

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

**Town Work Session Meeting
Agenda
Wednesday, April 3, 2024
5:15 p.m.**

Town Board Work Session Meeting:	
Item #	
1	Call to Order
2	Citizen Comments
3	Administrator’s Report
4	Chair & Supervisor Reports
5	Review and discuss proposed Ordinance 2024-001, and Ordinance to create section 12.15 of the Code of Ordinances of the Town of Somers relating to Special Event Permits
6	Review and discuss possible amendment to Town of Somers Code of Ordinances Section 12.08 Regulation of Mobile Homes and Mobile Home Parks
7	Review tentative agenda for Town Board meeting on April 9, 2024
8	Adjourn

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

Dated this 28th day of March 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**

WORK SESSION: April 3rd, 2024

TO: Town Chair Molinaro and Town Supervisors

FROM: Jason J. Peters, Administrator
Kevin Poirier, Assistant to the Administrator

AGENDA ITEM: #3 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked on since our March 5th Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

REMINDER: DUE TO THE ELECTION ON APRIL 2nd, OUR WORK SESSION WILL BE HELD ON WEDNESDAY, APRIL 3rd

Development

- There was no scheduled Plan Commission meeting in March.
- The Plan Commission will meet on April 8th to review the following:
 - Continued discussion on “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.
 - Review a multi-tenant building in Somers Market Center. This will be anchored by a Tropical Smoothie Café.
 - Review Shoreland Lutheran High School’s request for a Comp Plan change, Rezone, and CSM so they can start to build storm water retention areas.
- On March 6th and March 19th, Administration held its monthly update calls with the Pritzker Military Archive Center and Mission94. Mission94 is on track to be complete this year. The Firearms Education Center is now hiring and accepting charter memberships. Education and construction update videos are available on their website. Find out more at mission94firearms.com.



- On March 7th, Planning Staff, Administration, and President Stoner held our regularly scheduled developer's meeting. We discussed a potential lot split with a resident.
- On March 7th, Administration and President Stoner attended a meeting with the senior leadership of UW-Parkside. They were seeking feedback from the Village regarding their future plans for their athletic facilities and possible development.
- J&M's Bar & Grill — The Downtown Somers bar and grill, located at 8013 12th Street, will reopen this spring after being closed almost two years following an electrical fire and a flood due to frozen water pipes.



- On March 18th, Administrator Peters attended the Kenosha County Planning Directors Meeting. This is a quarterly meeting to discuss planning issues in the County and give each other updates on our communities.

Administration

- On March 6th and March 15th, Administration, Sheriff's Department and President Stoner held meetings with representatives from the Flock Camera systems. Flock is now in the process of obtaining the necessary permits for installation.
- On March 6th, Public Works excavated an area in the Whispering Meadows subdivision to repair a leaking copper water service. Impacted residents were notified before water was turned off and the repair was done in less than two hours.



- Over the weekend of March 9th & 10th, the Somers Fire & Rescue Department attended the 2024 Kenosha Area Chamber of Commerce Expo held at the University of Wisconsin — Parkside. The department's booth was busy all weekend. "It was a chance for us to interact with the public in a non-emergency setting and answer questions," said Somers Fire & Rescue Department Public Outreach Officer Nico Celebre.



- On March 10th, Administration, Clerk/Treasurer Baker, Accounting and Trustee Ostby met with representatives from Charles Schwab to discuss our investment strategy.
- Over the week of March 11th, Account Samone Naylor and Assistant to the Administrator Kevin Poirier attended a Human Resource for Small Communities workshop.
- Auditorium Updates
 - On March 8th, Administration met with the contractor to discuss plans for electrical outlets. This included adding outlets to the floor for our voting machines.
 - On March 15th, Administration met with AVI to discuss the logistics for the installing of the new audio-visual equipment.
 - On March 26th, Administration met with general contractor to review the materials for millwork.
- On March 13th, Administration, President Stoner, Trustee Harbach and Chief Andersen met with the DOT regarding the possible reopening of the north bound turn lane onto 35th Street.
- On March 13th, Administration, Superintendent Kreye, and Chief Andersen attended a preconstruction meeting for Kenosha County's upcoming repaving of Highway E from Sheridan Road to Wood Road. Kenosha County held a Public Information Meeting at the Village/Town Hall on the evening of March 27th.
- On March 14th, Administration met with our Zip Code group to review RFP from potential lobbyists to lobby on our behalf for FR 860. On March 27th, Administrator Peters sat on a panel that interviewed the top three firms.

