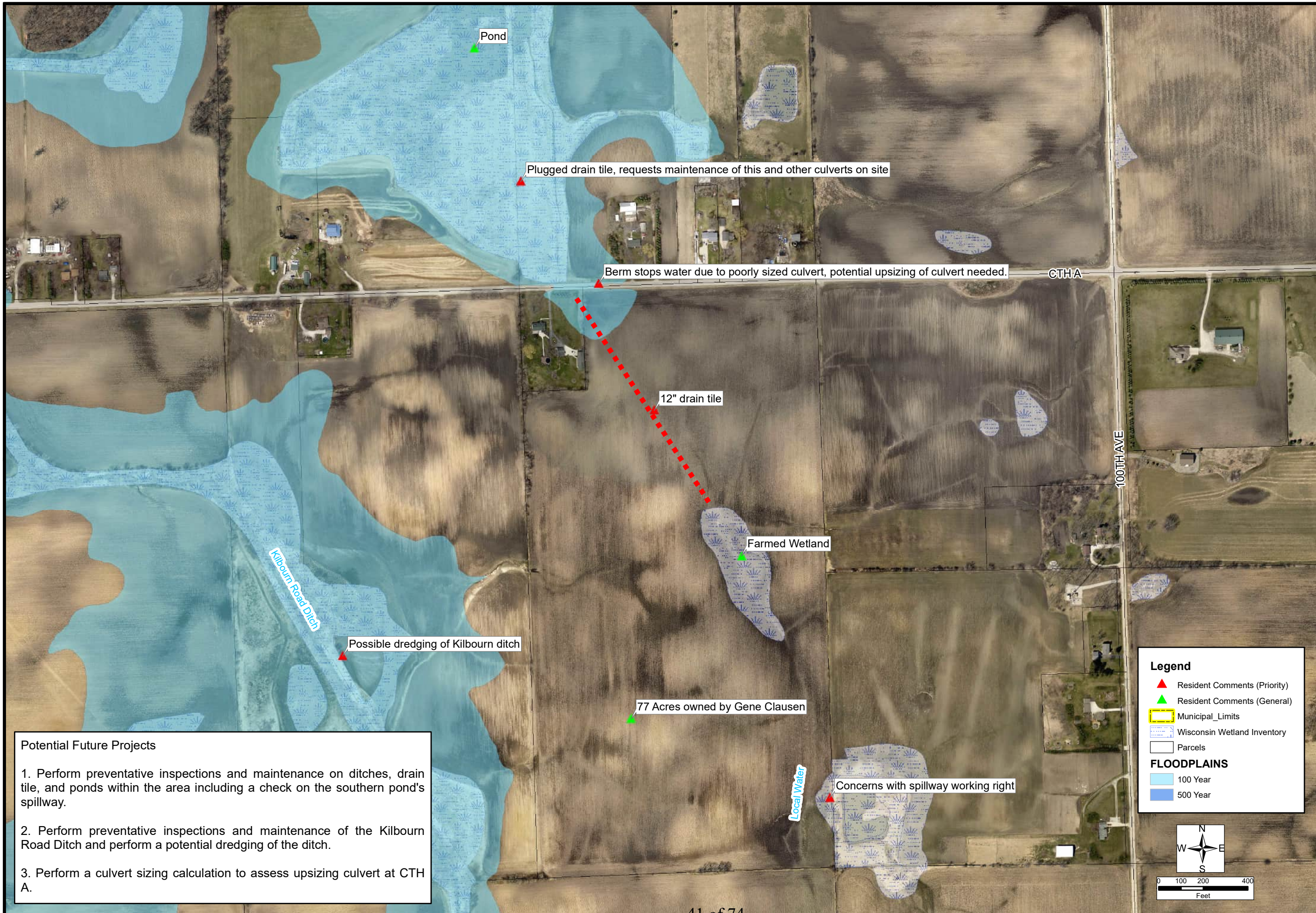
- 100 Year
- 500 Year



**SOUTH BRANCH OF PIKE RIVER AND STH 31
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 7
4798.001**



Potential Future Projects

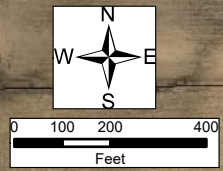
1. Perform preventative inspections and maintenance on ditches, drain tile, and ponds within the area including a check on the southern pond's spillway.
2. Perform preventative inspections and maintenance of the Kilbourn Road Ditch and perform a potential dredging of the ditch.
3. Perform a culvert sizing calculation to assess upsizing culvert at CTH A.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**COUNTY HIGHWAY A AND KILBOURN ROAD DITCH
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 8
4798.001**



DOT Pond overflows during rain events

DOT Ditch overflows during rain events

Tilapia Farm

Pond is backup for farm, can't have salt and highway runoff in pond

CTH KR

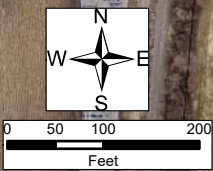
UNION PACIFIC

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal Limits
- ▨ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



Potential Future Projects

1. Work with DOT to assess potential modifications to the pond and ditches along CTH KR to alleviate overflows to the tilapia farm backup

**1ST STREET AND TILAPIA FARM
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 9
4798.001**



Potential Future Projects

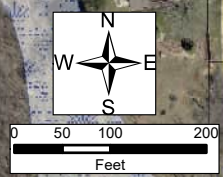
1. Perform preventative inspections and maintenance on ditches and driveway culverts within the neighborhood.
2. Perform culvert sizing calculations to assess whether flood levels could be reduced in the neighborhood.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal Limits
- ▨ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**COUNTY HIGHWAY L AND 43RD AVENUE
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 10
4798.001**

