

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

**Town Work Session Meeting  
Agenda  
Tuesday, February 6, 2024  
5:15 p.m.**

<b>Town Board Work Session Meeting:</b>	
<b>Item #</b>	
1	Call to Order
2	Citizen Comments
3	Administrator's Report
4	Chair & Supervisor Reports
5	Review tentative agenda for Town Board meeting on February 13, 2024
6	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the February 6, 2024, Work Session Meeting & Agenda in 3 public places & Somers website.

Dated this 2nd day of February 2024.

Brandi Baker, Clerk-Treasurer

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Town Board may participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**



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

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**WORK SESSION:** February 6, 2024

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

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

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

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Below please find a bulleted summary of major issues that Administration has worked on since our January 2, 2024 Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

Development

- The Plan Commission will meet on February 12<sup>th</sup> to continue their review from December 11<sup>th</sup> of a residential development on Tax Parcel # 82-4-222-201-0100 (Maple Crest Golf Course):
  - “The Maples at Somers” proposal consists of both multi-family & single-family dwellings along with approximately 54.8 acres of open space, neighborhood parks, and a 3,000 sq. ft. clubhouse. The Plan Commission reviewed the requests by developer and felt that they needed more information before they took official action. The request for Comp Plan Amendment, Rezone, CSM, and approval of exterior fenestration were all tabled by the Plan Commission. On December 14<sup>th</sup> Staff met with the Developer to recap the meeting of December 12<sup>th</sup> and what they felt should be submitted before they return to the Plan Commission. On that same day, Village Engineers and Staff also met with the Developer's engineering team to further discuss the issue of stormwater and the concerns raised during the Plan Commission meeting. Samples of the materials that will be used for the multi-family project have been provided and are available for review.
- In early January Administrator Peters was in contact with Stream Realty. They are company that will be building warehouses to the east of the HSA Highlands of Somers project. They are hoping to find a tenant for their first building and begin construction in the Spring or Summer.



- On January 8<sup>th</sup>, Administrator Peters met with Nicole Ryf. Mrs. Ryf is the new President of KABA. This meeting was to discuss what opportunities may be available in Somers during 2024.
- Oakfire in Somers Market will be getting a new look. The owners will be splitting the restaurant into two separate restaurants. Oakfire pizza will keep operating on one half and a new Mexican-style restaurant will be on the other. They have pulled building permits and will be coming to the Board soon for a new liquor license.
- The Mister Car Wash project in Somers Market is starting to take shape. The first walls have gone vertical.



- Mission94 also continues to progress. They are on target for a Spring opening.
- On February 1<sup>st</sup>, Planning and Administration held their bi-monthly scheduled meeting with proposed developers. At this meeting, we met with a developer looking into a potential multi-family project consisting of up to 12 units.