- On March 18th, Public Works Foreman Josh Sullivan discovered a possible water main leak while testing the valve along Hwy JR. Once the leak was confirmed, the area was excavated. The valve's bonnet bolts were rusted out. The bolts were upgraded to stainless steel bolts and the leak was stopped. The water was off for about 2.5 hours and Kenosha County Petrifying Springs Park was the only area affected by the shutdown.
- On March 19th, the Village's annual permit to close CTH E for the 4th of July Parade was submitted to Kenosha County. It has since been granted.



- On March 21st, Somers Fire & Rescue Department conducted a prescribed burn at the University of Wisconsin – Parkside.



- On March 22nd and March 26th, the Somers Fire & Rescue Department held two cardiopulmonary resuscitation (CPR) classes for the staff. After this class, most employees were certified to perform CPR, use of automated external defibrillator (AED) and some chose to be certified in the use of Narcan. Judge Kupfer and Trustee Harbach also attended the training. The entire Public Works staff is now certified in CPR and AED.



- On March 23rd, the Somers Fire & Rescue Association held an Easter Egg Hunt. More than a 100 people attended despite the snowy condition. Organizers would like to thank local sponsors: Kwik Trip, Jerry Smith Farm, Culver's, Visit Kenosha, and Golden Oil.



- On March 25th, Administration interviewed a candidate for the Clerk/Treasurer position.
- On March 27th, the Village's Annual MS4 Compliance Report was officially submitted to the DNR.
- Over the Easter weekend, the new newsletter was published on our website. A hard copy is available at the Village/Town Hall.
- Clerk/Treasurer Brandi Baker's last day will be April 5.

Snowy Easter Egg Hunt a success

The Easter's Bunny's bounty stood out on the fresh snow and made it easy for participants to find the thousand colorful eggs spread out in the park behind the Village/Town Hall during the Somers Fire & Rescue Association Easter Egg Hunt.

More than 100 people stopped by during the event and were offered refreshments and treats by dozens of volunteers on hand.

Children were able to turn their eggs in for prizes. "The event was an incredible success," said organizer Angie Lasecki. "We appreciate everybody braving the weather. We didn't expect snow, but it made the event more fun. We hope to see everyone next year."

Organizers thank local sponsors: Kwik Trip, Jerry Smith Farm, Culver's, Visit Kenosha and Golden Oil.

Anyone with feedback about the event is encouraged to reach out through the association's Facebook page.



Top, Lellani Arzate, eight, of Kenosha, runs through the snow as she collects Easter Eggs during the Somers Fire & Rescue Association event on March 23, 2024. At left, Blake Baker, 6th, trades her Easter Eggs for prizes.



From left, Somers Fire & Rescue Department Recruit Vanessa Ebbelston and Explorer Brianna Vranak help Kenzie Montley, of Somers, aim a firehose at a small cone during the Somers Community Day at the Village's Fire Station.

Somers Community Day date announced

After the success of the first Somers Community Day last year, the Somers Fire & Rescue Department will hold the event again on Saturday May 18.

Like last year, the Somers Village/Town Hall will be open to the public for tours and there will be demonstrations of life-saving measures like first aid, hands-only CPR, the proper way to use a fire extinguisher and other fire prevention devices.

The new inflatable smoke house will be on site for participants to experience being in a smoke-filled

room and the best way to safely get out.

New this year, there will be at least one food vendor.

There will be raffles to support the Somers Fire & Rescue Association "Make the Difference" initiative that offers CPR classes and promotes other life-saving measures.

"We see an amazing opportunity to create more of a partnership with our community," said Somers Firemedic Nico Celebre. "The "Make the Difference" initiative will raise our overall community health and wellness immensely."

The Somers newsletter is published quarterly. You can find current and past newsletters in pdf format on our website at www.somers.org/newsletters/. Hard copies are available in the lobby of the Town/Village Hall.



