

Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, May 21st, 2024
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Discuss proposed
4	<p>Continued Discussion on Plan Commission Recommendation (Maplecrest Country Club):</p> <ul style="list-style-type: none">a. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "High-Density Residential", "Medium-Density Residential", "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)b. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)

	<p>c. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)</p> <p>d. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)</p>
5	Discuss Resolution 2024-005 to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects and Rooftop Air-exchanging Unit)
6	Discuss Request from Public Works Superintendent Kreye to adjust working hours.
7	Discuss Request from Public Works Superintendent Kreye to convert the two southernmost baseball diamond to turf.
8	Discuss Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction
9	Discuss and Review application for Special Event Permit from Clayton Pry – Wedding/Reception, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144
10	Discuss and Review application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144
11	Review tentative agenda for Village Board meeting on May 28 th , 2024
12	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 21st, 2024 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 17th day of May, 2024.

Wendy Burnette, 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.

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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #4 Continued Discussion on Plan Commission Recommendation (Maplecrest Country Club):

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BACKGROUND:

In late 2022, the Village was approached by Ryan Douglas with Landquest regarding the possibility of bringing a residential housing project to the Maplecrest Country Clubs site. The Maplecrest site is approximately 162 acres. Sewer and water are available to the site. This site is not located in a TID.

In April of 2023, Staff met with Landquest and Three Leaf Partners to discuss the possibility of bringing a mixture of multi-family and single family to the site. Three Leaf and Landquest would be the developers for the multi-family and they would be seeking other developers to take on the single-family portions.

The project would require the following:

- Comp Plan Amendment from Park and Recreational, Nonfarmed Wetland, Other Conservancy Land to be preserved to Medium-Density Residential, High-Density Residential, Park and Recreational, Nonfarmed Wetland, and Other Conservancy Land to be Preserved;
- Rezoning from PR-1 Park-Recreational District to R-11 and A-4 with PUD Overlay;
- CSM and
- Site Plan and exterior fenestration.

In May of 2023, the Applicants brought a concept before the Plan Commission. The concept was well received at that time. Throughout the Spring and Fall of 2023, Staff worked with the Applicants to get them to a place where they could submit a formal application. The discussion focused on the applicant applying for approval of their multi-family project and have the remainder of the site rezoned to our A-4 holding district. Along the A-4 holding district, they would ask for a PUD, that would lay out what the Village would accept for single family housing. During this time, Administrator Peters, Trustee Nelson, and President Stoner toured subdivisions in the Madison area with the Applicants for a potential single-family developer they were considering partnering with.

On December 11th, 2023, the Plan Commission reviewed the requests by developer and felt that they needed more information before they took official action. The request for Comp Plan Amendment, Rezone, CSM, and approval of exterior fenestration were all tabled by the Plan Commission. The Applicants took the feedback from this meeting and adjusted their plans.

On February 12th, 2024, the Plan Commission reviewed their project again. At this meeting The Plan Commission focused on the density of the multi-family and the size of the proposed lots for the PUD overlay. The Plan Commission requested that the Developer lower the density of the multifamily and bring the lowest size lot in the PUD to 9,000 sq ft. The Applicant stated that they would see if this would work and will bring back another plan.

After the February Plan Commission meeting, the Applicant's submitted new plans to meet the lower density for multi-family and bring the lowest size lot to 9,000 sq, ft. under the PUD.

As stormwater has always been a concern in this area, the Applicant has consistently stated throughout this project that they are committed to doing 30% more stormwater retention than required by ordinance.

UPDATE:

On April 8th, the Plan Commission held the requisite public hearings for the Comp Plan Change, the Rezone with PUD, and CSM. The Site Plan and Exterior fenestration with also reviewed. The project would consist of the 443 apartment units , 230 single family lots, and 46 twin homes. No lot would be smaller than 9,000 sq. ft.

The Plan Commission recommended approval of the Comp Plan Change (7-0), Rezoning with PUD Overly (7-0), CSM (7-0), and Site Plan (6 -1) There were no public comments.

The Plan Commission discussion mainly focused on parking for the multi-family portion of the project. After the Plan Commission meeting on the 8th, Staff met with the Applicants to review the number of spots. The Applicants have provided an updated site plan that shows additional parking in Phase 3 and changed the arrangement of parking in Phase I to allow for more parking. Planner Luke Godshall has reviewed and states "the 906 required spaces based on the unit types/counts provided in the updated Exhibit is the code required minimum number. The parking space count would now no longer be needed as a PUD request item since the proposed number of spaces (920) exceeds the minimum requirement."

COMMENTS:

It is important to remember that the Applicant will be the developers for the multi-family portion of the project. While they would be purchasing the entire parcel, if their project is approved, they will be building and controlling the multi-family and seeking a partner for the balance of the parcel to do the single-family development. They have requested the balance of the parcel to be rezoned to our A-4 Holding District with the PUD in an effort to attract a single-family developer. This is important to remember because whoever they partner with will still need to request rezoning of the A-4 parcel and request a subdivision plat. At that time, the site plan and the fenestration of the proposed single-family housing would be reviewed.

The Board reviewed this matter at our April 16th Work Session. The main topic of discussion was the boulevard right of way and the PUD request for the A-4 parcel. As to the boulevard right of way, the developer has confirmed they intend for the area between what is currently shown as 24' streets (directly east of the multi-family area) to be a boulevard public road right-of-way of no less than 66' in width at its narrowest point, and still retaining the open green space within. The main discussion regarding the PUD focused on the 5 foot side yard setbacks and the square footage of the homes.

The various applications, reports, and materials from the April 16th Work Session can be viewed using the following link: <https://www.somers.org/wp-content/uploads/2024/04/2024.04.16-Village-Work-Session-Materials-OPT.pdf>

ATTACHMENTS:

Cover Letter May 17th, 2024

PUD Petition Updated

Site plan with additional parking



May 17, 2024

Mr. Jason Peters
Village/Town Administrator
Village/Town of Somers
7511 12th St.,
Somers, WI 53144

Re: Maple Crest Country Club Rezoning, Land Division & Comp Plan Map Amendment

Dear Mr. Peters,

Land Quest in partnership with Three Leaf Partners is requesting to be placed on the Plan Commission meeting agenda for consideration to rezone and the Land Division of the property located at 9401 18th Street (Tax Key # 82-4-222-201-0100) from PR-1 to A-4, R-11, C-1, and C-2 with a PUD overlay. We are also requesting to amend the Comprehensive Plan Map for the Southwest neighborhood from the targeted use of Park-Recreational to Medium/High Density Residential.

The enclosed PUD Petition has been updated to reflect 9 foot setback on one side of the single family dwelling unit, while maintaining a 5 foot setback on the opposite side. The Petition was updated to correct an error on the single number of single family lots on the site. This previously reflected 243 units and now show 230 which is consistent with the plans.

Please reach out to me at (262) 909-6387 should you have any questions. We look forward to speaking with you.

Regards,

Ryan Douglas,
President, Land Quest



**The Maples at Somers
PUD Petition
May 17, 2024**

**Presented By:
Land Quest
Three Leaf Partners**

A. Development Site

The Maples at Somers is proposed for the approximately 161.5-acre Maple Crest Country Club at 9401 18th Street and CTH H in the Southwest Planning Area of the Village of Somers. The current uses of the site include a golf course operation, club facilities and a residential home. The site is bounded by 18th Street to the north, 88th Street to the East, agriculture to the south, and 100th Avenue to the west. There are approximately 18 acres of Flood Plain and approximately 8 acres of wetlands located throughout the site in 13 locations. The area is served by the sanitary sewer system along the south boundary and water along CTH H or 100th Street. The site is under contract to be acquired in May 2024.

B. Project Description

Land Quest in partnership with Three Leaf Partners (Together “Development Team”) are pleased to present The Maples at Somers. The Development Team carefully evaluated the market in coordination with our design team to deliver a concept that will provide a diverse set of housing options that will cater to the growing populations of Somers and Kenosha County. The site is designed to integrate small, economically priced single-family homes with higher end homes and rental units within a highly walkable neighborhood environment.

The site will be designed to include a mix of four product types: 3-story multifamily rental, 2-story walk-up rentals, single family homes and twin homes for sale. The community is designed to include a robust amenity package that features a 12,000 square foot clubhouse that will be private to renters and homebuyers that reside in the Maples at Somers neighborhood. There will also be approximately 55 acres of open space that will primarily consist of public parks that will be distributed throughout the neighborhood. The multifamily component will be in the northwest corner of the site and contains a total of 443 units across four three-story buildings that contain 59 units each and nine two-story buildings that include 23 units in each structure. The 59-unit buildings will contain an underground parking garage that will program one parking stall per unit and the 23-unit buildings will include 10-attached garage parking spaces. Surface parking will be located outside the residential buildings and there will be additional overnight parking located on the surface lots next to the clubhouse and the public park.

The neighborhood will also include 230 single family homes and 46 Twin homes or more commonly referred to as duplexes that will be in the northeast and southwest quadrants of the neighborhood. The single-family homes will offer a variety of lot sizes that will range from 9,000 square feet up to 28,000 square feet to cater to a variety of buyer profiles. The twin homes will have lot sizes of at least 10,000 square feet or 5,000 square feet per dwelling unit and will be economically priced to appeal to first time homebuyers. Every dwelling unit will contain a 2-car garage. The neighborhood will be bisected by curvilinear roads that will include landscaping, berms, and other green features throughout the site.

Extensive landscaping will also take place along the 18th Street and CTH H Right of Ways along the northern and eastern boundaries and will work with the County and State so that flooding issues on CHT H are mitigated. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

C. Request

The Development Team is requesting a rezoning from PR-1, Park-Recreational to A-4, Agricultural Land Holding District; R-11, Multiple Family Residential District; C-1, Lowland Conservancy District; and C-2, Upland Resource Conservancy District with a PUD Overlay District and CSM. We are also requesting an Amendment to the Comprehensive Plan from Park-Recreational to Medium Density/High Density Residential

The future use of the land that we are requesting to be rezoned to A-4, Agricultural Land Holding District, will be for-sale single family and For-sale Twin Homes. To help market the single family and twin home lots to prospective builders, we are requesting that the Village approves Single Family Residential (R-5) and Multiple-Family (R-9) Residential as the future use and certain conditions related to the design, density, lot sizes and setbacks. Additional details on these conditions can be found in Section G, Single Family.

