Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Agenda
Tuesday, June 25th, 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 June 11th, 2024, Vouchers dated June 13th, 2024 & June 20th, 2024, and May 2024 Building Report
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on Plan Commission Recommendation (Somers Gateway, LLC) a. Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*
8	Action on 2024 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road; Alford Mobile Home Park, 1870 Sheridan Road; and Embassy Mobile Home Park, 1784 Sheridan Road
9	Discussion and possible action on Resolution No. 2024-006 Approval of the 2023 Compliance Maintenance Annual Report (CMAR)

Original Post Date: June 21st, 2024

10	Discussion and Action on awarding bid received for 2024 Roadway Improvements Program (13th Ave & 16 Pl) to Payne & Dolan in the amount of $484,100
11	Action on Operator's Licenses: Scott Heeter, Victoria Santiago, Bhaveshkumar Prajapati, Jayesh Prajapati, Pramesh Patel, Neha Patel, Hardik Suthark, Kevin Wosz
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 June 25th, 2024 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 21st day of June 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.**

Original Post Date: June 21st, 2024

Village of Somers
Proceedings from the Regular Board Meeting June 11, 2024

President Stoner called the meeting to order at 5:37 p.m.

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Ben Harbach, Jackie Nelson, Jack Aupperle, Joe Smith, Scott Fredrick, and Karl Ostby. Also present: Administrator Jason Peters, Clerk/Treasurer Wendy Burnette, Assistant to the Administrator Kevin Poirier, and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on May 28th, 2024 and Vouchers Dated May 30th, 2024 and June 6th, 2024, & ACH Payments for May 2024

Trustee Ostby moved to approve the of Minutes of Regular meetings on May 28th, 2024 and Vouchers Dated May 30th, 2024 and June 6th, 2024, & ACH Payments for May 2024

Seconded by Trustee Harbach. Motion carried. 7-0 vote.

Correspondence

None

Citizen Comments

None

President and Trustee Comments

Trustee Nelson and President Stoner commented on the Plan Commission Meeting on June 10th that introduced a hotel, service station and some restaurants that is being proposed on I-94 and Hwy E.

President Stoner also mentioned the Mission94 walkthrough that will take place on Thursday, June 13th from 9-11am.

Trustee Harbach commented on the huge turnout that was present at the board meeting which will be honoring the Sheriff Department and the Somers Fire & Rescue staff.

Aurora Hospital Commendation presentation to Somers Fire & Rescue Department Staff

Dr. Steve Andrews and his team presented awards to the Sheriff and Somers Fire & Rescue Staff in celebration of a life saved. Staff received Life Saving Awards and Pins.

Public Hearing on "Class A" & Class "A" and "Class B" & Class "B" License Renewals

Trustee Aupperle moved to open the public hearing on “Class A” & Class “A” and “Class B” & Class “B” License Renewals at 5:44pm

Seconded by Trustee Fredrick. Motion carried.

Trustee Aupperle moved to close the public hearing at 5:45pm.

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Action on “Class A” & Class “A” License Renewals

Trustee Harbach moved to approve the “Class A” and Class “A” Renewal Retail Alcohol Beverage License Applications as listed in attached “Class A” and Class “A” Retail Alcohol License Application Renewal List for 2024-2025.

Seconded by Trustee Aupperle.

Trustee Harbach questioned the Sheriff Department’s timeline on the Calls of Service report. Asked why 2024 calls were not on the report. Clerk/Treasurer Burnette mentioned this is the way it was reported in previous years. Clerk/Treasurer Burnette will look into changing this procedure in the future to reflect report of calls during the application year.

Motion carried. 7-0 vote.

Action on “Class B” and Class “B” License Renewals

Trustee Aupperle moved to approve “Class B” and Class “B” Renewal Retail Alcohol Beverage License Applications as listed in attached “Class B” and Class “B” Retail Alcohol License Application Renewal List for 2024-2025, subject to the following conditions only being applied to J. Smith Farm and Eclectic, LLC.

1. J. Smith Farm’s application approval shall be subject to passing inspections by the both the Fire Inspector and Building Inspector; and

2. Eclectic, LLC’ application approval shall be subject to passing inspections by the both the Fire Inspector and Building Inspector.

Seconded by Trustee Nelson. Motion carried. 6-0 vote. Trustee Smith abstained from the vote.

Action on Tobacco & Cigarette License Renewals

Trustee Harbach moved to approve Cigarette and Tobacco License Applications for 2024-2025.