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

WORK SESSION: April 3, 2024

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: # 5 Review and discuss proposed Ordinance 2024-001, and Ordinance to create section 12.15 of the Code of Ordinances of the Town of Somers relating to Special Event Permits

BACKGROUND:

Early 2023 the Village of Somers updated its Code of Ordinances relating to Special Event Permits. The Town of Somers currently does not have any Ordinance regulating Special Events. The purpose of this Ordinance is to create a section to regulate Special Events in the Town of Somers. This Ordinance mirrors what we currently have in the Village to make it uniformed.

COMMENTS:

Staff recommends this be placed on the April 9th Town board meeting for action.

ATTACHMENTS:

Ordinance 2024-001

ORDINANCE NO. 2024-001

AN ORDINANCE TO CREATE SECTION 12.15
OF THE CODE OF ORDINANCES OF THE TOWN OF SOMERS
RELATING TO SPECIAL EVENT PERMIT

The Town Board of Supervisors of the Town of Somers, Kenosha County, Wisconsin, hereby creates Section 12.15 of the Code of Ordinances of the Town of Somers to read as follows:

12.15 SPECIAL EVENT PERMITS.

(A) **Purpose.** This Section is enacted to regulate and control outdoor and indoor/outdoor special events and activities incidental to special events within the Town of Somers to the extent that the health, safety, and general welfare of the public and the good order of the Town can be protected and maintained. It is recognized that special events may include multiple activities which are subject to additional Town licensing requirements. A Special Events Permit does not authorize the sale or dispensing of alcoholic beverages without an appropriate license.

(B) **Definitions.**

(1) **Single Special Event Permit Term.** A permit issued for a period of time up to twenty-four (24) consecutive hours authorized by the Reviewing Authority. No more than six (6) Single Special Event Permits shall be issued to a Special Event Organizer in any calendar year and no Single Special Event Permits shall be issued more frequently than once every thirty (30) days..

(2) **Recurring Special Event Permit Term.** A permit issued for a period of three hundred sixty-five (365) days commencing on the first day of April and ending on the 31st day of March the following calendar year. Recurring Special Event Permits may be issued to a Special Event Organizer where the special event is located in the PR-1, A-2 or I-1 zoning districts within the Town where the Special Event Organizer and the location of the special event historically has hosted numerous activities which would be considered special events under this Ordinance. Recurring Special Event Permits shall only be issued to the owner of the property or to a lessee or licensee of the owner where such lessee or licensee has exclusive right to the use and possession of the property. In the event that a Recurring Special Event Permit is issued for a qualifying premises and someone other than the permittee under the Recurring Special Event Permit seeks to hold a special event, a separate Single Special Event Permit must be sought by the lessee or licensee of the party which is the permittee under the Recurring Special Event Permit. By way of illustration, in the event that a Recurring Special Event

Permit is issued to the owner of a particular parcel and the owner allows another person, firm or organization to have an activity which would be considered a special event under this Ordinance, the organizer of that activity must make application as a Special Event Organizer for a Single Special Event Permit and cannot conduct a special event under the Recurring Special Event Permit issued by the Town for such property. It is recognized by the Town that the holder or a Recurring Special Event Permit may not be in a position at the time of application for such permit to provide a description of all of the activities and/or dates for such activities for a calendar year due to the addition, cancellation or change of dates for such activities. As such, the holder of a Recurring Special Event Permit shall, not less than thirty (30) days before the proposed special event, notify the Town Clerk/Treasurer of the date, time and general description of such special event and the periodic updating of special event information under a Recurring Special Event Permit shall be a condition of the permit pursuant to paragraph (I), below.

(3) **Reviewing Authority**. The Reviewing Authority for special events shall be the Town Board unless such authority is delegated in whole or in part by the Town Board to the Town Clerk/Treasurer.

(4) **Special Event**. An event, program or activity occurring on a scheduled date, lasting no longer than twenty-four (24) hours (in the case of a single special event) or consisting of reoccurring consecutive or non-consecutive days (in the case of a recurring special event), to which the general public is solicited or otherwise encouraged to attend that may or may not require Town services. Types of Special Events include, but are not limited to, concerts, parades, festivals, marches, ceremonies, tournaments, exhibitions, expositions, fairs, live music performances, markets, fundraisers or shows.

