

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

**Town Work Session Meeting  
Agenda  
Tuesday, May 7, 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 May 14, 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 May 7, 2024 Work Session Meeting & Agenda in 3 public places & Somers website.

Dated this 3<sup>rd</sup> day of May, 2024.

Wendy Burnette, 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:** May 7<sup>th</sup>, 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 April 3<sup>rd</sup> Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

Development

- The Plan Commission met on April 8<sup>th</sup> 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. The Plan Commission’s recommendation was to approve the requests for the project. The Board reviewed the project for the first time at our April 16<sup>th</sup> Work Session.
  - Review a multi-tenant building in Somers Market Center. This will be anchored by a Tropical Smoothie Café. The Plan Commission’s recommendation was to approve the requests for the project. The reviewed this project at our April 16<sup>th</sup> Work Session and granted the necessary approvals at our April 23<sup>rd</sup> Board meeting. The Developer is currently reviewing the Developer’s Agreement, updating their plans based on comments, and working with the parcel to the South in regards to cross access.
  - 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. The Plan Commission’s recommendation was to approve the requests for the project. The reviewed this project at our April 16<sup>th</sup> Work Session and granted the necessary approvals at our April 23<sup>rd</sup> Board meeting. The Developer is currently reviewing the Developer’s Agreement and updating their plans based on comments.

- There are no matters currently scheduled for the May Plan Commission.
- On April 10<sup>th</sup>, Administration and President Stoner met with a national retailer regarding possible sites in Somers.
- On April 11<sup>th</sup> and May 2<sup>nd</sup>, Planning Staff, Administration, Trustee Nelson President Stoner held our regularly scheduled developer's meeting. We met with a development team looking to revitalize an area along Sheridan Road, a resident with a possible lot split, someone looking bring a landscape contractor to the Village, and a potential automobile sales business.
- Fishtech, a bait and fishing supply store, opened in Somers mid-April. It is located at 5219 88th Avenue. The retail space caters to every fisherman's needs from beginner to pros getting ready for tournaments. The owner, Jim Templin, is a licensed captain who has worked in the fishing industry since he was 17 and owns a sister store in Morton Grove. His Manager, Tim Hart, worked at Jalensky's for 40 years until they closed last year. Since then, there was no place left in town to buy bait or fishing supplies, according to Hart. Store hours are: weekdays 8 a.m. to 7 p.m. and 7 a.m. to 4 p.m. on weekends.



- On April 29<sup>th</sup>, Administrator Peters, President Stoner, Trustee Aupperle and Trustee Fredrick toured a facility in Oak Creek. The developer would like to bring a similar project to the Somers Market Center Area.
- Golden Oil has officially submitted their plans for their travel plaza on CTH E and I-94. They did a concept meeting for this project in March of 2023. The Village requested that the proposed hotel be submitted with their plans. Since that time, Golden Oil has been working with another developer to bring a hotel to the project. The hotel project has also been submitted. This will be heard by the Plan Commission in June.

#### Administration

- In mid-April our investment funds held by Ehlers were transferred to Charles Schwaab. Staff has been meeting with Schwaab since last year to discuss this potential transfer. This move will save the Village/Town several thousands of dollars a year on agency fees.