Seconded by Trustee Aupperle. Motion carried. 7-0 vote.

Action on Cabaret License Renewals

Trustee Aupperle moved to approve Cabaret Applications as listed in the Cabaret License Applications for 2024-2025.

Seconded by Trustee Harbach.

Trustee Aupperle commented on some of the applications stating hours of operation. Attorney Davison mentioned the ordinance states Cabaret is to end at 10:00 p.m. Sunday-Thursday and 12 a.m0 Friday and Saturday. Clerk/Treasurer Burnette mentioned that all Cabaret Licenses will state Indoor Only as well as the hours listed above.

Motion carried. 7-0 vote.

Action on Amusement Device License Renewals

Trustee Aupperle moved to approve Amusement Device Applications as listed in the Amusement Device Applications for 2024-2025.

Seconded by Trustee Harbach. Motion carried. 7-0 vote.

Action on application for Special Event Permit from Eclectic, LLC d/b/a J&M Bar and Grill for event held on June 22, 2024, from 12 p.m. to 8 p.m. Event to be held at J&M Bar & Grill, 8013 12th Street.

Trustee Aupperle moved to approve application for Special Event Permit from Eclectic LLC for event held on June 22, 2024, from 12-8 p.m. Event to be held at J&M's Bar and Grill, 8013 12st Street.

Seconded by Trustee Ostby.

Trustee Harbach asked if repairs have been completed. President Stoner stated to his understanding they should be by their grand re-opening on June 22nd. Justin Traughber, owner of J&M Bar and Grill, reiterated stating June 22nd they will be open for business.

Motion carried. 7-0 vote.

Action on application for Class "B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum for their Pike River Benefit Concert Series on June 14 and July 19, 2024. Located at 880 Green Bay Road, Kenosha, Wisconsin 53144, and requests to waive fees subject to: Restriction of interior facilities being available to the public during the events.

Trustee Aupperle moved to approve application for Class "B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum for their Pike River Benefit Concert Series on June 14 and July 19, 2024. Located at 880 Green Bay Road, Kenosha, Wisconsin 53144, and requests to waive fees subject to: Restriction of interior facilities being available to the public during the events.

Seconded by Trustee Harbach.

President Stoner asked Chief Anderson if inspections had been completed. Chief Anderson indicated they were done.

Motion carried. 7-0 vote.

Action on proposed tax settlement with Sam's Club and Wal-Mart to resolve current litigation regarding property tax assessments and to resolve potential litigation over 2023 property tax assessments.

Trustee Ostby moved to approve proposed tax settlement with Sam's Club and Wal-Mart to resolve current litigation regarding property tax assessments and to resolve potential litigation over 2023 property tax assessments.

Seconded by Trustee Harbach.

Trusted Harbach asked Administrator Peters for clarification on the total refund of the settlement.

President Stoner commented on how he wants to make sure our ordinance (calls over a certain level) is being enforced and every month it is being taken care of. Most Trustees agreed with President Stoner.

Motion carried. 7-0 vote.

Action on appointment of Jerry Romanowski to Plan Commission to fill unexpired term of Ron Grimes, term ending 4/30/2025.

Trustee Nelson moved to approve appointment of Jerry Romanowski to the Plan Commission to serve the remaining term of Plan Commissioner Ron Grimes (set to expire 04/30/2025)

Seconded by Trustee Harbach.

President Stoner talked about the background of Mr. Romanowski. He also gave an update on Ron Grimes.

Motion carried. 7-0 vote.

Action on request for partial payment #3, #4, #5 and #6 from August Winters & Sons, Inc in the amount of $1,094,932.82 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project.

Trustee Harbach moved approve request for partial payment #3, #4, #5 and #6 from August Winters & Sons, Inc in the amount of $1,094,932.82 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project.

Seconded by Trustee Nelson.

President Stoner mentioned that he spoke with the Village Engineer and the electrical panel is in. The work will now be back on schedule.

Motion carried. 7-0 vote.

Approval of Operator's Licenses: Mia Carter, Kimberly Cantrell, Branden Leffelman, Lilith Sorenson, and Shane Stankovitch and Anna Dix.

Trustee Ostby moved to approve operator's licenses for Mia Carter, Kimberly Cantrell, Branden Leffelman, Lilith Sorenson, Shane Stankovitch, Mackenzie Ross and Anna Dix-temporary.*"*

Seconded by Trustee Smith. Motion carried. 7-0 vote

Adjourn

Trustee Harbach moved to Adjourn at 6:04pm.