D. Amenities

The Maples at Somers will be designed to include a range of amenities that can be enjoyed by the residents and the public. The site will feature a 12,000 square foot clubhouse that will be programmed to include onsite property management and leasing offices, a fitness center, co-working offices, a golf swing suite, and community room will include a kitchen and dining area for larger events. There will be a pool and a large patio programmed outside the clubhouse that will include grill stations and ample room for seating. The green space that surrounds the clubhouse will have a trail system that extends around the retention pond and a small park. The clubhouse will be located at the center of the site so it can be easily accessed by all residents walking but there will be an additional 40 surface parking stalls outside the clubhouse for those who choose to drive.

The proposed site plan includes multiple parks and recreational amenities throughout the neighborhood. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 46 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond as well as a large dog park on the southern boundary of the multifamily area. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system with entry points from the interior of the site and 88th St.

E. Comprehensive Plan Map Amendment

Maple Crest Country Club is in the Southwest Neighborhood District and is targeted for a Recreational use on the future land map. The Development Team is requesting to amend the comprehensive plan map for the Southwest neighborhood to Medium/High Density Residential. The proposal includes a total of 719 units across 443 multifamily units and 276 for sale homes which equates to 4.5 dwelling units per acre. Although the proposed residential density exceeds what is being targeted in the Southwest Neighborhood Plan (3 du/acre), the Development Team's research indicates that additional housing will help retain individuals and families that currently reside in Somers and attract others that live outside the Village. Additionally, the Maples at Somers will help balance the shortage of rental housing options in Somers and Kenosha County as the vacancy rate is currently less than 1%. Up until 2016, only 12 market rate apartment communities of scale were constructed in all of Kenosha County from 1990 through 2015 and there are only 14 vacancies of the 1,452 units studied. Generally, in a normal, more balanced market, vacancies of 5% to 6% are required for filtering, or movement between developments.

The Development Team's proposal will meet the goal of integrating public amenities such as neighborhood parks into the site plan. There will be approximately 55 acres of open space for private and community use. These parks will be distributed throughout the site to avoid clustering people and adversely affect the residential feel of the neighborhood. A 1.8-acre park will be located directly across from the clubhouse and will program multiple tennis, pickleball and Volleyball courts as well as open green space for seating. There will be 46 parking stalls adjacent to the park that will be designated for park use during the day and overnight parking for residents after it closes. Directly north of the clubhouse, there will be a 5-acre park that will program a trail system that extends around the retention pond and provide green space for seating and activities. There will also be two parks located in the Northeast quadrant of the site that will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system with entry points from the interior of the site and 88th Avenue. Parking will be programmed near the 88th Avenue entrance to make the trail more accessible to the public. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

F. R-11 Zoning Table

	Zoning Standard	Proposed
Multifamily	R-11	Multiple-Family (R-11)
Acres		36.2
Total Units		443
Density	12.40 du/acre	12.24 du/acre
Minimum Lot Area	3,000/du	
Average Lot Area		3,560/du
Lot Width	120'	315'
Set Back		
Front	40'	30'
Back	25'	25'
Side	15'	15'
Height	35'	42'
Parking	906	974

R-11 Variances

I. Building Height

The height indicated in the zoning table is in connection with the 59-unit structure. The height of the building measured from grade to the mid-point of the sloped roof is 42 feet high. Maintaining the height of the building is necessary to provide adequate ceiling height in the units.

II. Front Yard Set Back

The proposed front yard setback is 30 feet which falls below the 40' code minimum. The variance is necessary so the ramp going into the underground parking garage of the 59-unit building is not too steep as this can impact visibility of traffic.

G. Single Family

To make the site marketable to single-family home builders, the Development Team requests the Village to approve the future use of the area designated A-4 in the enclosed site plan to single-family. The intent is for the A-4 District to be rezoned in the future when the single-family component is further defined at which point the PUD overlay will be amended. We are requesting that the following is approved as part of the PUD overlay for this application.

All homes and streets designed and constructed will be subject to protective covenants, restrictions, and conditions which include:

- I. All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.
- II. No alleys will be developed allowing rear loaded garages.
- III. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.
- IV. Density shall not exceed 230 single family lots and no lots will be smaller than 9,000 square feet.
- V. SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet on one side of the home 9 feet on the other. Twin home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.
- VI. The minimum home square footage shall be 1,400 square feet with a basement.

Exhibit 3 provides a diagram of a 2,200 to 2,600 square foot home on a 9,000 square foot lot. As required by code, the front yard setback is measured from the property line to the front of the dwelling unit. The front yard setback does not account for the apron which extends 12' beyond the entrance of the house. Therefore, front yard setback 32' when measured from the property line to front of the attached garage.

H. Phasing Plan

The 13 multifamily buildings will be developed in three phases. Phase I of the multifamily will include two of the 59-unit buildings and five of the 23-unit apartment structures as well as the clubhouse. Phase I will also include a portion of the primary public street running north-south from the main entrance on 18th Street south, terminating at the primary public street running east-west. This phase will also include the east-west public street terminating where it intersects with the primary public street running north-south. These public streets will have curbs and gutters. Additional infrastructure to be completed in Phase I includes the stormwater basin located directly north of the clubhouse. This phase is targeted to start construction in 2Q2025 and be completed in 4Q2026. Phase II will commence once Phase I has achieved stabilized occupancy to evidence that there is enough depth in the market to absorb the additional units. This phase will include four of the 23-unit buildings. Construction for Phase II is projected to start in 2Q2027 with occupancy in 2Q2028. Construction Phase III will commence once construction for Phase II is complete and will build out the final two 59-unit buildings. A detailed unit mix for each phase can be found in Exhibit 1. A phasing plan overlay can also be found in Exhibit 2.

The single-family phasing plan will be further defined once a home builder is selected for the project.

I. Design

Multifamily

The Maples at Somers will consist of 443 low rise, garden style apartments that are designed around green spaces, courtyards, and trails to promote an active pedestrian lifestyle. Two different building types are designed and intermingled throughout the site to create a diversity of housing types and options. A detailed unit mix as well as building plans and elevations can be found in Exhibit 1.

Podium Building (59 Units)

This building is a 59-unit, medium density, double loaded corridor building with 3 stories of residential units over one story of parking. Taking advantage of the change in topography, the parking level is designed to be underground as much as possible, thus minimizing its visual impact. This story is articulated in stone veneer to provide a strong and solid base to the building. The underground garage will provide 1:1 parking for the residential units in the building. A total of 4 of these buildings are designed throughout the site.

The building is designed with lap siding, vertical board and batten siding, and pitched roof forms in order to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. While the primary roof form is pitched, flat parapet volumes are introduced all along the facade to create a counterpoint and balance to the pitched roof. The mix of flat and pitched forms creates a dynamic roofline. Wood-look siding is selectively used as an accent to highlight building features such as the main building entrance and to create architectural focal points. The materials are selected to add textural quality and variation to the façade and for durability. All manufacturer recommendations for best practice installation methods will be followed rigorously. First floor units will have patios and direct outdoor access wherever possible, and all other units will be provided with a balcony.

The building will include a mix of studios, 1-, 2-, and 3- bedroom units across a range of sizes and price points. Units will be designed to provide efficient living spaces and will offer premium finishes such hard countertops, luxury vinyl flooring and stainless-steel appliances. A detailed unit mix can be found in Exhibit 1.

Stacked Flat building (23 units)

This is a 23-unit, low density building with 2 residential stories. All units will have a private entry from grade and some units have attached garages with direct access. All first level units are provided with a walk out patio at grade. Upper-level units will have balconies. A total of 9 of these buildings are designed throughout the site and organized in a way that creates separation, recreational courtyards, and green yards.

The building is designed with vertical board and batten siding and pitched roof forms to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. The board and batten are used in 2 contrasting colors and spacing to create textural variety and strong shadow lines to the façade. A primary gable form spans over the length of the building. Secondary gables that highlight the unit entries are introduced as projected volumes throughout the facade to create a finer residential scale. The facades will be embellished with unit entry canopies, unit signage, and lighting. The end caps of the building are designed with recesses and projection to create architectural focal points. Stone veneer is introduced at the central facades to add variety and a strong rooted quality to the buildings. Materials are chosen for their durability and all manufacturer recommendations for best practice installation methods will be followed rigorously.

There will be a mix of 1-, 2- and 3-bedroom floor plans that will offer larger living spaces than the 59-unit podium building. A detailed unit mix can be found in Exhibit 1.

The residential buildings will replace the existing structures on the site, the size of the proposed structures is detailed below:

Clubhouse			Walk-Up Apartments			Mid-Density Apartments		
Level	Use	Area	Level	Use	Area	Level	Use	Area
Level 01	Amenity	13,168	Level 01	Residential	15,654	Level 00	Parking	21,061
Total		13,168	Level 02	Residential	15,723	Level 01	Residential	21,086
			Total		31,377	Level 02	Residential	21,086
			Buildings		9	Level 03	Residential	21,086
			Total Building Area		282,393	Total		84,319
						Buildings		4
						Total Building Area		337,276

J. Introduction to the Development Team

Three Leaf Partners

Three Leaf Partners is a Limited Liability Company (LLC), Owned and managed by Pat Connaughton. Headquartered in Milwaukee, Wisconsin, Three Leaf Partners is led by its two Principals, Pat Connaughton and Matt Burow, CEO & Chairman of Catalyst Construction.

Three Leaf has been in existence since Pat's rookie year in the NBA (2016) and Catalyst Construction was founded in 2004. Together the pair have many years of experience in the development and construction world. Currently, Three Leaf Partners has 10 total employees, and Catalyst has more than 85 construction professionals on its roster. TLP has over \$175 Million in current developments.