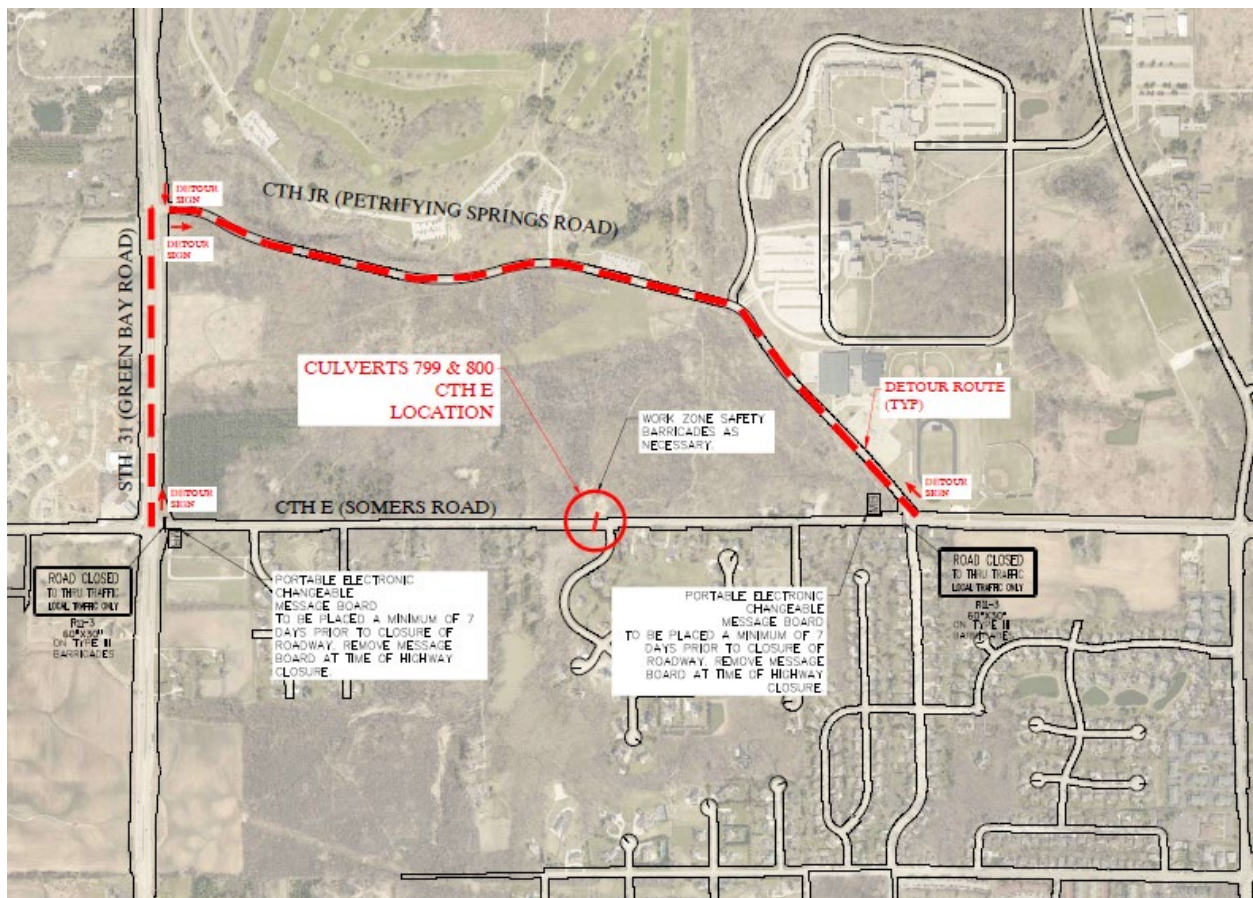
#### Administration

- On January 3<sup>rd</sup>, we took delivery of the new laptop computers. All but one have been issued to board members.
- On January 4<sup>th</sup> and January 8<sup>th</sup>, Staff held interviews for our open Accountant I position. Five different applicants were interviewed. Samone Naylor accepted the position on January 9<sup>th</sup>. Mr. Naylor's first day with the Village was January 23<sup>rd</sup>. Ms. Naylor has a wealth of accounting knowledge and holds a finance degree from UW-Parkside.
- On January 10, Building Inspector Seymour picked up his work truck from the Milwaukee vendor that installed all the safety lights on the vehicle.
- On January 11<sup>th</sup> and January 15<sup>th</sup>, Staff held interviews for the new Public Works I position that was approved in the 2024 Budget. Three individuals were interviewed. The position was offered to Ricardo Macias. Mr. Macias is a Somers resident and has experience with sewer and water, as well as heavy machinery. He will come on board on February 5<sup>th</sup>.
- Over the past month, the Village/Town Hall has experienced issues with its HVAC system. Building Inspector Seymour has been working with several companies to find a solution to the noisy unit over the reception area. In mid-January, our boiler needed a filter system replaced. Public Works Superintendent Kreye has also been working with Southport to find out why the heat in the Auditorium was not working correctly the week of January 22<sup>nd</sup>.
- The Village has a new Sheriff's Department Liaison. Lieutenant Tom Gilley was promoted to new position within the Sheriff's Department. This position will work with all the contracted Villages and Towns as our new point of contact. Lieutenant Gilley will be coming to the Village on a weekly basis to hear our areas of concern.
- On January 11<sup>th</sup>, President Stoner and Administrator Peters attended the first meeting for the Kenosha County Comprehensive Safety Action Plan (CSAP). This is a committee that is made of representatives from all the communities in Kenosha County. The purpose of the committee is to find ways to make our County roads safer to drive. The County has hired an engineering firm to help the group create the CSAP. This is being paid for by a grant that the Highway Department secured from the Federal Government.
- On January 11<sup>th</sup>, President Stoner, Trustee Fredrick, Trustee Harbach and Administrator Peters attended the open house put on by the Menominee Tribe for their prospective Casino project. The City of Kenosha voted to pass the project on January 4<sup>th</sup>. The County approve their IGA with the Tribe on January 16<sup>th</sup>. The Village and Town letters

to the BIA and Governor Ever's office were mailed by staff on January 10<sup>th</sup> requesting to be identified as a cooperating agency. On February 2<sup>nd</sup>, the Village received a correspondence from the BIA dated January 22<sup>nd</sup> (see attached), stating that the Village had been named an interested party. As of the date of this memorandum, the Town has not received a response as to their request.