- On April 9<sup>th</sup>, Administration, President Stoner, Superintendent Kreye and Chief Andersen met with the County Highway Department to discuss their upcoming CTH L resurfacing project.
- Administration continues to attend weekly update meeting with Kenosha County Highways regarding the CTH E resurfacing project. The culvert replacement is scheduled to begin on Monday May 5<sup>th</sup>. The project is supposed to be wrapped up by the end of July.
- On April 11<sup>th</sup>, Administration met with Strand & Associates to discuss the next steps in the Area 3 Flood Study (88th Avenue near Maplecrest Country Club) and Area 5 Flood Study (88th Avenue and 12th Street near Shoreland Lutheran High School). On April 22<sup>nd</sup>, letters went out to residents to inform them that Strand's surveyor would be in the area between the week of April 29<sup>th</sup> and May 6<sup>th</sup>.
- On April 11<sup>th</sup>, Administration met with Root Pike Win and Hey Associates to discuss possible next steps in the Gitzlaff Park Phase II project.
- On April 15<sup>th</sup>, Administration met with our ZIP Code Advocacy Group and Jon Deuser of The Smith-Free Group. Mr. Deuser is the lobbyist that was hired by the group to push for H.R. 860. On April 29<sup>th</sup>, the group met for an update from the lobbyist. Jon Deuser met with the Staff of Congressman Comer. He suggested that representatives from the municipalities meet with the Congressman in Washington D.C.
- On April 16<sup>th</sup>, Administrator Peters submitted the Village's permit to the DOT for our dynamic sign on STH 31. Based on the information given to the DOT they will only allow the sign to flash vehicle speed. The Village has approval to install the sign. Once this permit was received, Administrator Peters ordered the sign. It will arrive in mid-June. Once it is installed, the turning lane to 35<sup>th</sup> Street will be re-opened by the DOT. The DOT has already moved the 45 m.p.h. speed limit sign further to the North on the Southbound lane.
- In mid-April the Village and Town was informed by the Sheriff's Office that they would now have to charge the Village/Town for any overtime attributed to the parade. On April 26<sup>th</sup>, Administration, President Stoner and Trustee Harbach met with the Sheriff to discuss this impact to the parade committee.
- On April 18<sup>th</sup>, Administration attended the KABA Annual Meeting where Pleasant Prairie Executive Director of Community Development, Village Zoning Administrator, and Village Planner Jean Werbie-Harris was recognized for her years of service to the community. Following the meeting, a session for elected officials and municipal staff was held to learn more about housing shortage in our area and across the state, and discuss changes to zoning for allowing smaller lots, higher density and extending TIDs to create more housing.
- On April 18<sup>th</sup>, Administration attended a luncheon for Kenosha County Highways Director Clement Abongwa who is leaving to serve as Highway Commissioner in Dane County. Clement has been an advocate for Somers during his tenure at the county.



- On April 22<sup>nd</sup>, letters went in the mail informing residents that appraisers from Associated Appraisal Consultants will go through the Town and Village to reassess properties. Their staff was given a letter from Administration and a Somers badge to help identify themselves to residents.
- On April 25<sup>th</sup>, Administrator Peters submitted the Village/Towns Recycling Program Accomplishments and Actual Costs Annual report to the DNR. This is a requirement of the DNR Recycling grant we receive each year.
- On April 29<sup>th</sup>, Wendy Burnette started as our new Somers Clerk/Treasurer. The Kenosha New ran a story on Ms. Burnette in their April 27<sup>th</sup> edition.  
[https://kenoshanews.com/news/local/village-of-somers-approves-hiring-of-new-clerk-treasurer-wendy-burnette/article\\_6e4dc62e-03f1-11ef-8c4c-5fc05fb2cd40.html](https://kenoshanews.com/news/local/village-of-somers-approves-hiring-of-new-clerk-treasurer-wendy-burnette/article_6e4dc62e-03f1-11ef-8c4c-5fc05fb2cd40.html)
- On April 30<sup>th</sup> and subsequent days, Public Works found and fixed to water main breaks around 18<sup>th</sup> Street and 47<sup>th</sup> Avenue. All the repairs are handled in house.



- The 2024 CIP budget allowed for the purchase of additional flashing speed signs. These signs were first installed on 47<sup>th</sup> Avenue and 100<sup>th</sup> Avenue in 2023. Four more signs were ordered earlier this year and arrived in April. Public Works will be installing them over the next few weeks.
- The 2024 CIP budget also allowed for funds to upgrade the servers for the Village's IT network. Administrator Peters has worked with Kenosha County IT to purchase the new equipment. The order was placed on May 1<sup>st</sup> and was \$10,000 under budgets.
- The Auditorium remodel is scheduled to begin the week of June 10<sup>th</sup>.
- The Pritzker Military Archives Center is holding its public grand opening on May 25<sup>th</sup> from 11 a.m. to 3 p.m. The event will feature giveaways and behind-the-scenes tours. <https://www.pritzkermilitary.org/visit/pritzker-military-archives-center>

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7511 12th Street  
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**Town Board Meeting  
Tentative Agenda  
Tuesday, May 14, 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 April 9, 2024
4	Correspondence:
5	Citizens Comments
6	Chair & Supervisor Comments
7	Adjourn

I hereby certify that as the designee of the chief elected official of the Town of Somers I posted this notice of the May 14, 2024, Town Board Meeting & Agenda in 3 public places.

Dated this 3<sup>rd</sup> day of May 2024.

Wendy Burnette, Clerk-Treasurer

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