Three Leaf Partners is on a mission to take the game of real estate development in an entirely new direction. Our team of like-minded professionals has developed a unique three-fold business model that provides a platform for professional athletes, business leaders, and the community to connect through real estate. From development to property management to investments and so much more, our suite of capabilities combined with the network of strong, productive business relationships we foster give us a distinct competitive advantage and exclusive access to off-market opportunities.

Land Quest

Ryan Douglas is the Owner of Land Quest Realty and Land Quest Construction. Each company plays a pivotal role in the acquisition, development and construction of commercial projects and master planned residential communities. Ryan formed the Land Quest companies in 2005 and has focused his companies on real estate development and property management. Over the years Land Quest has developed thousands of units in Southern Wisconsin and is currently a Co-GP developer in both market rate and affordable housing through southeastern Wisconsin and Texas.

Land Quest was created from Ryan's vision that everyone deserves to "love where they live" which is the driving vision behind each Land Quest development. Regardless of an individual's socioeconomic status, neighborhood in which they live or asset class, Land Quest believes that every family deserves to love where they live. Every day, Land Quest strives to deliver a quality product so people can live a better life.

Exhibit 1
Unit Mix
(Multifamily)

Phase 1

Phase 1: Apartments (3 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg. Rent/ft
Studio	10	575	1,185	\$2.06
Studio	18	550	1,310	\$2.38
1 Bedroom	18	700	1,435	\$2.05
1 Bedroom	12	775	1,560	\$2.01
1 Bedroom + Den	12	870	1,710	\$1.97
2 Bedroom	12	1,000	1,860	\$1.86
2 Bedroom	12	1,100	1,985	\$1.80
2 Bedroom	12	1,200	2,110	\$1.76
3 Bedroom	12	1,350	2,260	\$1.67
Total/Averages	118	880	\$1,687	\$1.92

Phase 1: Stacked Flats (2 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	15	700	1,365	\$1.95
1 Bedroom	20	700	1,490	\$2.13
1 Bedroom	10	825	1,615	\$1.96
1 Bedroom	10	925	1,765	\$1.91
2 Bedroom	20	1,050	1,915	\$1.82
2 Bedroom	10	1,150	2,040	\$1.77
2 Bedroom	20	1,250	2,165	\$1.73
3 Bedroom	10	1,375	2,315	\$1.68
Total/Averages	115	985	\$1,819	\$1.85

Phase 2

Phase 2: Apartments (3 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
Studio	0	575	1,185	\$2.06
Studio	0	550	1,310	\$2.38
1 Bedroom	0	700	1,435	\$2.05
1 Bedroom	0	775	1,560	\$2.01
1 Bedroom + Den	0	870	1,710	\$1.97
2 Bedroom	0	1,000	1,860	\$1.86
2 Bedroom	0	1,100	1,985	\$1.80
2 Bedroom	0	1,200	2,110	\$1.76
3 Bedroom	0	1,350	2,260	\$1.67
Total/Averages	0	0	\$0	\$0.00

Phase 2: Stacked Flats (2 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	12	700	1,365	\$1.95
1 Bedroom	16	700	1,490	\$2.13
1 Bedroom	8	825	1,615	\$1.96
1 Bedroom	8	925	1,765	\$1.91
2 Bedroom	16	1,050	1,915	\$1.82
2 Bedroom	8	1,150	2,040	\$1.77
2 Bedroom	16	1,250	2,165	\$1.73
3 Bedroom	8	1,375	2,315	\$1.68
Total/Averages	92	985	\$1,819	\$1.85

Phase 3

Phase 3: Apartments (3 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
Studio	10	575	1,185	\$2.06
Studio	18	550	1,310	\$2.38
1 Bedroom	18	700	1,435	\$2.05
1 Bedroom	12	775	1,560	\$2.01
1 Bedroom + Den	12	870	1,710	\$1.97
2 Bedroom	12	1,000	1,860	\$1.86
2 Bedroom	12	1,100	1,985	\$1.80
2 Bedroom	12	1,200	2,110	\$1.76
3 Bedroom	12	1,350	2,260	\$1.67
Total/Averages	118	880	\$1,687	\$1.92

Phase 3: Stacked Flats (2 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	0	700	1,365	\$1.95
1 Bedroom	0	700	1,490	\$2.13
1 Bedroom	0	825	1,615	\$1.96
1 Bedroom	0	925	1,765	\$1.91
2 Bedroom	0	1,050	1,915	\$1.82
2 Bedroom	0	1,150	2,040	\$1.77
2 Bedroom	0	1,250	2,165	\$1.73
3 Bedroom	0	1,375	2,315	\$1.68
Total/Averages	0	0	\$0	\$0.00

Total Unit Mix

Total Unit Mix					
Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft	Parking Requirement
Studio	20	575	1,185	\$2.06	20
Studio	36	550	1,310	\$2.38	36
1 Bedroom	36	700	1,435	\$2.05	72
1 Bedroom	24	775	1,560	\$2.01	48
1 Bedroom + Den	24	870	1,710	\$1.97	48
2 Bedroom	24	1,000	1,860	\$1.86	48
2 Bedroom	24	1,100	1,985	\$1.80	48
2 Bedroom	24	1,200	2,110	\$1.76	48
3 Bedroom	24	1,350	2,260	\$1.67	60
	236	880	\$1,687	\$1.92	428

Total Unit Mix					
Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft	Parking Requirement
1 Bedroom	27	700	1,365	\$1.95	54
1 Bedroom	36	700	1,490	\$2.13	72
1 Bedroom	18	825	1,615	\$1.96	36
1 Bedroom	18	925	1,765	\$1.91	36
2 Bedroom	36	1,050	1,915	\$1.82	72
2 Bedroom	18	1,150	2,040	\$1.77	36
2 Bedroom	36	1,250	2,165	\$1.73	72
3 Bedroom	18	1,375	2,315	\$1.68	45
Total/Averages	207	985	\$1,819	\$1.85	423

Guest Parking	55
Total Parking Required	906

THE MAPLES AT SOMERS

SOMERS, WI

SITE LOCATION MAP



DRAWING INDEX

MASTERPLAN

- MA1 MASTERPLAN - FOR REFERENCE ONLY
- MA2 SINGLE-FAMILY LOT LAYOUTS
- MA3 PROPOSED ZONING
- MA4 OPEN SPACE DIAGRAM
- MA5 RESIDENTIAL AREA DIAGRAM
- MA6 SINGLE-FAMILY HOMES
- MA7 TWIN HOME LOTS
- MA8 APARTMENTS
- MA9 STREET NETWORK
- MA10 MULTI-FAMILY PHASING

**MORE THAN JUST HOUSING,
MAPLECREST IS A COMMUNITY
WITH A SENSE OF PLACE
AND A UNIQUE IDENTITY TIED TO ITS GEOGRAPHY
AND NATURAL ASSETS**



KEY PRINCIPLES OF THE PLAN

CREATE AN INTEGRATED WALKABLE NEIGHBORHOOD

A MIX OF HOUSING TYPES AND DENSITIES

PRESERVE NATURAL FEATURES

PROVIDE HIGH QUALITY PUBLIC SPACES

COMMUNITY CHARACTER

CONNECTED NETWORK OF OUTDOOR SPACES



CONNECTED MULTI-USE PATHS AND SIDEWALKS



BUILDINGS DEFINE SPACES AND STREETS



HUMAN SCALED COMMUNAL SPACES WITH A PURPOSE



STORMWATER MANAGEMENT AS AN ASSET

MASTERPLAN



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	55 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46
GARDEN STYLE APARTMENTS	276 UNITS
TOTAL	443 UNITS
OVERALL PROPOSED DENSITY	719 DWELLING UNITS
	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