(5) **Special Event Organizer**. An approved applicant for a special event. A Special Event Organizer must be the owner, lessee or licensee of the real property upon which the special event is to take place.

(6) **Vendor**. A person, firm, party or business entity who as part of a Special Event, offers anything for sale, trade, use or reuse, including but not limited to, articles, food, produce, beverage, goods, service, art, craft or product; or interacts with potential customers in or around the Special Event, taking names for the purpose of making future sales, offering applications or materials for future sales, or in any other participating operation or attempting to publicly sell or offer for sale any such article or service.

(C) **Permit Required**. A Special Event Permit shall be required under this section prior to and as a condition of any person, party, firm or corporation undertaking a special event. A Special Event Permit shall be issued in the name of the Special Event Organizer, who shall be responsible for the conduct and supervision of all activities authorized under the Special Event Permit, whether or not said Special Event Organizer is present at the special event location. However, this does not preclude

enforcement of statutory or ordinance violations against individuals conducting the activities under such permit. A Special Event Permit issued pursuant to this section shall authorize only those activities described in the permit.

(D) **Exceptions.**

- (1) A special event organized and approved by the Town of Somers.
- (2) Activities which would otherwise be described as a special event which have been organized and approved pursuant to a lease or other agreement between an Event Organizer and the Town of Somers.

(E) **Application.** Application for a Special Event Permit shall be fully completed, properly executed, and filed not more than three hundred sixty-five (365) days and not less than thirty (30) days prior to the special event with the Town Clerk/Treasurer on a form designed for that purpose. The application shall:

- (1) Identify the Special Event Organizer's name, address and telephone number(s);
- (2) Set forth the exact date(s) and times of the special event;
- (3) Describe the specific location of the premises for which a Special Event Permit is sought, including a scaled site plan, detailing locations for vending, entertainment, stages, portable restrooms, tents, parking, garbage collection, etc.;
- (4) Include an operational plan describing the special event and detailing actions the Special Event Organizer will take to support the objectives of this section. The operational plan must address the Permit Standards (Section H) and Permit Conditions (Section I) of this section;
- (5) Describe all Town services required, if any;
- (6) Any other relevant information requested on the application form which is reasonably necessary to a fair determination as to whether the Special Event Permit should be issued.

(F) **Permit Application Fee.** If filed forty-five (45) days or more prior to the special event, the non-refundable permit fee shall be Seventy-five (\$75.00) Dollars per event application. If filed less than forty-five (45) days, but at least thirty (30) days prior to the special event, the non-refundable permit fee shall be One Hundred Fifty (\$150.00) Dollars per event application. The following types of special events are exempt from paying the licensing fee if the application is filed forty-five (45) days or more prior to the date of the special event:

- (1) A special event presented by the Town of Somers shall be deemed to be

a permitted special event.

(2) Activities sponsored and organized by an accredited school, school system, college, bonafide youth organizations, bonafide veteran's organization, church or bonafide religious organization upon authorization of the Reviewing Authority responsible for use of the Town property.

(G) **Review.** Applications for Special Event Permits shall be referred by the Clerk/Treasurer to the Department of Public Works, Kenosha County Sheriff's Department, Fire Department, and any other affected Town Department for review and written comment. Within ten (10) days of receiving the application the Village and any other affected Department shall send their comments to the Clerk/Treasurer to be forwarded to the Reviewing Authority for consideration. Upon the conclusion of the ten (10) day Departmental review period, the Reviewing Authority shall complete its review and grant, grant with conditions or deny the application within twenty-eight (28) days. Whenever a permit application is denied, a statement of the reason(s) for denial shall be provided to the applicant in writing.

(H) **Standards For Permit Issuance.** The Reviewing Authority shall consider the following standards for permit issuance and grant a permit only upon finding that:

(1) The proposed special event is incidental to an appropriate recreational or cultural use of the location, taking into consideration all land use regulations for the location, including zoning and any Conditional Use Permit requirements.

(2) The operational plans submitted by the Special Event Organizer will promote the health, safety and general welfare of the public and the good order of the Village.

(3) The activity or use will be in compliance with applicable Federal, State, County and Town laws, rules and regulations.