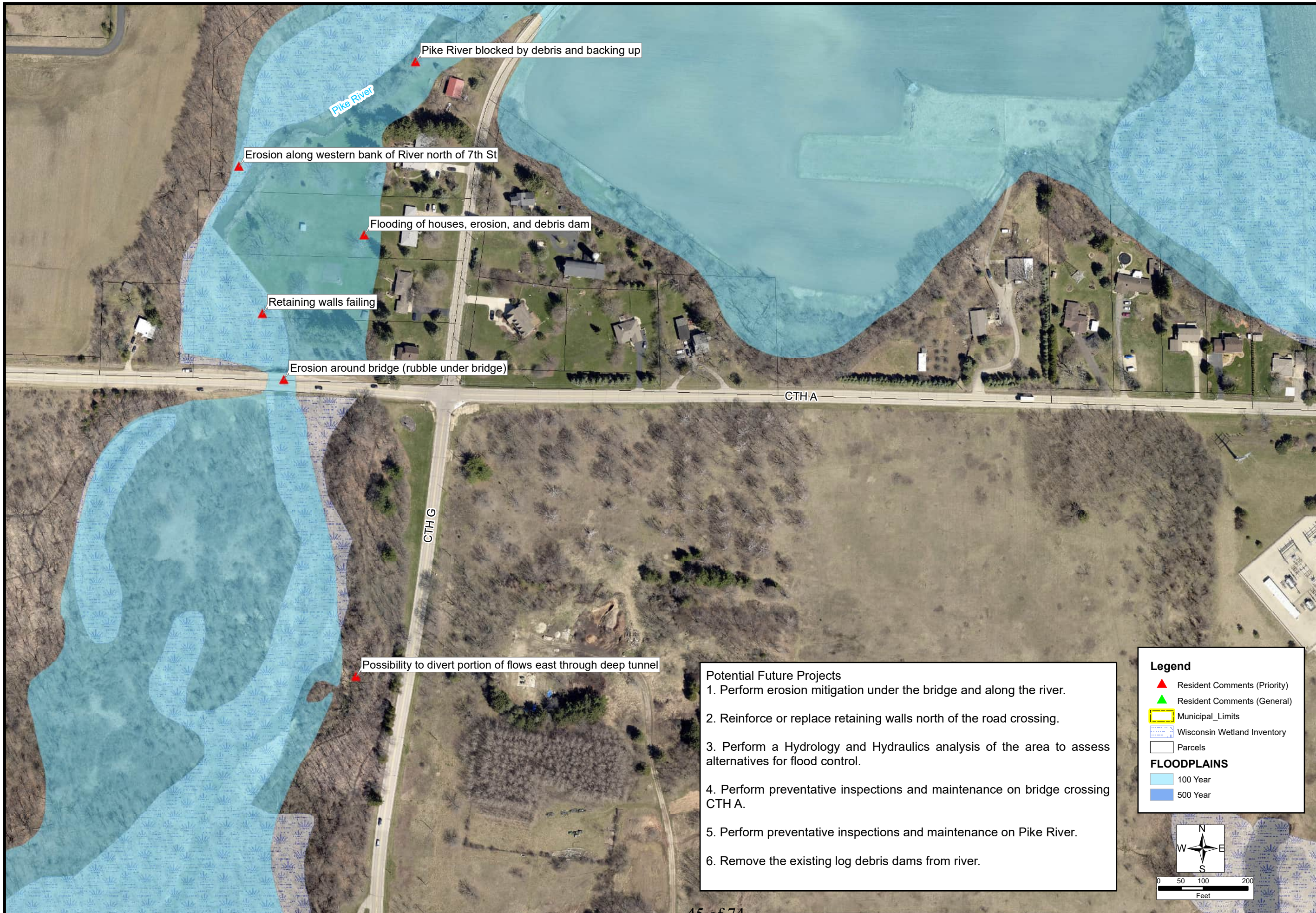


- Potential Future Projects**
1. Perform preventative inspections and maintenance on ditches and driveway culverts within the neighborhood.
 2. Perform preventative inspections and maintenance on nearby Unnamed Creek.
 3. Perform a Hydrology and Hydraulics analysis of the neighborhood to assess alternatives for flood control.
 4. Inspect the existing berm and lake to assess potential modifications.

**CTH E AND 45TH AVENUE NEIGHBORHOOD
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 11
4798.001**



**COUNTY HIGHWAY A AND PIKE RIVER
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**

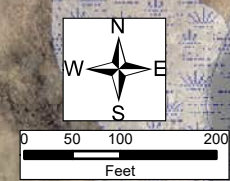
- Potential Future Projects**
1. Perform erosion mitigation under the bridge and along the river.
 2. Reinforce or replace retaining walls north of the road crossing.
 3. Perform a Hydrology and Hydraulics analysis of the area to assess alternatives for flood control.
 4. Perform preventative inspections and maintenance on bridge crossing CTH A.
 5. Perform preventative inspections and maintenance on Pike River.
 6. Remove the existing log debris dams from river.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**FIGURE 12
4798.001**



**4TH STREET
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**

Potential Future Projects

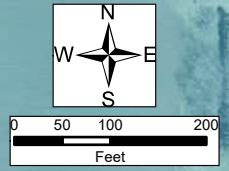
1. Perform preventative inspections and maintenance on culvert crossing 4th Street including addressing existing concerns over integrity of crossing.
2. Perform preventative inspections and maintenance on nearby Unnamed Creek.
3. Perform a culvert sizing calculation to assess upsizing culvert at 4th Street.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- Municipal_Limits
- Wisconsin Wetland Inventory
- Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**FIGURE 13
4798.001**