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Drafted this 11th day of June by Wendy Burnette Clerk/Treasurer

These minutes are not official until approved by the Village Board.

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 06/13/2024 - 06/13/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
06/13/2024	POOL	203(E)	TRI-VISA	ELAN FINANCIAL SERVICES	1,487.64
06/13/2024	POOL	204(E)	SAMSMC	SAM'S CLUB MC/SYNCB	2,947.45
06/13/2024	POOL	205(E)	VERIZON	VERIZON WIRELESS	329.07
06/13/2024	POOL	63452	EZEKIELT	24 ON PROMOTIONS	800.00
06/13/2024	POOL	63453	AUGUST	AUGUST WINTER & SONS INC	1,094,932.82
06/13/2024	POOL	63454	BTM001	BOUND TREE MEDICAL LLC	850.76
06/13/2024	POOL	63455	CENTURYL	CENTURYLINK	21.38
06/13/2024	POOL	63456	SPECTRUM	CHARTER COMMUNICATIONS	139.98
06/13/2024	POOL	63457	SPECTRUM	CHARTER COMMUNICATIONS	27.47
06/13/2024	POOL	63458	CORE	CORE & MAIN LP	45,292.00
06/13/2024	POOL	63459	DAV001	DAVISON LAW OFFICE, LTD	7,069.50
06/13/2024	POOL	63460	DIG002	DIGGERS HOTLINE INC	114.70
06/13/2024	POOL	63461	GALLS	GALLS LLC	273.00
06/13/2024	POOL	63462	GAT001	GATEWAY TECHNICAL COLLEGE	2,538.38
06/13/2024	POOL	63463	JNT001	JENSEN & JENSEN INC	710.29
06/13/2024	POOL	63464	SCRUGGS	JOE SCRUGGS	40.90
06/13/2024	POOL	63465	KARLSTORZ	KARL STORZ ENDOSCOPY-AMERICA INC	208.00
06/13/2024	POOL	63466	KCSHERIF	KENOSHA CO SHERIFF DEPT	64,823.48
06/13/2024	POOL	63467	NEWPORTFD	NEWPORT TWP FPD	150.00
06/13/2024	POOL	63468	OPTIMAL	OPTIMAL IMAGING SUPPLIES LLC	583.00
06/13/2024	POOL	63469	THOMASOUT	THOMAS OUTDOOR SUPPLY	63.99
06/13/2024	POOL	63470	TKITZ	TIMOTHY KITZMAN	343.75
06/13/2024	POOL	63471	USPOST	US POSTMASTER	464.46
06/13/2024	POOL	63472	WEE001	WE ENERGIES	142.89
06/13/2024	POOL	63473	WEE002	WE ENERGIES	1,824.41
06/13/2024	POOL	63474	DNR001	WI DEPT OF NATURAL RESOURCES	45.00
06/13/2024	POOL	63475	WMCA	WI MUNICIPAL CLERKS ASSOC	295.00
06/13/2024	POOL	63476	WISDNR	WISCONSIN DNR	209.87
06/13/2024	POOL	63477	WSESI	WISCONSIN SOCIETY OF EMERGENCY	438.00

POOL TOTALS:

Total of 29 Checks:	1,227,167.19
Less 0 Void Checks:	0.00
Total of 29 Disbursements:	1,227,167.19