(4) The activity or use will not create an unreasonable risk of loss of life, personal injury or property loss or damage or otherwise threaten the public health, safety or welfare.

(5) The activity or use will not unreasonably interfere with the use of the location or surrounding areas by the general public and is consistent with uses in the surrounding neighborhood.

(6) The activity or use will not entail an unusual, extraordinary or burdensome expense to the Village which is not recovered in the permit fees or charges.

(I) **Permit Conditions.** Because all special events are unique and independent in terms of type, purpose, location, size, duration and participation, presenting unique issues and circumstances and challenges with regard to the health, safety and general welfare of the public, the Reviewing Authority, as a condition of issuance, may adopt reasonable operational rules, regulations and

requirements for the special event. Notwithstanding the foregoing, the following permit conditions are applicable to all special events:

- (1) Compliance with applicable Federal, State, County and Town laws, rules and regulations including licensing conditions and operational requirements.
- (2) Execution of an Indemnity and Hold Harmless Agreement.
- (3) Provide private security for traffic, parking and/or crowd control.
- (4) Clean up area immediately following use.
- (5) Supervise all persons using the location under authority of the Special Event Permit to ensure compliance with the permit conditions.
- (6) Reimbursement to the Town of costs incurred in enforcing permit standards and conditions.
- (7) Procure and maintain one (1) or more liability insurance policy(ies) written by one (1) or more insurance company(ies) licensed to do business in the State of Wisconsin as required by paragraph L of this section.
- (8) Procure any other license or permit required for the activity.
- (9) No later than fourteen (14) days prior to the event, submit a list of all vendors who will be vending during the special event. If a special event consists of reoccurring non-consecutive days, the vendor list must be amended to reflect additions when applicable.
- (10) Have separate, clean and immediately accessible toilet facilities for each sex on the premises.

(J) **Town Services.** Special events provide recreational programs which are an enhancement to the quality of life for the residents of the Town to which the Town may contribute Town services. If the special event will require the use of Town equipment or services, the Special Event Organizer shall pay the actual cost, as determined by the Town staff, for the use of such equipment or services.

This may include, but is not limited to, equipment rental; equipment installation; personnel costs for set up and tear down; and waste removal. As a condition of approval of an application, the applicant shall pay, at the time the application is filed, the cost of any Town services identified. The cost for use of Town venues with regularly established fees, for protective services provided by the Kenosha County Sheriff's Department and the Somers Fire Department, as well as costs paid to third parties such as utility charges and insurance premiums, shall be the sole responsibility of the Special Event Organizer. All charges shall be paid in full within thirty (30) days of billing.

A special event presented by the Village or Town of Somers shall be exempt from paying the costs described herein.

(K) **Issuance.** To assure that conditions and insurances are in place throughout the Special Event, proof of insurances required pursuant to paragraph L., shall be a condition of issuance.

(L) **Insurance.**

(1) If the special event will occur partially or entirely on Town of Somers property, the Special Event Organizer shall, at a minimum, procure and maintain during the term of the Special Event occurrence based insurance policies, hereinafter specified insuring the Special Event and all associated Special Event activities. The Reviewing Authority may require additional coverages and/or increased coverage when deemed necessary.

(a) Commercial General Liability:

- (i) General Aggregate—Two Million (\$2,000,000.00) Dollars.
- (ii) Each Occurrence—One Million (\$1,000,000.00) Dollars.

(b) Automobile Liability: (When required as a permit condition)

- (i) Combined single limit coverage for bodily injury and property damage per accident in the amount of One Million (\$1,000,000.00) Dollars.

(c) Liquor Liability Coverage (When alcohol is approved for the Special Event)

- (i) General Aggregate—One Million (\$1,000,000.00) Dollars
- (ii) Each Occurrence—One Million (\$1,000,000.00) Dollars

(d) Umbrella Liability in the following amounts over the Commercial General Liability and Automobile Liability amounts listed herein: (When required as a permit condition)

- (i) Two Million (\$2,000,000.00) Dollars per person
- (ii) Two Million (\$2,000,000.00) Dollars aggregate

The Commercial General Liability coverages required herein may be subject to a deductible or self-insured retention. If the Commercial General Liability insurance coverage policy has a deductible or self-insured retention, said deductible or self-insured retention cannot exceed Five Thousand (\$5,000.00) Dollars. The Umbrella Liability policy

shall not contain exclusions or exceptions not present in the General Liability insurance policy.