SYMBOL KEY

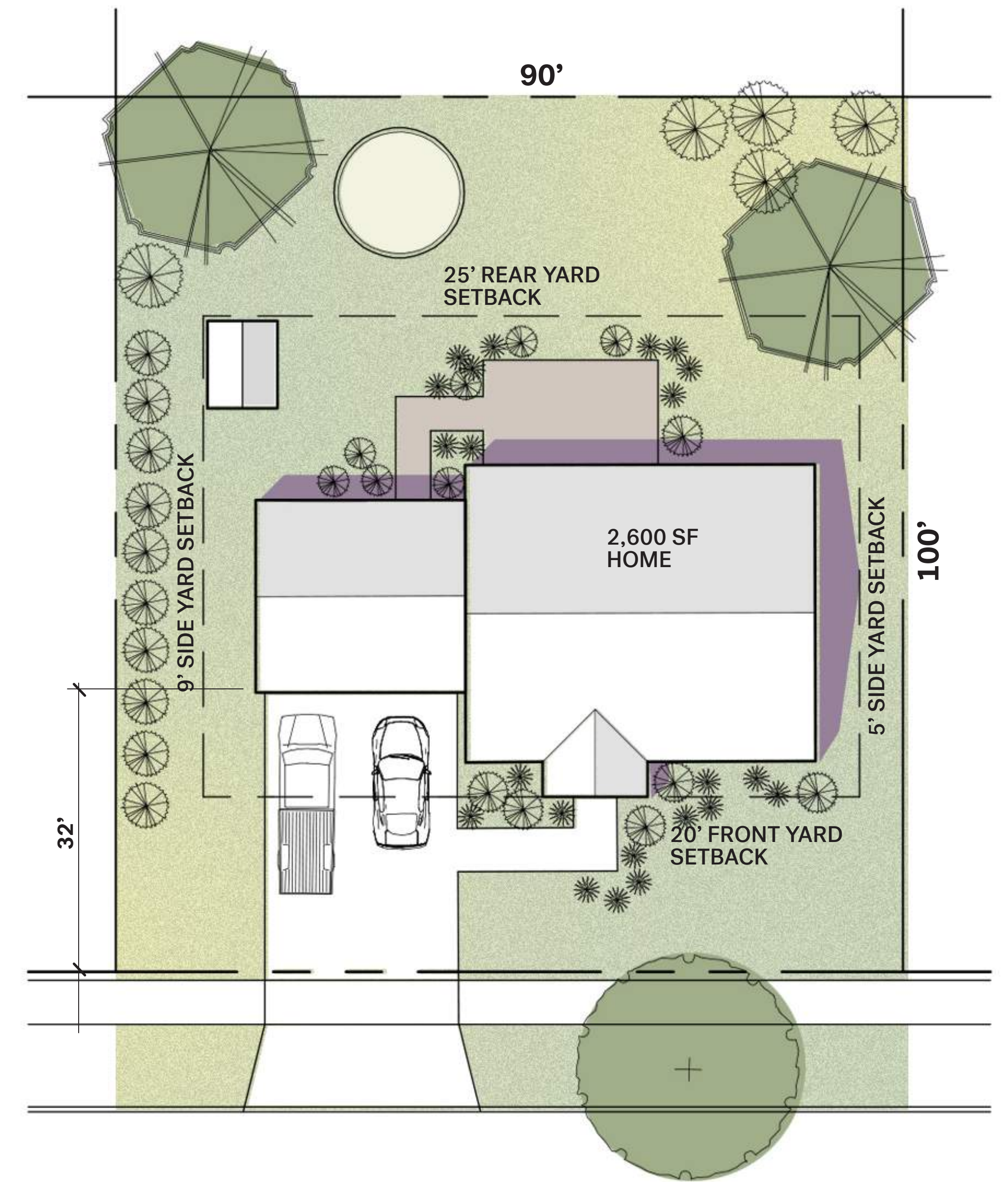
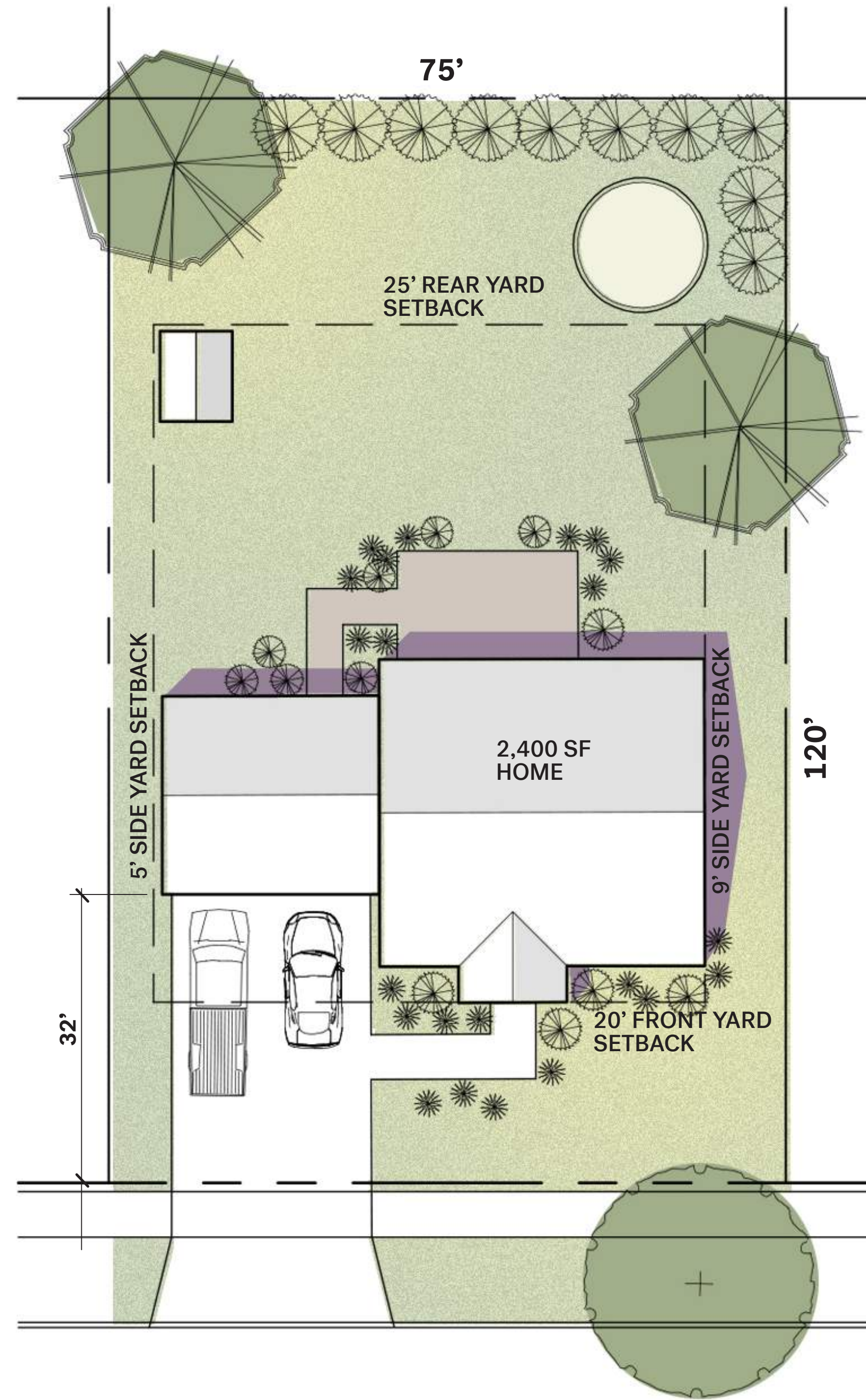
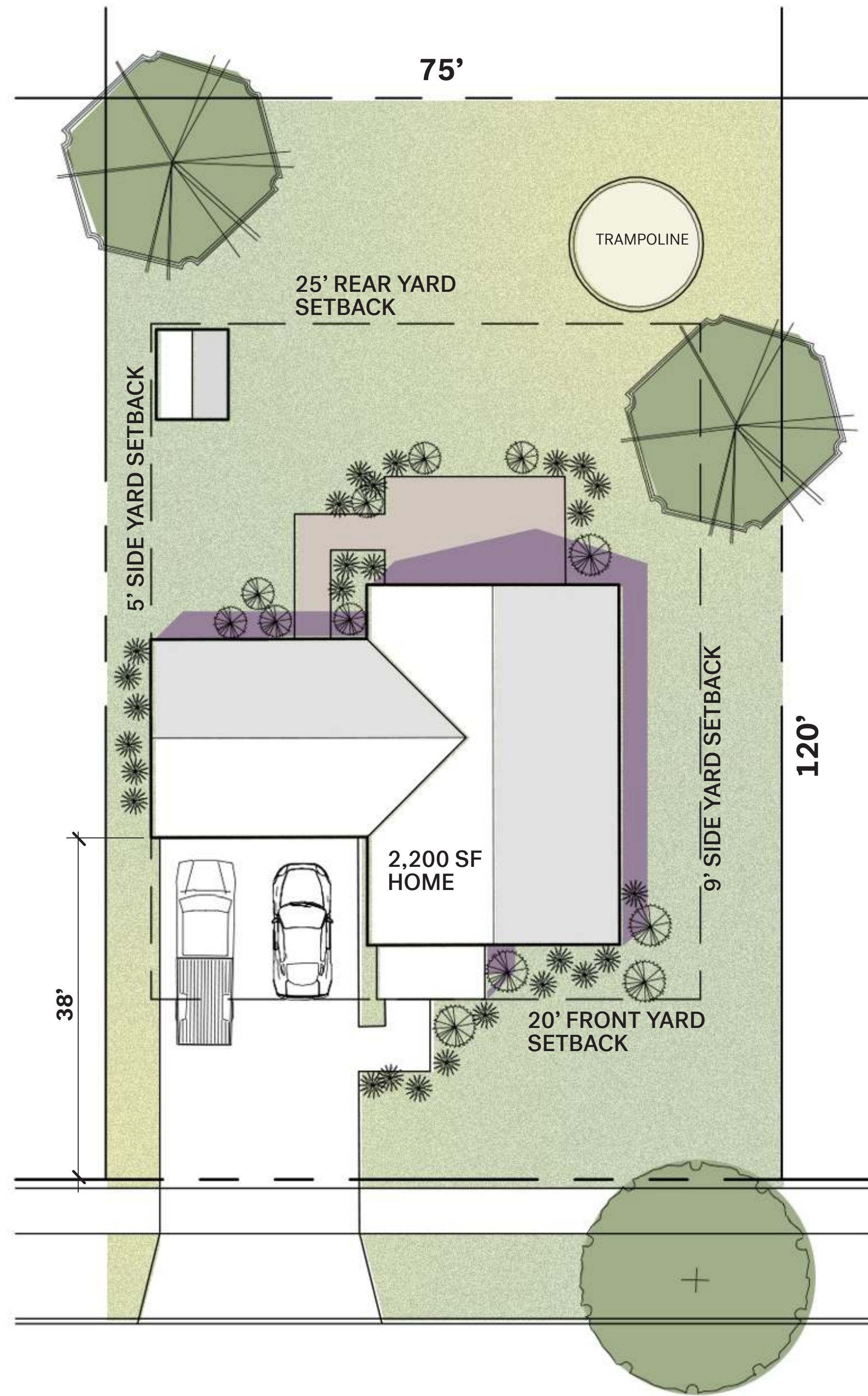
- SNOW STORAGE
- TRASH ENCLOSURE OR PAD

PROGRAM LEGEND:

1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MAI

SINGLE-FAMILY LOT LAYOUTS



9,000 SF LOT LAYOUTS

SHEET
MA2

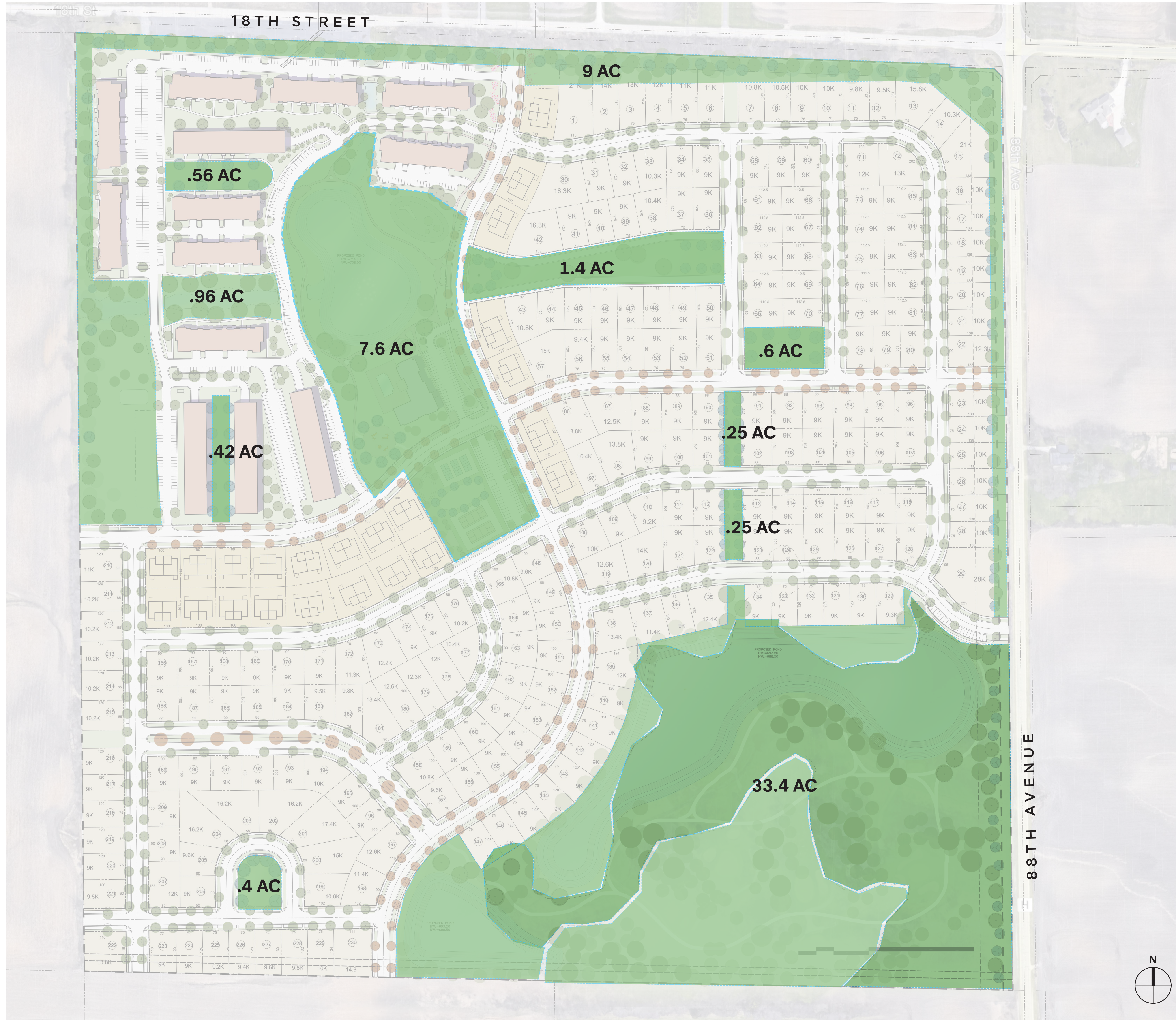
PROPOSED ZONING



SHEET
MA3

OPEN SPACE DIAGRAM

TOTAL OPEN SPACE = 55 ACRES



SHEET
MA4

RESIDENTIAL AREA DIAGRAM



SHEET
MA5

SINGLE-FAMILY LOTS



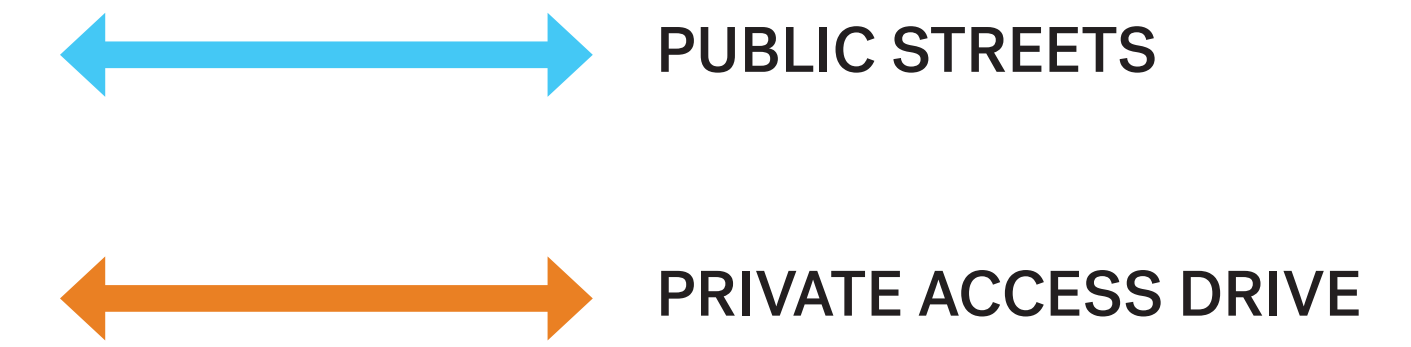
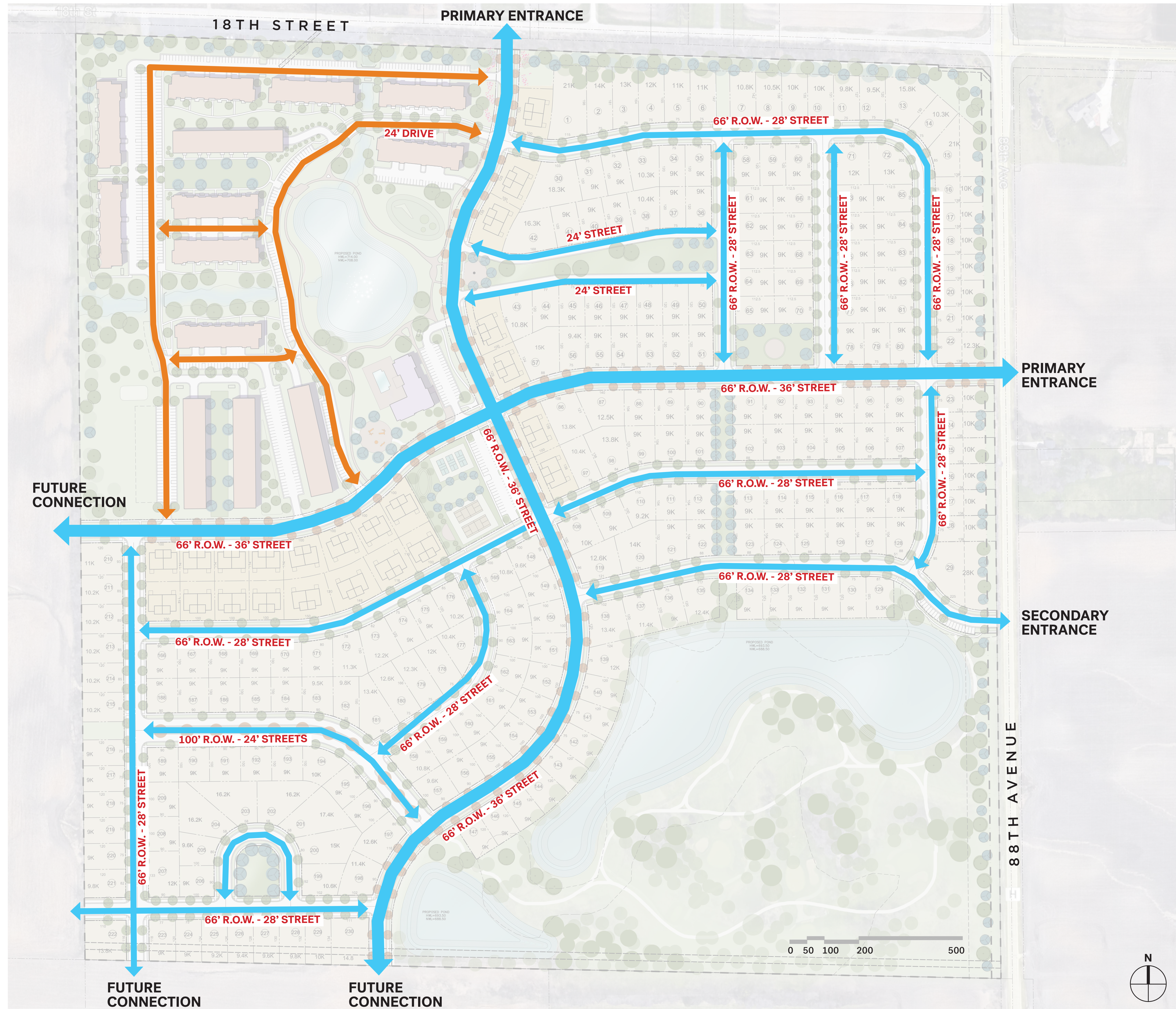
SHEET
MA6