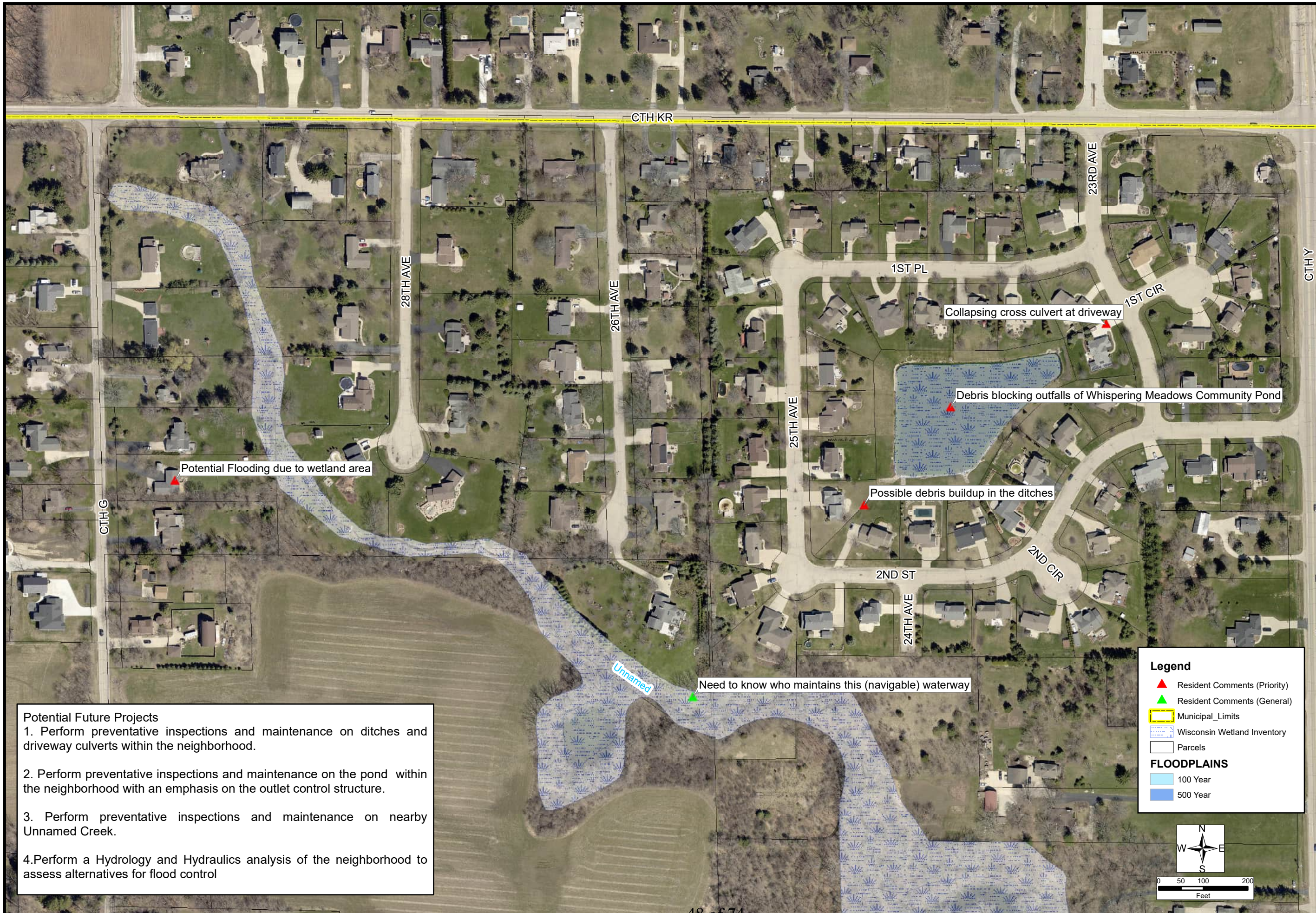
Potential Future Projects

1. Perform preventative inspections and maintenance on culverts crossing CTH KR.
2. Perform preventative inspections and maintenance on nearby Unnamed Creek.
3. Perform a culvert sizing calculation for the culvert that crosses CTH KR to assess whether flood levels could be reduced and perform a hydrology and hydraulics analysis of potential downstream flooding caused by an increase in downstream flows.

**COUNTY HIGHWAY KR
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 14
4798.001**



Potential Future Projects

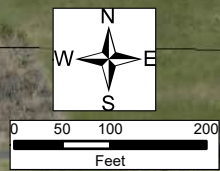
1. Perform preventative inspections and maintenance on ditches and driveway culverts within the neighborhood.
2. Perform preventative inspections and maintenance on the pond within the neighborhood with an emphasis on the outlet control structure.
3. Perform preventative inspections and maintenance on nearby Unnamed Creek.
4. Perform a Hydrology and Hydraulics analysis of the neighborhood to assess alternatives for flood control

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal Limits
- ▨ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**WHISPERING MEADOWS NEIGHBORHOOD
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 15
4798.001**



Potential Future Projects

1. Perform preventative inspections and maintenance on ditches and driveway culverts within the neighborhood.
2. Perform a Hydrology and Hydraulics analysis of a potential pipe connection that connects the ditches to the storm sewer across the road.

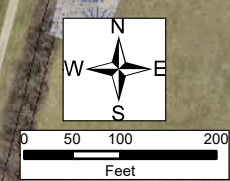
**COUNTY HIGHWAY A AND 18TH AVENUE
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal_Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

- 100 Year
- 500 Year



**FIGURE 16
4798.001**



CTH KR

13TH AVE

11TH AVE

Sorenson Creek

Asphalt Crumbling and trees falling down

Residents haven't seen overtopping of road

Creek hasn't overflowed up to houses - no major issues

Who is responsible for clearing trees in creek?

KENOSHA COUNTY BIKE TRAIL

8TH CT

Unnamed

Potential Future Projects
 1. Perform preventative inspections and maintenance on culvert crossings of 13th Avenue.
 2. Perform preventative inspections and maintenance on nearby Unnamed Creek.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- Municipal Limits
- Wisconsin Wetland Inventory
- Parcels

FLOODPLAINS

- 100 Year
- 500 Year

**13TH AVENUE
 FLOODING CONCERNS MAP
 STORMWATER CAPITAL IMPROVEMENT PLAN
 VILLAGE OF SOMERS
 KENOSHA COUNTY, WISCONSIN**



**FIGURE 17
 4798.001**



Potential Future Projects

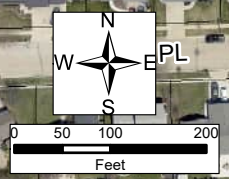
1. Perform preventative inspections and maintenance on the storm sewer within the neighborhood.
2. Perform preventative inspections and maintenance on the retention basin within the neighborhood.
3. Perform a Hydrology and Hydraulics analysis of a potential pipe upsizing that connects the fields north of the development to the retention basins in the middle of the development to prevent roadway overtopping. This should be accompanied with a potential regrading of the site north of the development to prevent flooding of the nearby houses.
4. Install a grate over the outfall of the retention basin to prevent debris clogging the outfall.