(2) **Certificate of Insurance**. The insurance coverages listed above shall be verified by a Certificate of Insurance issued to the Town and shall provide that should any of the described policies be canceled before the expiration date thereof, the issuing company will mail ten (10) days written notice to the certificate holder.

(3) **Additional Named Insured Endorsement**. For special events requiring insurance coverage, the Village must be named as an additional insured on the Commercial General Liability, Automobile Liability, Liquor Liability and the Umbrella Liability. The Special Event Organizer shall provide the Town with a copy of the Endorsement(s) naming the Village as an additional insured.

(4) **Cancellation Endorsement**. All insurance policies maintained pursuant to this section will provide by endorsement that they may not be terminated nor may coverage be reduced except after ten (10) days' prior written notice to the Village. The Special Event Organizer shall provide the Town with a copy of the Cancellation Endorsement.

(5) **Primary Insurance Endorsement**. All policies maintained pursuant to this section will provide by endorsement that said policies are primary, not contributing with and not supplemental to the coverage that the Town may carry. The Special Event Organizer shall provide the Town with a copy of the Primary Coverage Endorsement.

(6) **Waiver of Subrogation Endorsement**. All policies maintained pursuant to this section shall by endorsement, waive all claims of subrogation and/or contribution against the Town that the Insurer may have arising out of the special event. The Special Event Organizer shall provide the Town with a copy of the Waiver of Subrogation Endorsement.

(M) **Laws**. There must be strict compliance with all applicable laws, specifically including the Fire Prevention Code and related permit requirements and when alcohol is served obtaining State required licenses embodied in Chapter 11 of the Code of General Ordinances.

(N) **Protective Service Accessibility**. At any time during the application review process or during the operation or maintenance of the special event, the Special Event Organizer and every affected Vendor shall comply with the orders or directives of members of the Kenosha County Sheriff's Department or Somers Fire Department regarding the keeping of accessibility lanes open for potential and actual emergency response. Failure to comply with such lawful orders or directives is a violation of this Chapter, which may result in the closure of a portion of the special event, closure of the entire special event, and/or citations appropriate under the Code of General Ordinances.

(O) **Operational Regulation**. A special event must be operated in strict compliance with the terms of this Section, the approved application and supporting documentation and all permit conditions adopted by the Reviewing Authority. Failure to do so shall be subject to an order to suspend and terminate the special event or event activities at the sole discretion of the enforcement authorities in furtherance of

this Section.

(P) **Enforcement.** The enforcement of this Section shall be under the jurisdiction of the Town Building Inspector, Somers Fire Department and Kenosha County Sheriff's Department, who shall have the authority to inspect a special event to determine compliance with this Section.

(Q) **Suspension or Revocation of Permit.** The Reviewing Authority may suspend or revoke any permit issued hereunder which is operated contrary to the terms of a permit issued under this Section, upon providing permit holder with a reasonable time, not to exceed ten (10) days, in which to file a written request with the Clerk/Treasurer to be heard in said matter, and show cause why the proposed action should not be taken. However, a permit may be administratively suspended by an Enforcing Authority identified in paragraph (P) without prior notice or opportunity to be heard where it constitutes an immediate danger to the public health, safety or welfare, where the special event is not operated in conformance with representations made in the application and the approved permit contrary to the provisions of this Section. In such cases, an opportunity for a post-removal hearing shall be provided following the foregoing provisions for an appeal.

(R) **Penalty.** Any person, firm, corporation or permittee who violates any provision of this Section, shall, upon conviction, forfeit not less than Two Hundred (\$200.00) Dollars and not more than Five Hundred (\$500.00) Dollars, plus costs of prosecution, in addition to all applicable surcharges and assessments. A person may be incarcerated in the County Jail for not more than ninety (90) days for non-payment of their forfeiture.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

TOWN OF SOMERS

By: _____
Mark Molinaro, Jr., Chairperson

Attest: _____
Brandi Baker, Clerk/Treasurer



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

WORK SESSION: April 3rd, 2024

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #6 Review and discuss possible amendment to Town of Somers Code of Ordinances Section 12.08 Regulation of Mobile Homes and Mobile Home Parks.