APARTMENT PUD



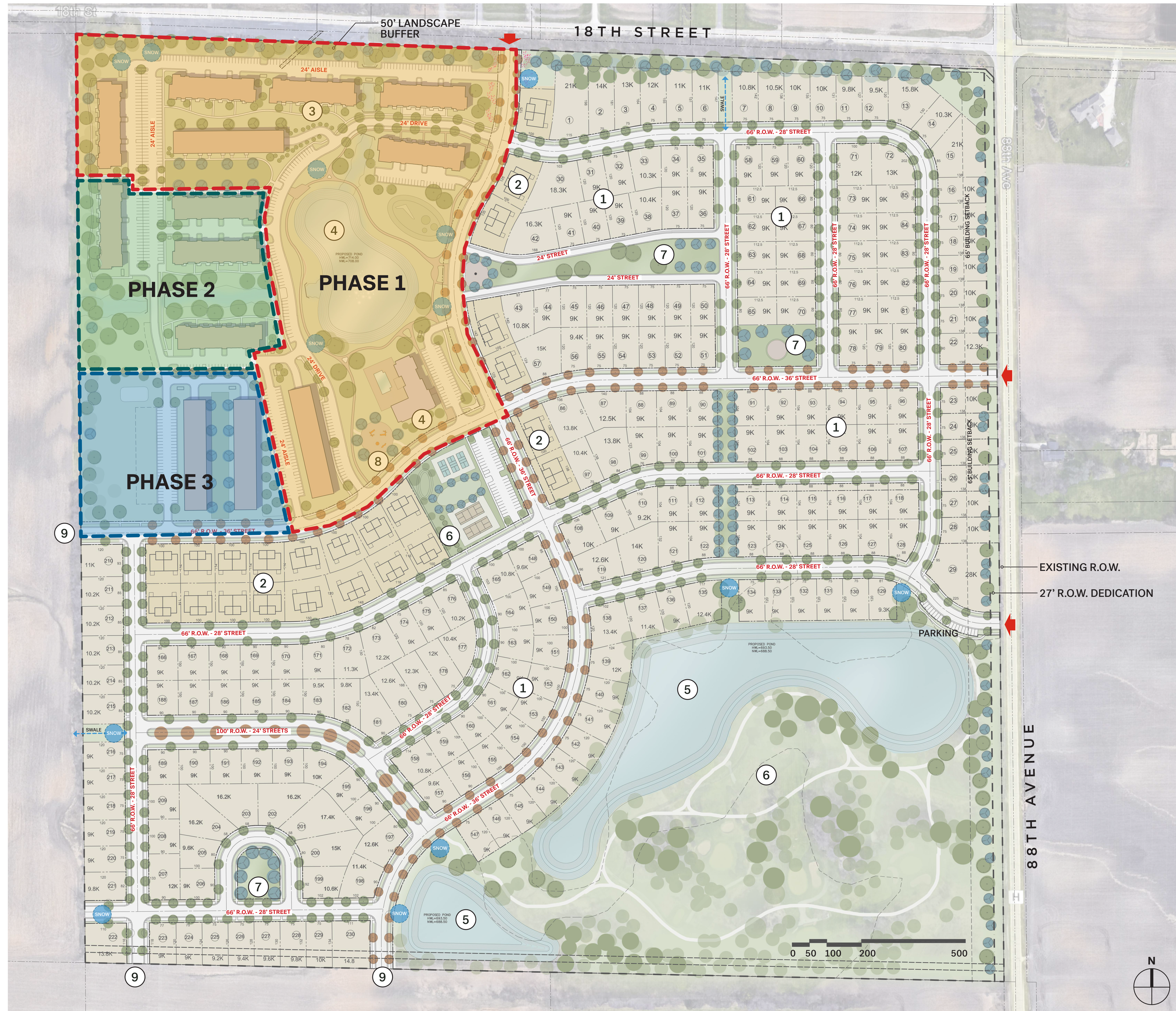
SHEET
MA8

STREET NETWORK



SHEET
MA9

MASTERPLAN | MULTI-FAMILY PHASING DIAGRAM



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	55 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46 276 UNITS
GARDEN STYLE APARTMENTS	443 UNITS
TOTAL	719 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

PROGRAM LEGEND:

- 1. Single Family Lots
- 2. Twin Homes
- 3. Walk-up Apartments
- 4. Amenity Clubhouse
- 5. Stormwater Basin
- 6. Flood Plain
- 7. Park Space
- 8. Playground
- 9. Future Neighborhood Connection

SHEET
MA10

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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Discuss Resolution 2024-005 to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects and Rooftop Air-exchanging Unit)

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 for paving was \$744,193. The items included were as follows:

- 16th Place (Green Bay Rd. to Termination) PASER Rating 1
 - \$97,545
- 13th Ave. (CTH KR to 361, 13th Ave. to Bridge) PASER Rating = 1
 - \$605,648
- 25th Street (39th Ave. to Termination) PASER Rating = 1
 - \$41,000

The funding source for this project was originally from our 2023A borrowing. As you may recall at the time we borrowed the funds, the estimate for 13th Avenue was \$492,000. This amount was raised during the budget process to include the entire length of 13th Avenue. The remaining funds were to come from the savings carried over from the 2023 projects. This carried over amount of \$98,519 would not cover the entire planned 2024 projects. Staff is requesting the following:

- Keep 16th Place Project \$97,545
 - Funded through
 - 2023A Borrowing

- Remove 25th Street
 - Staff is recommending removal of this project due to increased costs that would be needed to acquire right of way to correctly do the project.

- Keep 13th Avenue Project \$605,648
 - Funded through
 - Option #1
 - Removal of 25th Street Project and using \$29,666 of general fund cash
 - Option #2
 - Removal of 25th Street Project and using \$29,666 of 2023A borrowing for the 2025 Road Projects (would bring budget down from \$487,000 to \$457,334)

Administration

The original 10 ton rooftop air exchange unit, located over the front counter area, is reaching the end of its useful life. In addition, this unit has caused a vibration for many years that is distracting to our front office personnel and to citizens. Our Clerk I has set up an additional work station for the times when the noise is the most distracting.

Building Inspector Seymour has explored options to correct the situation. One option would be to reinforce the current roof top unit to help prevent the vibration. We have received proposals for this work. They are as follows:

- Riley Construction \$18,094
- Bukacek Construction \$10,083

The second option would be to replace the entire unit. We have also received proposals for this work. They are as follows:

- Heating and Cooling Solutions \$33,878

- Lee

\$33,900

Administration is requesting that the 10 ton rooftop exchange unit be fulling replaced given the fact that this RTU is reaching the end of its useful life and due to the disruption, it causes staff and our citizens. Administration would request \$36,000 to cover the cost of this building cost. The amount would come from cash reserves.

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 May 28th Board Meeting agenda for action. Superintendent Kreye will be in attendance at our May 21st Work Session to answer any Board questions.

ATTACHMENTS:

Updated Consolidated CIP

Administrator Peters CIP Request

2023A Borrowing Tracking

Resolution 2024-005

2024 Consolidated CIP

5/14/2024

	2024 total proposed CIP budget	2024 proposed General fund	2024 proposed Sewer fund CIP	2024 proposed Water fund CIP	2024 proposed Stormwater fund CIP	2024 proposed TID #1 CIP	Use of funds					Use of carry over funds from previous borrowings
							Carried over from 2023	2023A borrowing	2024 cash	2025 cash	ARPA funds	
General fund:												
Paving:												
16th Place (Green Bay Rd. to Termination) PASER Rating 1	\$97,545	97,545						97,545				
13th Ave. (CTH KR to 361, 13th Ave. to Bridge) PASER Rating = 1	\$605,648	605,648						575,982	29,666			
25th Street (39th Ave. to Termination) PASER Rating = 1	\$0	-						-				
2023 Final street project amount							98,519					
							-					
	\$703,193	703,193					98,519	673,527	29,666			
Public works:												
1988 John Deere Excavator	\$0	-										
2008 Freightliner 12 yard Dump & Patrol Truck	\$300,000	\$300,000						\$300,000				
PW Power Washer	\$17,500	\$17,500							\$17,500			
2008 Freightliner 5 yard Dump & Patrol Truck	\$300,000	300,000						\$300,000				
Indoor Scissor Lift	\$20,000	\$20,000						\$20,000				
Outdoor Boom Lift	\$55,000	55,000						55,000				
	692,500	692,500						675,000	17,500			
Parks:												
West Bball Diamond Light Expansion	-	-										
	-	-										
	-	-										
Public Safety:												
Fire Department special operations trailer	35,000	35,000						35,000				
6312 light tower	40,000	40,000						40,000				
New Lucas CPR machine #1	40,000	40,000						40,000				
SCUBA Gear	10,000	10,000						10,000				
SCBA Replacement Program-Annual	30,000	30,000							30,000			
	155,000	155,000						125,000	30,000			
Administration:												
Auditorium	246,842	246,842						246,842				
Auditorium signage	17,900	17,900						17,900				
Auditorium Audio/Video	136,106	136,106						16,106			120,000	
Auditorium projects contingency fund	60,127	60,127						19,152	40,975			
IT	35,000	35,000							35,000			
Electronic Street Sign	15,000	15,000							15,000			
Enclosed dumpster & Landscaping	25,000	25,000							25,000			
Village Buildings HVAC Repairs	10,000	10,000							10,000			
Village/Town Hall Exterior Paint	30,000	30,000							30,000			
Replacement Computer Plan	20,000	20,000							20,000			
Cisco Direct yrly License qty (10) at \$117 a piece	1,170	1,170							1,170			
	597,145	595,975						300,000	177,145		120,000	
TOTAL GENERAL FUND	2,147,838	2,146,668					98,519	1,773,527	254,311		120,000	



FY 2024 CIP Request Form

1. Department Administration 2. Date Requested 5/21/2024

3. Project Name Replacement of 10 ton RTU Air exchanger 4. Requested by Jason Peters

5. Project Number _____ 6. # of Requests Submitted 10 7. Priority of Request 10 of 10

8. Item /Description (Rationale for Project, Ex. Why now? Why this budget?)

The original 10 ton rooftop air exchange unit, located over the front counter area, is reaching the end of its useful life. In addition, this unit has caused a vibration for many years that is distracting to our front office personnel and to citizens. Our Clerk I has set up an additional work station for the times when the noise is the most distracting.