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 06/20/2024 - 06/20/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
06/20/2024	POOL	206(E)	KWIKTRIP	KWIK TRIP INC	7,141.87
06/20/2024	POOL	207(E)	WID002	WI DEPT OF JUSTICE	91.00
06/20/2024	POOL	63478	HOP001	ANDREA & ORENDORFF LLP	9,798.20
06/20/2024	POOL	63479	BAXTER	BAXTER & WOODMAN	959.07
06/20/2024	POOL	63480	BLAINFF	BLAIN SUPPLY INC	61.99
06/20/2024	POOL	63481	CFS001	CONSERV FS,INC	1,207.60
06/20/2024	POOL	63482	DOOLEY	DOOLEY & ASSOCIATES LLC	3,000.00
06/20/2024	POOL	63483	JEF001	JEFFERSON FIRE & SAFETY INC	1,867.92
06/20/2024	POOL	63484	KWU002	KENOSHA WATER UTILITY	77,385.47
06/20/2024	POOL	63485	MCMAHON	MCMAHON ASSOCIATES INC	340.00
06/20/2024	POOL	63486	MEN001	MENARDS - RACINE	169.60
06/20/2024	POOL	63487	NAP001	NAPA AUTO PARTS	190.05
06/20/2024	POOL	63488	PSC001	PUBLIC SERVICE COMMISSION OF WI	612.82
06/20/2024	POOL	63489	R&RINS	R & R INSURANCE SERVICES INC	19,364.00
06/20/2024	POOL	63490	RICOHUSA	RICOH USA, INC	193.43
06/20/2024	POOL	63491	STAPLEAD	STAPLES	51.76
06/20/2024	POOL	63492	STRAND	STRAND ASSOCIATES INC	1,970.00
06/20/2024	POOL	63493	THEJOURNAL	THE JOURNAL TIMES	60.07
06/20/2024	POOL	63494	VILLSOM	VILLAGE OF SOMERS	61,397.65
06/20/2024	POOL	63495	WEE001	WE ENERGIES	15,326.14
06/20/2024	POOL	63496	WEE001	WE ENERGIES	614.24
06/20/2024	POOL	63497	WEE001	WE ENERGIES	9.65
06/20/2024	POOL	63498	WSC001	WISCONSIN SUPREME COURT	40.00

POOL TOTALS:

Total of 23 Checks:	201,852.53
Less 0 Void Checks:	0.00
Total of 23 Disbursements:	201,852.53

Established 1843
Somers
VILLAGE & TOWN

BUILDING REPORT - May, 2024

FUND CODE & DESCRIPTION	NUMBER OF PERMITS	PERMIT FEES MONTHLY	NUMBER OF PERMITS YEAR TO DATE	PERMIT FEES YEAR TO DATE	DIFFERENCE FROM 2023 TO 2024
101-HOUSES	0	0.00	3	7,969.00	1,642.50
101-ADDITIONS & ALTERATIONS-RES	14	1,436.20	31	3,576.35	1,911.15
101-ACCSRY BLD	7	998.60	15	3,697.00	2,984.00
101-NEW MOBILE HM	0	0.00	0	0.00	(562.00)
101-OTHER PMT FEE	0	0.00	4	715.00	715.00
101-AGRICULTURAL	2	1,080.00	3	1,923.00	(1,712.00)
101-APARTMENTS-MLF	0	0.00	0	0.00	0.00
101-CONDOMINIUM	0	0.00	0	0.00	0.00
101-COMMERCIAL BLD	0	0.00	0	0.00	0.00
101-INDUSTRIAL (COMM)	0	0.00	0	0.00	0.00
101-ADDITIONS & ALTERATIONS-COMM	1	65.00	9	31,071.00	31,071.00
101-SIGNS	0	0.00	3	425.00	245.00
101-PLUMBING	8	6,875.00	41	17,088.00	10,017.60
101-HEATING	4	455.00	18	4,925.02	3,234.02
101-ELECTRIC	15	1,226.00	54	26,404.55	22,270.15
101-POOLS	1	120.00	5	3,975.00	3,895.00
101-WRECKING	21	2,133.66	33	4,332.98	3,728.02
101-OCCUPANCY	0	0.00	3	500.00	300.00
101-FENCE	2	130.00	11	715.00	265.00
101-DRIVEWAY	2	130.00	6	390.00	345.00
101-CULVERT	0	0.00	0	0.00	0.00
101-MOVING	0	0.00	0	0.00	0.00
101-RIGHT OF WAY ROAD OPENING	1	100.00	13	1,200.00	705.00
101-EROSION CONTROL	0	0.00	0	0.00	0.00
101-VOLUNTARY DONATION IN LIEU OF IMPACT FEES	0	0.00	1	4,590.00	4,590.00
101-LANDFILL PMT	1	65.00	4	260.00	210.00
101-PUBLIC WKS	0	0.00	0	0.00	0.00
101-PARK FEE	0	0.00	0	0.00	(1,045.00)
101-FIRE STATION	0	0.00	0	0.00	0.00
101-WA MTR HORN	0	0.00	1	4,785.00	4,687.49
101-WA PMT	0	0.00	0	0.00	0.00
101-REFUND PERMIT	0	0.00	0	0.00	0.00
SUB-TOTAL 101	79	14,814.46	258	118,541.90	89,496.93
603-UD SR SVC FEE	0	0.00	2	5,600.00	0.00
603-	0	0.00	0	0.00	0.00
SUB-TOTAL 603	0	0.00	2	5600.00	0.00
602-KR SR SVC FEE	0	0.00	0	0.00	0.00
SUB-TOTAL 602	0	0.00	0	0.00	0.00
601-WA FEE	0	0.00	3	4,050.00	4,050.00
601-TEMP WA FEE	0	0.00	2	299.64	299.64
601-WA MTR HORN	3	510.00	10	42,245.11	42,245.11
601-WA PMT	0	0.00	0	0.00	(857.20)
601-	0	0.00	0	0.00	0.00
601-	0	0.00	0	0.00	0.00
SUB-TOTAL 601	3	510.00	15	46,594.75	45,737.55
TOTALS	**82**	**15,324.46**	**275**	**170,736.65**	**135,234.48**