BACKGROUND:

Section 12.08 (G) (3) of the Code of Ordinances currently states the following:

Separation between units. Mobile homes shall be so placed on each space that there shall be at least a *twenty (20') foot clearance* between mobile homes, provided, however, that with respect to mobile homes parked end to end, the end to end clearance shall not be less than fifteen (15') feet. (*Emphasis added*).

UPDATE:

Building Inspector Seymour has been working with Hillcrest Mobile Home Park on 27th Street and 36th Avenue. Hillcrest is in the process of removing some older homes and replacing them with newer ones. In this process it has been discovered that some of the replacement homes would not be able meet the twenty-foot clearance requirements. Administration and Inspector Seymour have been working with Hillcrest to find a compromise.

COMMENTS:

State building code only requires a 10-foot clearance. The City of Kenosha's Code requires as a 15-foot clearance. Staff is seeking guidance from the Board as to whether they would be willing to lessen the required clearance. Inspector Seymour and representatives from Hillcrest will be in attendance. If the Board is willing to make a change, Administration will request that Attorney Davison draft an updated ordinance.

ATTACHMENTS:

Section 12.08 (G) (3)

Map

other community problems caused by the environmental characteristics created by the nature of mobile home parks. Mobile home parks in existence on the effective date of this section which provide mobile home spaces for a width or area less than that hereinabove prescribed, may continue to operate with spaces of the existing width and area. But no new spaces for additional trailer shall be created or trailers added which do not meet with the minimum spaces required thereon.

(a) The square foot lot area as herein set forth is designed for mobile homes having overall dimensions of not greater than fourteen (14') feet by sixty-eight (68') feet and mobile home lots or spaces for mobile homes of larger size will require a larger lot size and the larger lot size will be proportionate to the increased trailer size and shall be approved as a part of the mobile home park plan. Mobile home living area may not occupy more than twenty (20%) percent of lot area.

(b) This paragraph is to be construed as providing a minimum lot size of five thousand (5,000) square feet for mobile homes not larger than fourteen (14') feet by sixty-eight (68') feet outside dimensions and to require additional lot size proportionately for mobile home units of larger size.