9. Included in Prior CIPs No 10. If Yes, Budget Year No 11. \$\$\$ Budgeted in Prior CIP No

12. Age of Item to be Replaced 15 13. Estimated Useful Life of Replacement 15 - 20 14. End of Useful Life Year 2039

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)

Cash

16. Amount Requested for FY2024 **\$36,000**

Series 2023A Bond purposes

Total funds needed for CIP	3,379,000.00	
Total funds available from borrowing	3,367,173.00	
Possible Interest on Funds 4% for 3 months		
Deficit	<u>(11,827.00)</u>	
Public Works- Road project 2023	1,118,018.00	
Public Works-Road project 2024	673,982.00	
Public Works-Road project 2025	487,000.00	
Public Works-Equipment 2024	675,000.00	
Fire Department Equipment 2024	125,000.00	
Administration-auditorium Reno 2024	300,000.00	
Total	<u>3,379,000.00</u>	
Public Works- Road project 2023	1,118,018.00	
Baxter & Woodman	(21,375.00)	
Baxter & Woodman	(4,275.00)	
Baxter & Woodman	(2,850.00)	
Sherwin Industries, Inc	(7,000.00)	
Payne & Dolan Inc	(983,998.19)	
Payne & Dolan Inc-Final for Somers Estate	(98,519.38)	
Balance before paving contract	<u>1,118,018.00</u>	
2023 paving contract	(1,012,498.19)	Money Transferred to Tri-
	<u>(105,519.38)</u>	
Balance after paving contract	<u>0.43</u>	<u>0.43</u>
Public Works- Road project 2024	673,982.00	
Balance before paving contract	<u>673,982.00</u>	
2024 paving contract		
Balance after paving contract		<u>673,982.00</u>
Public Works- Road project 2025	487,000.00	
Balance before paving contract	<u>487,000.00</u>	
2025 paving contract		

Balance after paving contract **487,000.00**

Public Works-Equipment 2024 675,000.00
Mike's Trailer Sales Inc \$ (4,721.00)
Liftpro LLC \$ (12,500.00)

Balance before paving contract 657,779.00
Public Works-Equipment 2024 657,779.00
Balance after Public Works-Equipment 2024 **657,779.00**

Fire Department Equipment 2024 125,000.00

Balance before paving contract 125,000.00
Fire Department Equipment 2024 125,000.00
Balance after Fire Department Equipment 2024 **125,000.00**

Administration-auditorium Reno 2024 300,000.00

Balance before Administration-auditorium Reno 2024 300,000.00
Administration-auditorium Reno 2024 0
Balance after Administration-auditorium Reno 2024 **300,000.00**

The remaining 2023 paving amount of \$181,982 was moved to 2024 paving to cover 13th Ave.

Village of Somers

RESOLUTION NO. 2024-005

**A RESOLUTION TO AMEND THE 2024 VILLAGE OF SOMERS
BUDGET TO REFERENCE UPDATED CAPITAL IMPROVEMENT PLAN
PROJECTS FOR 2024**

WHEREAS, the Village Board adopted a 2024 CIP Budget;

WHEREAS, there is a need to update the Capital Projects Plan to determine which capital projects and capital equipment purchases should go forward; and

WHEREAS, the 2024 CIP Budget was previously amended by the Village Board on January 21st, 2024 through Resolution 2024-002;

WHEREAS, the Village Board has reviewed changes that need to be made to reference capital projects and capital equipment purchases that the Village Board wishes to move forward with in 2024; and

NOW THEREFORE, the Village Board of the Village of Somers, Kenosha County, Wisconsin does hereby resolve:

1. That the Amended 2024 Capital Projects Plan for the Village of Somers 2024 as set forth in Exhibit A, which is attached hereto and incorporated herein, is authorized and approved.

Dated this _____ day of May, 2024

George Stoner, President

Wendy Burnette, Clerk-Treasurer

2/3 vote required



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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant to the Administrator
Andrew Kreye, Public Works Superintendent
Josh Sullivan, Public Works Foreman

REVIEWED BY: Jason J. Peters, Administrator

AGENDA ITEM: #6 Discuss Request from Public Works Superintendent Kreye to adjust working hours.

BACKGROUND:

Public Works is requesting to start 30 minutes earlier from Memorial Day to Labor Day. That change would allow for projects to be completed earlier and for the staff to reduce heat exposure.

Currently, Public Works employees receive a 30-minute unpaid lunch during their shift as well as two 10-minute breaks.

Public Works proposes to eliminate both ten-minute breaks and change the lunch break to a paid-lunch as working through lunch has become more common since the department has taken on larger projects. These projects are either stopped to take a lunch or employees miss their lunch and the time is taken as overtime or comp-time.

Regular work schedule would change to 7 a.m. to 3 p.m. in the winter and 6:30 a.m. to 2:30 p.m. in the summer.

This change would reduce comp-time and overtime and make the completion of larger projects more efficient.

COMMENTS:

The Public Work staff is supportive of this change.

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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant to the Administrator
Andrew Kreye, Public Works Superintendent
Josh Sullivan, Public Works Foreman

REVIEWED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Discuss Request from Public Works Superintendent Kreye to convert the two southernmost baseball diamond to turf.

BACKGROUND:

The current Public Works level of staffing and workload makes it difficult to keep all three baseball diamonds in playing condition. The cost and time associated with the upkeep of all three diamonds is a burden on the department.

UPDATE:

Public Works proposes two options:

- Tear out the back two diamonds including fields, backstops, dugouts, and bleachers and seed the area.
- Remove the baseball fields but leave the backstops up on the back two diamonds and planting grass in place of the baseball infields.

COMMENTS:

The Park is being mainly used for soccer. Additional turf would reflect the current usage of the park and increase the playable surface.

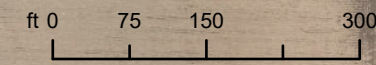
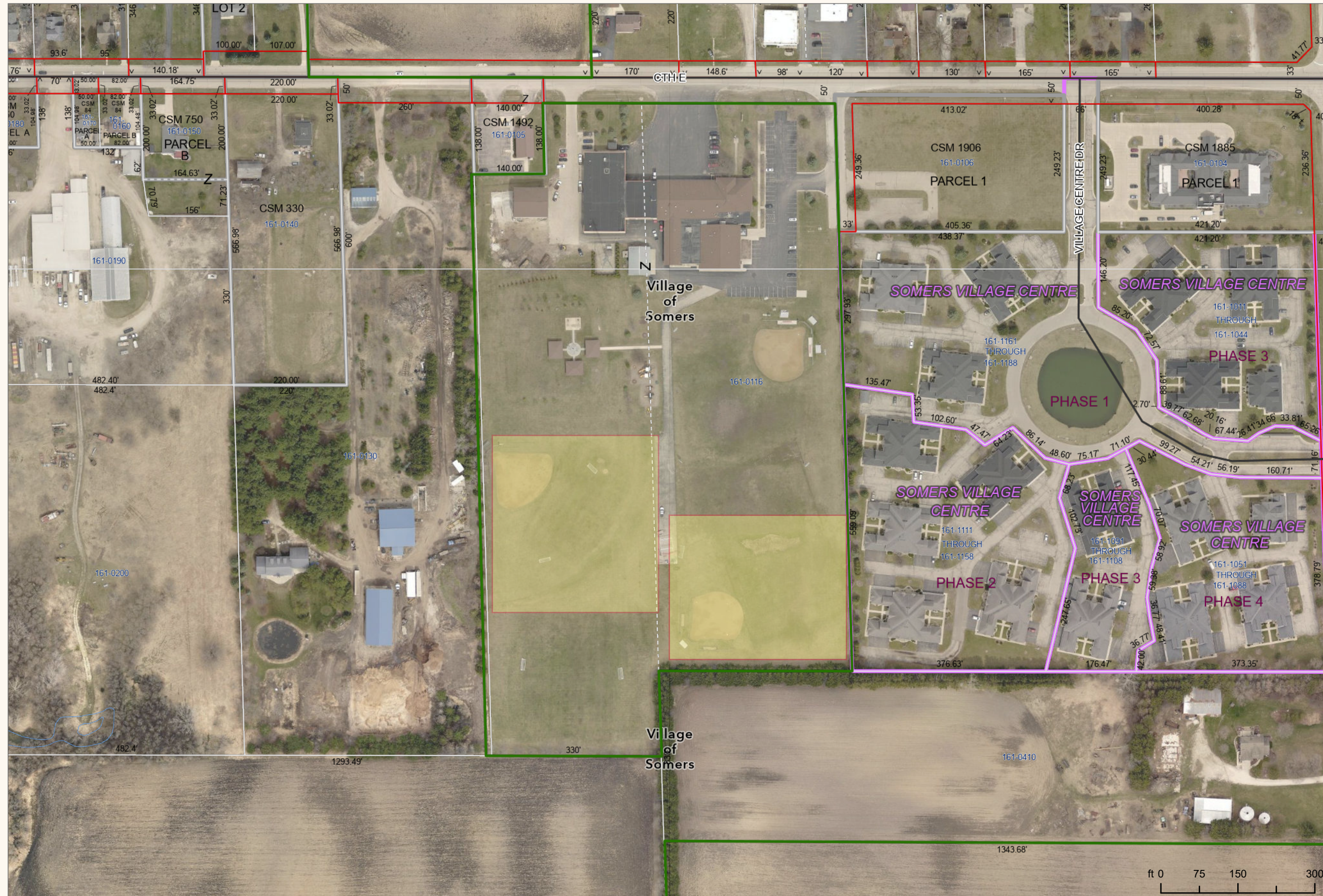
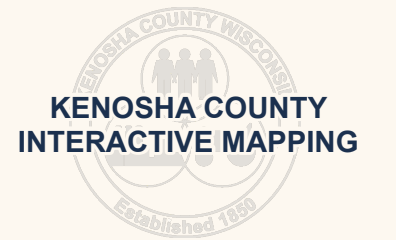
In addition, substituting a groomed playing surface for a grass infield adequate for practice would be easy to maintain by mowing them on a weekly basis.

The reduced maintenance time would allow staff to focus on the remaining front ball diamond and keep it in playing condition. That diamond is the only diamond featuring lighting.

ATTACHMENTS:

Park Map

Somers Village Park



1:2,251
1" = 188'

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 or omissions contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 5/10/2024



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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Andrew Kreye, Public Works Superintendent
Kevin Poirier, Assistant to the Administrator

REVIEWED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Discuss Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction

BACKGROUND:

Public Work Superintendent Kreye has requested authorization to sell various equipment that is no longer used at the Wisconsin Surplus Auction. Below is a summary of the items that will be sent to auction:

- Snow blower, push mowers, miscellaneous power tools, ASV Posi-Track skid steer with bucket and dozer blade, weed whackers, chainsaws, generator from 45th lift station and other miscellaneous equipment and tools.
- The Fire Department is also requesting to sell out of service/broken equipment (including but not limited to hoses with holes, broken helmets, old gas ventilation fans) and the old air bottle fill station which was replaced thanks to a grant from FEMA.

COMMENTS:

The Board has authorized the sale of unused equipment in the past for both the Public Works and Fire Departments.