Legend

- ▲ Resident Comments (Priority)
- ▲ Resident Comments (General)
- ▭ Municipal Limits
- ▭ Wisconsin Wetland Inventory
- ▭ Parcels

FLOODPLAINS

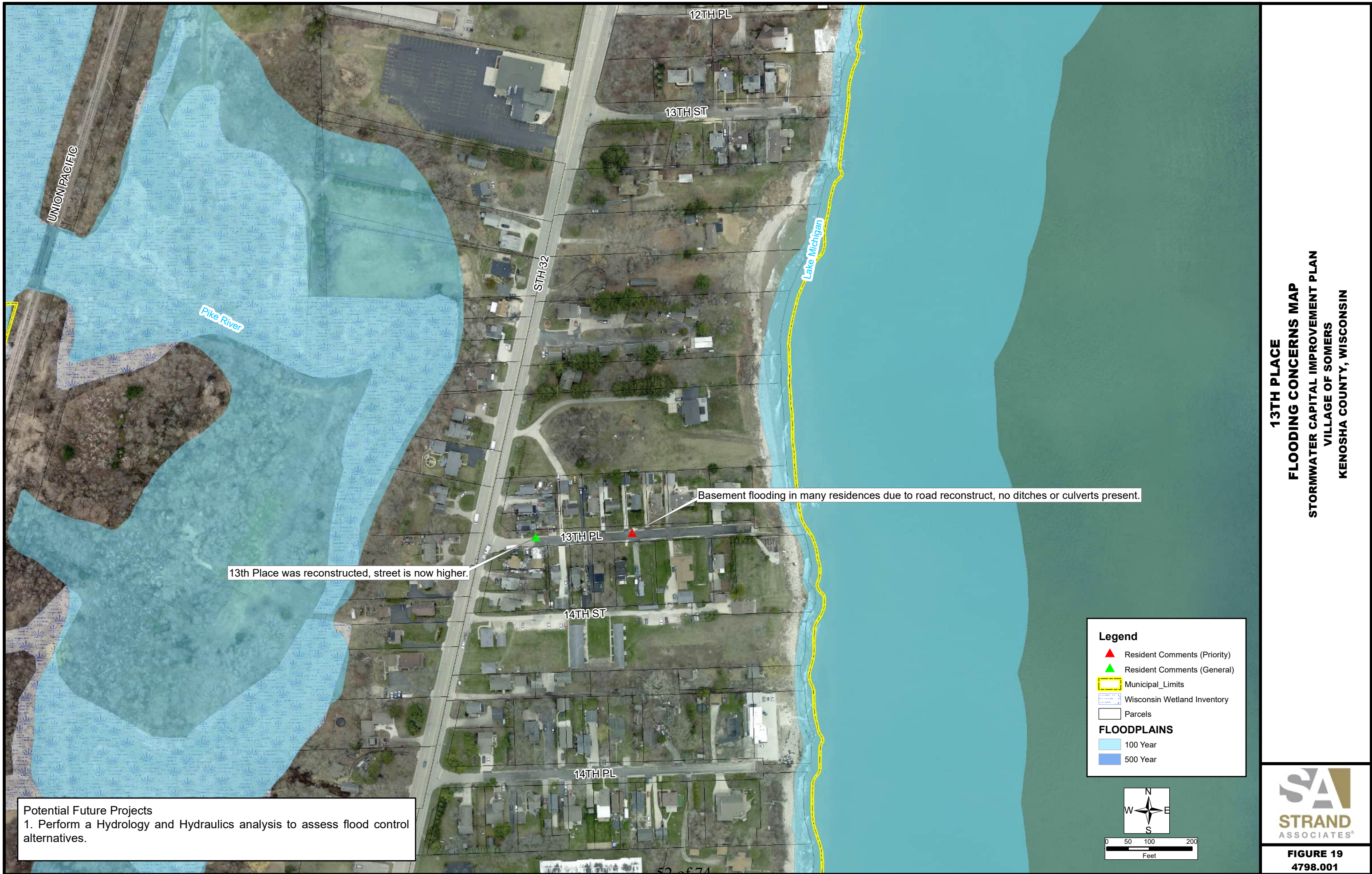
- 100 Year
- 500 Year



**SOMERS ESTATES CONDOMINIUMS
FLOODING CONCERNS MAP
STORMWATER CAPITAL IMPROVEMENT PLAN
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**



**FIGURE 18
4798.001**



13th Place was reconstructed, street is now higher.

Basement flooding in many residences due to road reconstruct, no ditches or culverts present.

Potential Future Projects
 1. Perform a Hydrology and Hydraulics analysis to assess flood control alternatives.

**13TH PLACE
 FLOODING CONCERNS MAP
 STORMWATER CAPITAL IMPROVEMENT PLAN
 VILLAGE OF SOMERS
 KENOSHA COUNTY, WISCONSIN**



**FIGURE 19
 4798.001**

contract would be \$935. The new contract price would change to \$253,591.09. The increase is to adjust for the actual supplies used and will zero out the contract. This in preparation for Wanasek Corp's final pay request.

COMMENTS:

Administration would request that Payment Request #2 and Change Order #2 be placed on our January 23rd Board Meeting for action.

ATTACHMENTS:

Engineer Biwer Recommendation on the Bobcat Plus Improvement Project - Payment #2

Change Order #2 – The Wanasek Corp.

Sewer & Water Breakdown

January 10, 2024

Brandi Baker, Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: Bobcat Public Utilities -- Payment Recommendation

Dear Brandi,

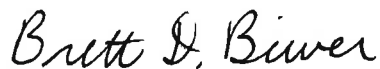
Enclosed is an Application for Payment from Wanasek Corporation, Contractor, for work performed on the Bobcat Public Utilities Project. A partial lien waiver and sworn statement is also attached. The following is our opinion of the amount due and payable to the Contractor:

Contract Price Including Change Order #1	\$252,656.09
Work Completed to Date	\$253,591.09
Less Amount Retained	<u>(\$6,111.13)</u>
Subtotal	\$247,479.96
Less Previous Payments	<u>(\$241,839.96)</u>
Total Amount Due for Partial Payment 2	\$5,640.00

We recommend payment to Wanasek Corporation for \$5,640.00.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Brett D. Biwer, P.E.

BDB/bdb

Encs.

C/encs.: Jason Peters, Administrator (email)
Doug Snyder, Village Engineer (email)
Dan Azarian, Wanasek Corporation (email)

P:\SOMEV\222334-BOBCAT AT I-94\60-CONSTRUCTION\PAY ESTIMATE\PAY APP #2\PAY REQUEST #2 RECOMMENDATION.DOC

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: Village of Somers % Brett Biewer Baxter & Woodman	PROJECT: Bobcat of Somers	APPLICATION # 2 APPL. DATE: 12/20/2023 BILLING PERIOD: 12/01/2023 - 12/31/2023	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR
FROM: The Wanasek Corp. 29606 Durand Ave Burlington, WI 53105	OWNER'S: CONTRACT # CONTRACT DATE: 09/12/2023		

23-686

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total Change Orders approved in previous months by Owner		0.00	0.00
CHANGE ORDERS APPROVED THIS MONTH			
	Watermain Offset	\$ 8,211.09	
		8,211.09	0.00
NET CHANGES by Change Orders		8,211.09	

Application is made for payment, as shown below in connection with the Contract. Continuation Sheets, are attached.