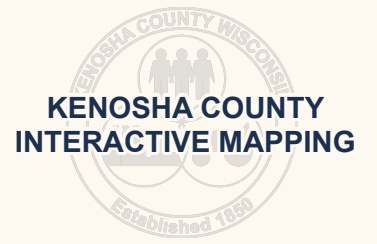
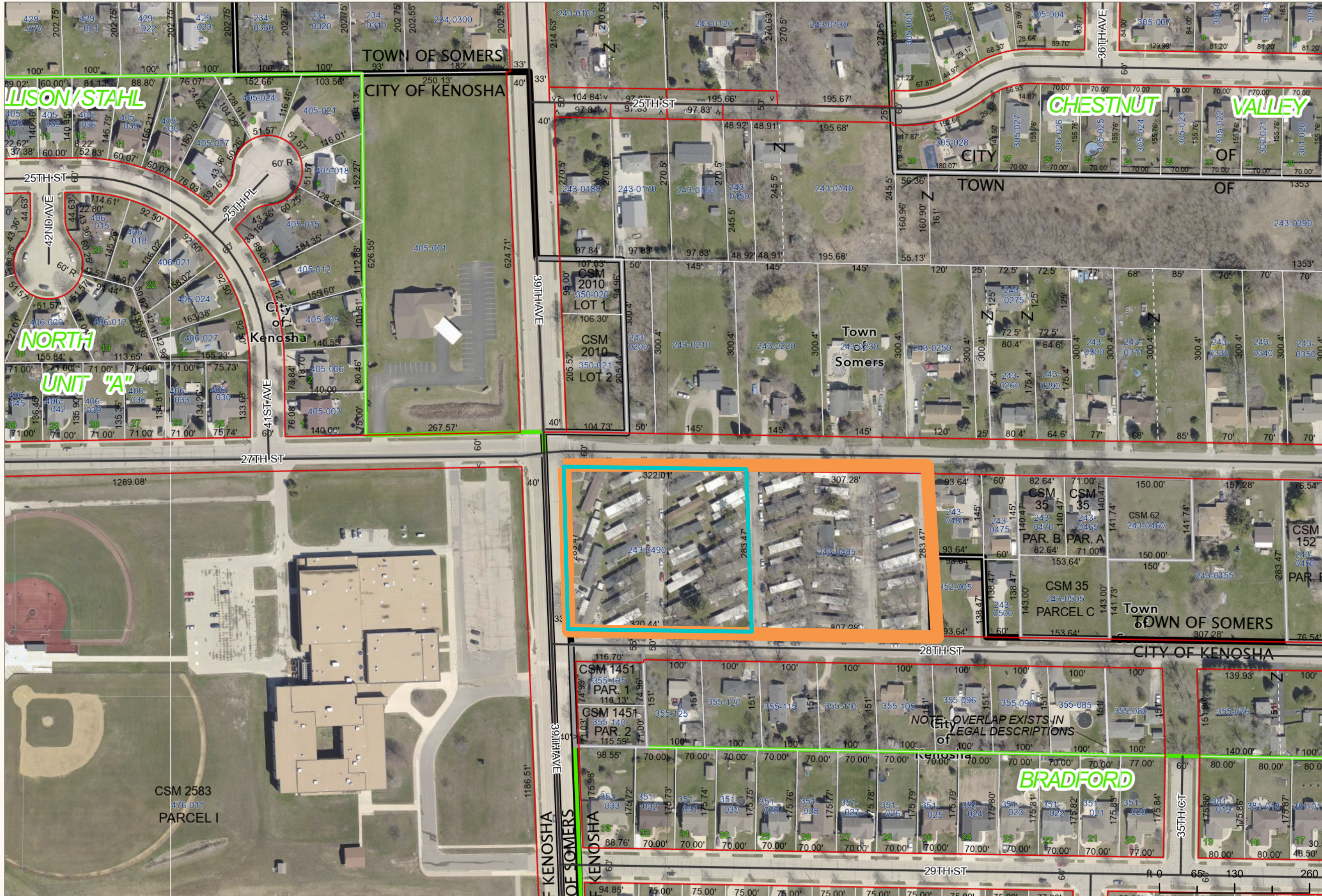
(3) **Separation between units.** Mobile homes shall be so placed on each space that there shall be at least a twenty (20') foot clearance between mobile homes, provided, however, that with respect to mobile homes parked end to end, the end to end clearance shall not be less than fifteen (15') feet. No mobile home shall be located closer than twenty-five (25') feet from any building within the park or from any property line bounding the park or any highway right-of-way. Any accessory structure such as an awning, cabana, storage cabinet, carport, windbreak or porch, which has a floor area exceeding ten (10) square feet and has a top or roof, shall for the purposes of this section be considered a part of the mobile home.

(4) **Roadways.** All mobile home spaces shall abut upon a roadway of not less than thirty-two (32') feet in width exclusive of lot area and inclusive of ditch, curb and gutter, which roadway shall have unobstructed access to a public street or highway and provide for no on-street parking.

(a) Street parking one side only may be allowed where roadways are forty (40') feet in width. Roadways shall be hard surfaced or in the alternate of an approved surface with the maintenance of a proper dust control and grading program. Provision shall be made in the park plan for off-street parking where roadway parking is not provided and shall be on the ratio of no less than two (2) automobile parking spaces for each mobile home lot.

(b) Such off-street parking may be part of the mobile home lot area.

Hillcrest



1:2,006
1" = 167'

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein. If discrepancies are found, please contact Kenosha County.

Date Printed: 3/28/2024

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

**Town Board Meeting
Tentative Agenda
Tuesday, April 9, 2024
5:15 pm**

Town Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on March 12, 2024
4	Correspondence:
5	Citizens Comments
6	Chair & Supervisor Comments
7	Action on proposed Ordinance 2024-001, and Ordinance to create section 12.15 of the Code of Ordinances of the Town of Somers relating to Special Event Permits
8	Approval of Operator Licenses: Leonard Davis, Caleb Brown
9	Adjourn

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

Dated this 28th day of March 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.**