- On January 23<sup>rd</sup>, Administration, Building Inspector Seymour, Municipal Court Clerk Keiser, Clerk/Treasurer Baker, and Trustee Nelson held a pre-construction meeting with our selected vendors for the Auditorium remodel. They indicated that depending on lead times, the project will take around six weeks. We are hoping that the project will be done in between the primary elections and the general election.
- On January 24<sup>th</sup>, Administration, Engineer Biwer, and representatives from Root Pike Win met to discuss the upcoming Gitzlaff Park Phase II Project. This project was approved in the stormwater CIP budget. This project will go out to bids in February and will be completed early this Spring.
- On January 24<sup>th</sup>, Administration attended a meeting with representatives from Kenosha County and the Republican National Committee regarding their convention in July. Many hotels have been blocked off in the Kenosha area. Delegates and media will be staying in the Kenosha area. The purpose of the meeting was to find ways to best "show off" what Kenosha County has to offer to those spending time here. Administration learned that there is a vendor portal that businesses can sign up with to let those planning activities know where they can go and spend time. Administration has reached out to several of our businesses with larger areas to let them know about this opportunity. We also learned there will be an area near the Fiserv Forum where Kenosha County can rent space to let people learn about our area. If a business is interested in signing up as a potential vendor, they can use the following address: <https://mke2024host.org/vendors/>
- At our January 23<sup>rd</sup> Works Session the Board requested that staff and President Stoner review Strand Associates stormwater review proposal. On January 25<sup>th</sup>, Administration, Superintendent Kreye and President Stoner met to discuss possible stormwater projects. The group went over all the 18 proposed areas laid out in the stormwater matrix prepared by Strand and possible study opportunities. The projects and suggestions will be brought the Stormwater Committee on February 6<sup>th</sup>.
- On January 26<sup>th</sup>, President Stoner executed the closing documents for the sale of the Cell Tower easement at Station #2. Staff worked with the buyer to ensure that if the Village had equipment that needs to go on the tower it would be allowed.
- As you may recall, the Village's Investment policy was updated in late 2023. One of the updates was to allow Charles Schwab as a depository. In Mid-January the paperwork to set up an account with Charles Schwab was completed. In the event any funds are moved the Board will be made aware.
- The new power washer system for Public Works that was approved by the Board has been ordered and should be here in a few weeks.

- On January 29<sup>th</sup>, Administration attended the quarterly meeting of our National ZIP Code Advocacy group. This group was created to help lobby for our zip code change. The Village of Caledonia was recently allowed to use “Caledonia” with the five different ZIP Codes that encompass the Village. We also heard updates on our federal legislation to change our ZIP Code. The basic tone of the discussion was that Congress has no interest in bringing this matter forward. Administration would request that our Board members reach out to our federal legislators to let them know that this is an important issue to the Village. Finally, the group has completed its white paper on the Zip Code issue. This paper can be used to evidence the importance of our request. It can be found by using the following link:  
<https://www.eastvaleca.gov/home/showpublisheddocument/17138/638416994181500000>
- The proposals to the Fire Needs Assessment are due in the office January 31<sup>st</sup>. We received a lot of calls asking about both pieces of the requests: the study and the architectural plans. Some firms have said that they will be able to ally respond to one but not both parts of the RFP.
- The County has informed the Village that culvert work will be done on CTH E on February 14<sup>th</sup>, weather permitting. Advance message boards will be put in place on February 5<sup>th</sup> along CTH E letting the traveling public know of the Highway closure. The detour will be as follows:



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**Town Board Meeting  
Tentative Agenda  
Tuesday, February 13, 2024  
5:15 pm**

<b>Town Board Meeting:</b>	
<b>Item #</b>	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on January 9, 2024
4	Correspondence:
5	Citizens Comments
6	Chair & Supervisor Comments
10	Action on Operator Licenses: Brook Boyer, George-Anna Wilson
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Town of Somers I posted this notice of the February 13, 2024, Town Board Meeting & Agenda in 3 public places.

Dated this 2<sup>nd</sup> day of February 2024.

Brandi Baker, Clerk-Treasurer

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