1. ORIGINAL CONTRACT SUM	\$244,445.00
2. Net Change by Change Order	8,211.09
3. CONTRACT SUM TO DATE (1 + 2)	\$252,656.09
4. TOTAL COMPLETED & STORED TO DATE (Col. G)	253,591.09
5. RETAINAGE (Column J) 5%	6,111.13
6. TOTAL EARNED LESS RETAINAGE	247,479.96
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	241,839.96
8. CURRENT PAYMENT DUE	\$5,640.00
9. BALANCE TO FINISH PLUS RETAINAGE	5,176.13

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR:

BY: _____ **DATE:** 12/20/2023

State of Wisconsin County of: Racine
 Subscribed and sworn to before me this 20 Day of December 2023
 My Commission Expires: 30-Jul-26
Shelly L. Schlitz
 NOTARY PUBLIC

AMOUNT CERTIFIED **\$5,640.00**
 OWNER: _____

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the date comprising the application, the Owner certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED. This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payments and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

BY: _____ **DATE:** _____



THE WANASEK CORP.
EXCAVATION & UTILITY CONTRACTOR

Invoice Number: 23-686-02
Invoice Date: 12/20/2023
Customer Number: 3710
Job Number: 23-686SW
Due Date: 01/19/2024

Town of Somers
%Baxter Woodman
256 S Pine Street
Burlington, WI 53105

Bobcat of Somers

Draw 2: \$ 5,640.00

Gross Billing:	\$	5,640.00
Retainage:	\$	-
Net Billing:	\$	5,640.00



Member *For each month or part thereof that amounts due are not paid within 15 days, a late charge of 1 1/2% per month will be added. Customer shall pay all costs of collection including attorney's fees and collection services rendered in collecting past due invoices.



00 62 76.02
PARTIAL WAIVER OF LIEN
(SAMPLE FORM)

STATE OF WISCONSIN }
COUNTY OF Racine } SS

Gty # _____
Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Village of Somers
to furnish Site Utilities
for the premises known as Bobcat of Somers

of which Village of Somers is the owner.

THE undersigned, for and in consideration of Five Thousand Six Hundred Forty and 00/100
(\$ 5,640.00) Dollars, and other good and valuable considerations, the receipt
whereof is hereby acknowledged do(es) hereby waive and release any and all lien or claim or right of lien under
the Statutes of the State of Wisconsin, relating to Mechanic's liens, on the above described premises and
improvements thereon, and on the monies or other considerations due or to become from the owner, on account
of labor or services, material, fixtures or apparatus heretofore furnished to this date by the undersigned for the
above described premises.

Given under _____ my _____ hand _____ and seal _____ this
21 _____ day of _____ December _____, 20 23.



SEAL

Shelly Schlitz, Assistant Secretary

SEAL

Note: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

PARTIAL WAIVER OF LIEN
00 62 76.02-1

APPLICATION FOR PROGRESS PAYMENT

Village of Somers

Wanasek

Project No. 222334.60

Period Ending: 1/10/2024

Bobcat @ I-94 Public Utilities

EST NO. 2

Item No.	DESCRIPTION	Unit	Unit Price	Proposal Quantity	PREVIOUS ESTIMATE		THIS ESTIMATE		TOTAL TO DATE		Pay App #1		Pay App #2	
					Quantity	Amount	Quantity	Amount	Quantity	Amount	Sewer	Water	Sewer	Water
1	Mobilization	LS	\$ 11,730.00	1	1	\$ 11,730.00	0	\$ -	1	\$ 11,730.00	\$ 5,865.00	\$ 5,865.00		
2	Construction Layout and Staking	LS	\$ 6,250.00	1	1	\$ 6,250.00	0	\$ -	1	\$ 6,250.00	\$ 3,125.00	\$ 3,125.00		
3	Utility Investigation Pothole	EA	\$ 400.00	6	6	\$ 2,400.00	0	\$ -	6	\$ 2,400.00	\$ 1,200.00	\$ 1,200.00		
4	8-Inch Sanitary Sewer (Open Cut)	LF	\$ 165.00	132	107	\$ 17,655.00	0	\$ -	107	\$ 17,655.00	\$ 17,655.00			
5	8-Inch Sanitary Sewer (Trenchless)	LF	\$ 205.00	149	175	\$ 35,875.00	0	\$ -	175	\$ 35,875.00	\$ 35,875.00			
6	Granular Backfill (Sanitary Sewer)	LF	\$ 170.00	13	0	\$ -	0	\$ -	0	\$ -				
7	Sanitary Sewer Manhole Connection	EA	\$ 7,300.00	1	1	\$ 7,300.00	0	\$ -	1	\$ 7,300.00	\$ 7,300.00			
8	6-Inch Sanitary Riser Pipe	VF	\$ 160.00	4	4	\$ 640.00	0	\$ -	4	\$ 640.00	\$ 640.00			
9	48-Inch Sanitary Sewer Manhole	EA	\$ 9,485.00	2	2	\$ 18,970.00	0	\$ -	2	\$ 18,970.00	\$ 18,970.00			
10	Televise Sanitary Sewer	LF	\$ 20.00	281	0	\$ -	282	\$ 5,640.00	282	\$ 5,640.00	\$ -		\$ 5,640.00	
11	8-Inch Water Main (Open Cut)	LF	\$ 135.00	170	170	\$ 22,950.00	0	\$ -	170	\$ 22,950.00		\$ 22,950.00		
12	8-Inch Water Main (Trenchless)	LF	\$ 155.00	166	166	\$ 25,730.00	0	\$ -	166	\$ 25,730.00		\$ 25,730.00		
13	8-Inch Connect to Water Main (Non-Pressure)	EA	\$ 4,760.00	1	1	\$ 4,760.00	0	\$ -	1	\$ 4,760.00		\$ 4,760.00		
14	Granular Backfill (Water Main)	LF	\$ 75.00	108	98	\$ 7,350.00	0	\$ -	98	\$ 7,350.00		\$ 7,350.00		
15	6-Inch Gate Valve and Box	EA	\$ 1,850.00	1	1	\$ 1,850.00	0	\$ -	1	\$ 1,850.00		\$ 1,850.00		
16	8-Inch Gate Valve and Box	EA	\$ 2,700.00	1	1	\$ 2,700.00	0	\$ -	1	\$ 2,700.00		\$ 2,700.00		
17	Fire Hydrant Assembly	EA	\$ 6,500.00	1	1	\$ 6,500.00	0	\$ -	1	\$ 6,500.00		\$ 6,500.00		
18	Curb & Gutter, 36-Inch	LF	\$ 170.00	40	60.5	\$ 10,285.00	0	\$ -	60.5	\$ 10,285.00	\$ 6,800.00	\$ 3,485.00		
19	HMA Pavement, 5.5-Inch	SY	\$ 115.00	45	79	\$ 9,085.00	0	\$ -	79	\$ 9,085.00	\$ 7,360.00	\$ 1,725.00		
20	Erosion and Sedimentation Control	LS	\$ 1,960.00	1	1	\$ 1,960.00	0	\$ -	1	\$ 1,960.00	\$ 980.00	\$ 980.00		
21	Restoration of Lawns and Parkways	LS	\$ 9,650.00	1	1	\$ 9,650.00	0	\$ -	1	\$ 9,650.00	\$ 4,825.00	\$ 4,825.00		
22	Traffic Control and Protection	LS	\$ 25,600.00	1	1	\$ 25,600.00	0	\$ -	1	\$ 25,600.00	\$ 12,800.00	\$ 12,800.00		
23	Backfilling with Aggregate Slurry	CY	\$ 105.00	145	100	\$ 10,500.00	0	\$ -	100	\$ 10,500.00	\$ 8,400.00	\$ 2,100.00		
	Change Order #1 - WM Offset					\$ 8,211.09				\$ 8,211.09		\$ 8,211.09		
	Total					\$ 247,951.09		\$ 5,640.00		\$ 253,591.09	\$ 131,795.00	\$ 116,156.09	\$ 5,640.00	\$ -
	WORK COMPLETED TO DATE									\$ 253,591.09				
	LESS 5% RETAINED *									\$ 6,111.13	\$ 3,248.29	\$ 2,862.84		
	MATERIAL STORED									\$ 0.00				
	NET AMOUNT EARNED									\$ 247,479.96				
	NET PREVIOUSLY PAID									\$ 0.00				
	NET AMOUNT OF THIS PAYMENT									\$ 247,479.96	\$ 128,546.71	\$ 113,293.25	\$ 5,640.00	\$ -