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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #9 Discuss and Review application for Special Event Permit from Clayton Pry – Wedding/Reception, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144

BACKGROUND:

Clayton Pry – Wedding/Reception, on June 22, 2024, at Hawthorn Hollow, located at 880 Green Bay Road Kenosha, WI 53144. On May 8, 2024, they submitted their application and fee for a Special Event permit. This is a private event for guests of Clayton Pry and will include food and entertainment.

ATTACHMENTS:

Special Event Application w/Operational and Security Plan Information

check given to helen



OFFICE USE ONLY
DATE FILED: _____
INITIALS: _____

Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

Village of Somers Special Event Permit (Single Day)

Fee: \$75

Date(s) of Event: 06/22/2024
Description of Event: Wedding / Reception

Licensee Name: Hawthorn Hollow
Corporation, Partnership, or Individual - Must be same name as beer/liquor license (if applicable)

Trade/Event Name: Wedding / Reception

Trade/Event Address: 880 Green Bay Rd Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Clayton Pry

List Date of Birth of Agent (If Corporation/LLC) or Individual: 08/09/1988

Address: 560 47th Ave Kenosha, WI 53144
Street City State Zip

Phone: (630) 536-4615 Email: claytonpry@gmail.com
(Correspondence will be via email if address is given)

Driver's License Number: WI On File
State Number

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? Yes No
If yes, provide: Charge, State, Date, Result (including pending charges).
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
Speeding	WI	N/A	Guilty

2. Have you ever had your **driver's license suspended or revoked in any state?** Yes No
 If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

3. Have you ever served or been sentenced to serve time in **jail or prison in any state?** Yes No
 If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? Yes No
 If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years.** Oakes Transport Inc, Racine, WI
Froedtert Pleasant Prairie Hospital, Pleasant Prairie, WI

6. Have you lived at your current home address for the **past five (5) years?** Yes No
 If no, please list all addresses which you have resided at in the past five (5) years.
1637 12th Ave, Kenosha, WI 53140

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. False or incomplete answers will result in the denial/revocation of permit. (Individual applicants and each member of a partnership must sign; designed corporate officers must sign.)


 Individual/Partner/Member Signature

05/08/2024
 Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan**. This information is required. If not fully and accurately completed, the Special Event Permit application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided.

PLEASE NOTE: Special Events Permits confer no rights regarding alcohol licensing, which must be obtained by separate application and approval.

PAID
MAY 14 2024
VILLAGE OF SOMERS

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Planned Hours* of Operation:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 9 pm	Hours: 8 am To 5 pm

*be sure to list AM or PM

Legal occupancy limit for the premises: _____ persons

Attach scale drawing of parking plan: Attachment one is our Concert/Small Event Parking Plan, attachment two is our Art Fair Parking Plan, and attachment three is our Historic Building Emergency Access Plan.

Number of off-street parking spaces used to service the premises: 560 parking spaces

Description of the off-street parking spaces used to service the premises: Hawthorn Hollow has two parking lots on the premises, our Nature Center lot which holds 30 cars, and our Farm/Event lot which holds 25. In addition, we park cars diagonally at least 10 feet off the entrance road for concerts and other medium-sized events. For the art fair, we convert our arboretum meadow into a five-lane grass parking lot which can hold up to 375 cars with the required clearances.

Describe the sound amplification equipment to be used (if any): We use a 16-channel 1000 w Yamaha powered PA system with two 15-inch main speakers and two floor monitor speakers for the artist. For the art fair, we often have a second stage at the nature center with a second PA system donated for the day. Weddings often utilize a hired DJ who provides their own equipment.

Identify any sound mitigation strategies to be implemented: Volume is always kept as low as possible to reduce impact on neighbors and the general public. Wedding DJ's must set up so speakers face north-west, away from our closest neighbors. The amphitheater (concert location) naturally faces away from our neighbors as well. In the past, we have received no complaints from neighbors or the general public about noise levels from our events to the best of our knowledge.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise?: We provide numerous garbage and recycling receptacles placed throughout the event area, and these are monitored and emptied when needed. Refuse is then deposited in our garbage and recycling dumpsters, which are emptied once a week by our private sanitation vendor. See above for our noise mitigation plan.

Security Plan

Attach scale drawing of elements of Security Plan: See Attachment Four.

Description of clothing to identify security personnel: Security is provided by Hawthorn Hollow staff and a select group of vetted volunteers. All staff wear lanyards with identification cards attached, and volunteers wear a lanyard that states "volunteer". For the Walk in the Woods Art Fair, all staff and volunteers also wear a bright green t-shirt to make identification easier.

Are security personnel employees? If not, provide contact information for outside security firm: Yes, employees and volunteers.

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: The use of off-road diagonal parking spaces for the concert series allows for easy parking lot clearance once the event has concluded. For the art fair, we use numerous volunteers to direct and control parking, as well as enforcing one-way lanes throughout the arboretum lot. This, along with plentiful signage (over 20 different signs are used for art fair parking alone) has allowed us to control and clear the lot with ease.

How will the entrance line be managed and controlled: Our main concern is to keep the entrance line off of public roads, specifically Hwy 31. The actual point of entry, where patrons pay or give tickets, is set approximately 300 ft from the roadside, allowing a large number of vehicles to enter without disrupting traffic. If the line becomes too long, we can open up our Farm/Event parking lot as an additional point of entry, allowing more cars to enter. In the unlikely event that there is still a backup, we would forego entrance donation collection and allow cars to enter the event without stopping for tickets or payment, speeding up the process even more.

Will any security personnel be armed? If yes, provide individual names and addresses: No security personnel at Hawthorn Hollow will be armed.

Plan for unruly patrons, intoxicated patrons, and physical disturbances (including fights): If a patron is found to be unruly or seems to be causing a disturbance, they will be escorted by two security personnel to their vehicle and told to leave the premises (if they don't appear to be intoxicated or a threat to themselves or others). If a fight occurs, all parties will be separated and escorted off the property (again, if not intoxicated or a perceived threat). Patrons who appear to be intoxicated or unruly will not be served any alcohol, and if no other option is available, law enforcement will be asked to intervene. In over 30 years of events at Hawthorn Hollow, law enforcement has never had to intervene in any disturbance with our patrons.

Underage drinking and fake ID plan: When serving alcoholic beverages, we utilize a mandatory ID check and wristband policy for all purchasers. We will not sell any alcoholic beverages to anyone without a wristband (which indicates their ID has been checked and accepted), and we will confiscate any alcoholic beverages in the possession of anyone without a wristband. If an ID is found to be fraudulent, it will be confiscated and turned over to the proper authorities.

Provide the first and last name of all management personnel:

- Timothy J. Leveque, Executive Director
- Dr. William Parker, Observatory Director
- Emily Leonard, Ecologist
- Kailyn Palomares, Naturalist & Education Coordinator
- Laura Smith, Marketing & Rental Coordinator
- Chad Jocius, Observatory & Maintenance Manager
- Jeremy W. Haag, Event & Administrative Coordinator

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.



Individual/Partner/Member Signature

05/08/2024
Date



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

WORK SESSION: May 21st, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #10 Discuss and Review application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144

BACKGROUND:

Snap-on, Inc is holding their annual company picnic on July 27, 2024, at Hawthorn Hollow, located at 880 Green Bay Road Kenosha, WI 53144. On May 14, 2024, they submitted their application and fee for a Special Event permit. This is a private event for employees of Snap-on and will include food tents and entertainment.

ATTACHMENTS:

Special Event Application w/Operational and Security Plan Information

check given to Helen



Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

OFFICE USE ONLY
DATE FILED: _____
INITIALS: _____

Village of Somers Special Event Permit (Single Day)

Fee: \$75

Date(s) of Event: Saturday, July 27, 2024
Description of Event: Company Picnic

Licensee Name: Snap-on Incorporated, LLC
Corporation, Partnership, or Individual - Must be same name as beer/liquor license (if applicable)

Trade/Event Name: Snap-on Company Picnic

Trade/Event Address: Hawthorne Hollow 880 Green Bay Road, Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Brittany Beecher

List Date of Birth of Agent (If Corporation/LLC) or Individual: 05/06/1990

Address: 7950 20th Ave, Kenosha, WI 53143
Street City State Zip

Phone: 262-656-6058 Email: Brittany.Beecher@snapon.com
(Correspondence will be via email if address is given)

Driver's License Number: WI On File
State Number

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? **Yes** **No**
If yes, provide: Charge, State, Date, Result (including pending charges).
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
Speeding Ticket	Illinois	09/13/2013	Fine and traffic school

2. Have you ever had your **driver's license suspended** or **revoked** in any state? Yes No
 If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

3. Have you ever served or been sentenced to serve time in **jail** or **prison** in any state? Yes No
 If yes, provide: Charge, State, Date

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4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? Yes No
 If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**. Snap-on Incorporated

6. Have you lived at your current home address for the **past five (5) years**? Yes No
 If no, please list all addresses which you have resided at in the past five (5) years.

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Brittany Beecher
 Individual/Partner/Member Signature

01/31/2024

Date

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PAID

MAY 14 2024

VILLAGE OF SOMERS

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Legal occupancy limit for the premises: 1,200 persons

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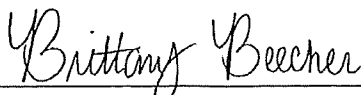
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- Chad Jocius, Observatory & Maintenance Manager
- Jeremy W. Haag, Event & Administrative Coordinator

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.



Individual/Partner/Member Signature

01/31/2024

Date

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

**Village Board Meeting
Tentative Agenda
Tuesday, May 28th, 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 May 14 th , 2024, Vouchers dated May 16 th , 2024 and May 23 rd , 2024
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on Proposed Resolution 2024-005, A Resolution to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects and Rooftop Air-exchanging Unit)
8	Action on Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction
9	Action on application for Special Event Permit from Clayton Pry – Wedding/Reception on June 22, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
10	Action on application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
11	Action on Operator’s Licenses: Carleen Hoefler and Jennifer Vander Loop
12	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 28th, 2024 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 17th day of May, 2024

Wendy Burnette, Clerk-Treasurer

Original Post Date: May 17th, 2024

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.**