00 63 63

CHANGE ORDER #2

PROJECT: Bobcat Public Utilities

DATE OF ISSUANCE: January 10, 2024

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
256 S. Pine St.
Burlington WI, 53105

CONTRACTOR: Wanasek Corporation
29606 Durand Ave.
Burlington, WI 53105

ENGINEER's Project No. 0222334.60

You are directed to make the following changes in the Contract Documents:

Description: Project Close-Out

Purpose of Change Order: Quantify completed work and zero out contract.

Attachments: List of final quantities and cost.

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$244,445.00

Previous Change Orders:
No. 1 to No. \$8,211.09

Current Contract Price: \$252,656.09

Net increase of this Change Order: \$935.00

Contract Price with this Change Order: \$253,591.09

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: November 30, 2023
Completion: January 26, 2024

Change from previous Change Orders: None

Current Contract Time:
Substantial Completion: November 30, 2023
Completion: January 26, 2024

Net Increase of this Change Order: None

Contract Time with this Change Order:
Substantial Completion: November 30, 2023
Completion: January 26, 2024

PREPARED BY:
BAXTER & WOODMAN, INC.

APPROVED:
VILLAGE OF SOMERS, WI

ACCEPTED:
WANASEK CORPORATION

By Brett D. Biver
Brett D. Biver, P.E.
Project Manager

By _____
George Stoner
Village President

By John Wanasek
John Wanasek
President

FINAL QUANTITIES
BOBCAT PUBLIC UTILITIES
VILLAGE OF SOMERS

No.	Item	Unit	BID AMOUNT			FINAL AMOUNT		Bid to Final Difference	
			Bid Quantity	Unit Price	Bid Amount	Final Quantity	Final Amount		
1	Mobilization	LS	1	\$ 11,730.00	\$ 11,730.00	1	\$ 11,730.00	\$ -	
2	Construction Layout and Staking	LS	1	\$ 6,250.00	\$ 6,250.00	1	\$ 6,250.00	\$ -	
3	Utility Investigation Pothole	EA	6	\$ 400.00	\$ 2,400.00	6	\$ 2,400.00	\$ -	
4	8-Inch Sanitary Sewer (Open Cut)	LF	132	\$ 165.00	\$ 21,780.00	107	\$ 17,655.00	\$ (4,125.00)	
5	8-Inch Sanitary Sewer (Trenchless)	LF	149	\$ 205.00	\$ 30,545.00	175	\$ 35,875.00	\$ 5,330.00	
6	Granular Backfill (Sanitary Sewer)	LF	13	\$ 170.00	\$ 2,210.00	0	\$ -	\$ (2,210.00)	
7	Sanitary Sewer Manhole Connection	EA	1	\$ 7,300.00	\$ 7,300.00	1	\$ 7,300.00	\$ -	
8	6-Inch Sanitary Riser Pipe	VF	4	\$ 160.00	\$ 640.00	4	\$ 640.00	\$ -	
9	48-Inch Sanitary Sewer Manhole	EA	2	\$ 9,485.00	\$ 18,970.00	2	\$ 18,970.00	\$ -	
10	Televise Sanitary Sewer	LF	281	\$ 20.00	\$ 5,620.00	282	\$ 5,640.00	\$ 20.00	
11	8-Inch Water Main (Open Cut)	LF	170	\$ 135.00	\$ 22,950.00	170	\$ 22,950.00	\$ -	
12	8-Inch Water Main (Trenchless)	LF	166	\$ 155.00	\$ 25,730.00	166	\$ 25,730.00	\$ -	
13	8-Inch Connect to Water Main (Non-Pressure)	EA	1	\$ 4,760.00	\$ 4,760.00	1	\$ 4,760.00	\$ -	
14	Granular Backfill (Water Main)	LF	108	\$ 75.00	\$ 8,100.00	98	\$ 7,350.00	\$ (750.00)	
15	6-Inch Gate Valve and Box	EA	1	\$ 1,850.00	\$ 1,850.00	1	\$ 1,850.00	\$ -	
16	8-Inch Gate Valve and Box	EA	1	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00	\$ -	
17	Fire Hydrant Assembly	EA	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00	\$ -	
18	Curb & Gutter, 36-Inch	LF	40	\$ 170.00	\$ 6,800.00	61	\$ 10,285.00	\$ 3,485.00	
19	HMA Pavement, 5.5-Inch	SY	45	\$ 115.00	\$ 5,175.00	79	\$ 9,085.00	\$ 3,910.00	
20	Erosion and Sedimentation Control	LS	1	\$ 1,960.00	\$ 1,960.00	1	\$ 1,960.00	\$ -	
21	Restoration of Lawns and Parkways	LS	1	\$ 9,650.00	\$ 9,650.00	1	\$ 9,650.00	\$ -	
22	Traffic Control and Protection	LS	1	\$ 25,600.00	\$ 25,600.00	1	\$ 25,600.00	\$ -	
23	Backfilling with Aggregate Slurry	CY	145	\$ 105.00	\$ 15,225.00	100	\$ 10,500.00	\$ (4,725.00)	
	CHANGE ORDER #1						\$ 8,211.09	\$ 8,211.09	
Bid Total:					\$ 244,445.00	Final Total:		\$ 253,591.09	\$ 9,146.09

PROJECT SUMMARY

Original Contract Sum: \$ 244,445.00
 Net Change by Change Order: \$ 9,146.09 Change Orders #1, #2
 Final Contract Sum: \$ 253,591.09

CHANGE ORDER SUMMARY

Change Order #1: \$ 8,211.09
 Change Order #2: \$ 935.00
 \$ 9,146.09



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

WORK SESSION: January 16, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #7 Discuss and Review Transfer of Agent for Wal-Mart Stores East, LP dba Walmart #1167

BACKGROUND:

Walmart submitted an application for a transfer of agent since the hiring of a new store General Manager, Jerad Evans. The Agent is responsible for the day-to-day operations of the business.

COMMENTS:

All necessary applications and fees have been submitted, and the background check on the agent complete with no outstanding issues. Staff recommends this be placed on the January 23rd Board Meeting for approval.

ATTACHMENTS:

Transfer of Agent application

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town
 Village of SOMERS County of KENOSHA
 City

The undersigned duly authorized officer/member/manager of WAL-MART STORES EAST, LP
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as WALMART #1167
(Trade Name)

located at 3500 BRUMBACK BLVD., KENOSHA, WI 53144

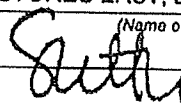
appoints JERAD EVANS
(Name of Appointed Agent)
18507 102ND STREET, BRISTOL, WI 53104
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No
 How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 8 YEARS


Place of residence last year 18507 102ND STREET, BRISTOL, WI 53104

For: WAL-MART STORES EAST, LP
(Name of Corporation / Organization / Limited Liability Company)
 By: 
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, JERAD EVANS,
(Print / Type Agent's Name) hereby accept this appointment as agent for the corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

 12/16/23 Agent's age 37
(Signature of Agent) (Date)
18507 102ND STREET, BRISTOL, WI 53104 Date of birth 06/05/1986
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Form
AT-103

Alcohol Beverage License Application Supplemental Questionnaire

Date

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information			
1. Registered Entity Name (or individual name if sole proprietor) WAL-MART STORES EAST, LP			
2. Trade Name or DBA WALMART #1167			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation
<input type="checkbox"/> Nonprofit Organization			

Part B: Individual Information			
1. Name (Last, First, M.I.) EVANS, JERAD			
2. Relationship to Registered Entity (Title) AGENT	3. Email j0e00vy.s01167.us@wal-mart.com	4. Phone 847-638-4247	
5. Home Address 18507 102ND STREET			
6. City BRISTOL	7. State WI	8. Zip Code 53104	9. Date of Birth 06/05/86
10. Drivers License/State ID Number E152-4248-6205-09		11. Drivers License/State ID State of Issuance WISCONSIN	

Part C: Address History	
List in chronological order your last two residence addresses within the last 5 years.	
Previous Address 1	
Previous City, State, Zip	Dates (MM/YYYY - MM/YYYY)
Previous Address 2	
Previous City, State, Zip	Dates (MM/YYYY - MM/YYYY)

Part D: Employment History	
List in chronological order your last two employers within the last 5 years.	
Employer's Name WALMART #1167	
Employer's Address 3500 BRUMBACK BOULEVARD, KENOSHA, WI 53144	Dates Employed (MM/YYYY - MM/YYYY) 11/04/2023 - PRESENT
Employer's Name WALMART #5442	
Employer's Address 1050 N. ROHLWING ROAD, ADDISON, IL 60101	Dates Employed (MM/YYYY - MM/YYYY) 11/06/2021-11/03/2023

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. Yes No

ILLINOIS

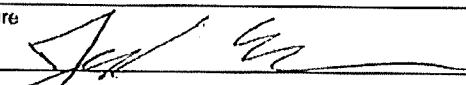
2. How long have you continuously lived in Wisconsin prior to the date of application?

Years	Months
8 YEARS	

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. Yes No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature	Date
	12/16/23



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: January 16th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Discuss and Review bids received for Proposed Public Utility Improvements for Golden Oil (Kenosha Travel Plaza)

BACKGROUND:

In 2008 a Developer’s Agreement was entered into for the Golden Oil’s Travel Plaza at 11800 Burlington Road. As you are aware, this property has been served by a septic system as opposed to municipal sewer. In 2021 work began to bring sewer and water to this area of CTH S/STH 142. As sewer is now available to this area, the developer would like to hook into the system. These utilities are currently located across the street on the Kwik Trip side.

Staff has worked with Golden Oil’s engineers to design the project. These improvements would be paid for by the Developer but due to the fact the crossing would need to be public utilities the work needed to be publicly bid.

In September of 2023, the Board approved a Third Amendment to the Developer’s agreement to memorialize the cost being incurred by Golden Oil. This agreement was executed and recorded. After the amendment was in place a request for bids was prepared by our Engineers.

UPDATE:

The request for bids for the project were posted and published in December. Bids for this project was opened on January 11th. The Village received one bid from the project. The bid was as follows:

Globe Contractors, Inc. Pewaukee, WI	\$297,897.00
---	--------------

COMMENTS:

Due to the fact that the Village only received one bid, the Developer contacted Administrator Peters and requested that the project be re-bid. Engineering also received this request. Engineer Biver recommends that “the bid from Globe Contractors and re-bidding the project with alternate completion dates to attract more bids, and potentially better prices.”

If the Board agrees with rejecting the bid and re-publishing, formal action is needed. Administration would request that this item be place on our January 23rd Board Meeting agenda for action.

ATTACHMENTS:

Engineer Biver’s Recommendation Letter with bid tabulations

January 12, 2024

Jason J. Peters, JD/MPA, Administrator
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: Village of Somers – Proposed Public Utility Improvements for Golden Oil

Dear Mr. Peters:

The following bid was received for the Proposed Public Utility Improvements for Golden Oil Project on January 11, 2024 at 10:00 am. Enclosed is a copy of the Bid Form.

<u>Bidder</u>	<u>Total Bid</u>
Globe Contractors Pewaukee, WI	\$297,897.00

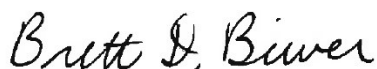
After analyzing the bids and discussing this with the impacted Developer (Ted from Golden Oil) on January 12, 2024, we recommend rejecting the bid from Globe Contractors and re-bidding the project with alternate completion dates to attract more bids, and potentially better prices. Golden Oil requested that the Village allow the contractor to install the sanitary connection either before Memorial Day or after Labor Day in 2024.

The anticipated bid opening date will be February 8, 2024 for work session consideration on February 13, 2024.

Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Brett D. Biwer, PE

Encs.

C: Brandi Baker, Clerk-Treasurer, with Original Bid

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- (1) The prices in the Bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor.
 - (2) Unless otherwise required by law, the prices which have been quoted in the Bid have not knowingly been disclosed by the BIDDER, prior to opening, directly, or indirectly to any other Bidder or to any competitor.
 - (3) No attempt has been made or will be made by the BIDDER to induce any other person or firm to submit or not to submit a Bid for the purpose of restricting competition.
 - (4) BIDDER is not listed on the State of Wisconsin Department of Transportation List of Disapproved, Suspended and Debarred Contractors.
4. BIDDER submits the following Schedule of Unit Prices for the Work to be performed in accordance with the Bidding Documents and agrees that items of work not specifically mentioned in the Schedule which are necessary and required to complete the Work intended shall be done incidental to and as part of the items of work for which a unit price is given, and understands that no additional payment will be made for such incidental work.

BIDDER agrees that the OWNER may select any one or more Parts of this Bid, and if awarded the Contract for such Part or Parts of this Bid, the BIDDER agrees to perform and complete the work at the Contract Unit Prices submitted herein.

Schedule of Unit Prices					
No.	Pay Item	Approximate Quantity		Unit Price	Amount
1	MOBILIZATION	1	LS	Lump Sum	\$ 5,000.00
2	CONSTRUCTION LAYOUT AND STAKING	1	LS	Lump Sum	\$ 5,000.00
3	UTILITY INVESTIGATION POTHOLE	4	EA	\$1,000.00	\$ 4,000.00
4	8-INCH SANITARY SEWER (OPEN CUT)	33	LF	\$377.00	\$ 12,441.00
5	8-INCH SANITARY SEWER (TRENCHLESS)	187	LF	\$1,105.00	\$ 206,635.00
6	GRANULAR BACKFILL	10	LF	\$ 367.00	\$ 3,670.00
7	BACKFILL WITH AGGREGATE SLURRY	100	CY	\$ 105.00	\$ 10,500.00
8	SANITARY SEWER STUB CONNECTION	1	EA	\$ 3,000.00	\$ 3,000.00
9	48-INCH SANITARY SEWER MANHOLE	2	EA	\$ 5,850.00	\$ 11,700.00

BID FORM
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No.	Pay Item	Approximate Quantity		Unit Price	Amount
10	TELEWISE SANITARY SEWER	245	LF	\$ 12.00	\$ 2,940.00
11	FIRE HYDRANT ASSEMBLY	1	EA	\$ 16,811.00	\$ 16,811.00
12	EROSION AND SEDIMENTATION CONTROL	1	LS	Lump Sum	\$ 2,500.00
13	RESTORATION OF LAWNS AND PARKWAYS	1	LS	Lump Sum	\$ 5,200.00
14	TRAFFIC CONTROL AND PROTECTION	1	LS	Lump Sum	\$ 8,500.00
TOTAL AMOUNT OF BID					\$ 297,897.00

5. The Work will be substantially completed on or before May 9, 2024, and completed and ready for final payment in accordance with paragraph 1.11 of the Supplementary Conditions on or before July 26, 2024.
 - a. BIDDER accepts the provisions of the Agreement and the Supplementary Conditions as to liquidated damages in the event of failure to complete the Work on time.

6. Required Bid Security in the form of ~~XXXXXXXXXXXX~~ (Certified Check or Bid Bond) in the amount of ~~XXXXXXXXXXXXXXXXXXXX~~ or five (5%) Percent of the Bid Amount.

7. Bidder will be obtaining Performance and Payment Bonds through the following local agent or broker:

Name: First Associated Insurance Agencies, Inc.

Address: 12465 W Burleigh Rd., Brookfield, WI 53005

Telephone: (262) 786-2540 email: robertgrant@firstassociated.com

8. BIDDER submits all items listed in Section 00 43 93 – Bid Submittal Checklist.

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

**Village Board Meeting
Tentative Agenda
Tuesday, January 23, 2024
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on January 9, 2024, Vouchers dated January 11, 2024, and January 18, 2024
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on Pay Request #2 from The Wanasek Corp. for work on the Bobcat Plus Improvement Project
8	Action on change order #2 from The Wanasek Corp. for work on the Bobcat Plus Improvement Project
9	Action on amendment to 2024 Capital Improvement Plan Budget for Pressure Washer and Contingency Fund for Auditorium Rehabilitation and Auditorium Audio/Video projects
10	Action on bids received for Proposed Public Utility Improvements for Golden Oil (Kenosha Travel Plaza)
11	Action on Transfer of Agent for Walmart Stores #1167
12	Approval of Operator’s Licenses: Jonathon Le Tendre, Charles Otis, Alisha Webb, Alan Bella, and Michael Chaney
13	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 23, 2024 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 12th day of January 2024

Brandi Baker, Clerk-Treasurer

Requests from person 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**