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: June 25th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Action on Plan Commission Recommendation (Somers Gateway, LLC)

a. Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

BACKGROUND:

Staff has been working with Golden Oil (Somers Gateway, LLC) since late 2022 on a potential project at the NE corner of CTH E and East Frontage Road. The project would include a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs and a hotel. The ultimate project will require the following:

- CSM to subdivide the existing 25-acre parcel into four (4) Lots;
    - Lot 1 would be the fueling station w/ convenience store & restaurants
    - Lot 2 & 3 would be for future development; and
    - Lot 4 would be for the proposed hotel.
- Rezoning from A-4 to B-3 with PUD overlay:

- CUP for the fueling/gasoline service station with associated convenience store and outdoor seating; and

- Site plan and exterior fenestration.

PRIOR ACTION TAKEN:

The Plan Commission reviewed a concept for the overall parcel in March of 2023. In April of 2024, the Developer filed their applications for CSM, Rezone, CUP and Site Plan. The Plan Commission heard the above-mentioned requests at their June 10th meeting and held the requisite public hearings. At the meeting, issues were raised with the site plan based on the proposed private access roads through the proposed new parcels. The Plan Commission had no issues with the proposed zoning, conditional use permit, and the CSM. Based on this fact the Plan Commission recommendation was to approve the Zoning, CUP and CSM request (7-0 for each request), the Site Plan and exterior fenestration was tabled until July's meeting. Staff and President Stoner met with the developer on June 12th to further discuss the concerns brought up at the Plan Commission meeting regarding the private roads. Administration believes we have come up with comprise that will be presented to the Plan Commission at the July meeting.

The Board reviewed and discussed this matter at our June 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the interest of moving this project along in timely fashion, Administration is requesting that the proposed CSM be approved. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers, subject to the following conditions:*

1. *Subject to conditions as listed in Planning Memo dated May 31st, 2024;*

2. *Subject to final Certified Survey Map being reviewed and approved by Village Planning; and*

3. *Subject to final Certified Survey Map being reviewed and approved by Village Engineer.*

ATTACHMENTS:

Planning Memo dated 05/31/2024

Planning Commission Minutes 06/10/2024 - Highlighted

Application for CSM

Legal Description

CSM

COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
RPT DATE: **05-31-24**
MTG DATE: **06-10-24**
APPLN DATE: **04-26-24**
RE: **"Somers Gateway Center" – Proposed Fueling Station & Hotel**

PROJECT/SITE INFO:

1. Petitioner/Agent: Devin Winter, Excel Engineering Inc.
2. Property Owner: Somers Gateway Center LLC
3. Location/Address: NE corner of CTH E & East Frontage Road
4. Tax key Number(s): 82-4-222-073-0301
5. Area: 25 acres
6. Existing Zoning: A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
7. Proposed Zoning: B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
8. Existing Land Use: Business/Industrial Park
9. Proposed Land Use: Business/Industrial Park

PROJECT OVERVIEW:
The Petitioner is proposing to subdivide the subject 25-acre parcel into four (4) Lots via Certified Survey Map (CSM) and construct a fueling station w/ convenience store and (2) restaurants with outside dining on one of the Lots, and a 107-room hotel on a second Lot. The other 2 Lots of the CSM would be retained for future development.

This project requires rezoning approval (for the lots currently being proposed for development), conditional use permit approval for the proposed fueling station use with outside dining, land division approval to create the proposed Lots via CSM, site plan & exterior fenestration approval for each the proposed fueling station and hotel, and a PUD Planned Unit Development Overlay District approval for several ordinance deviations being requested by the Petitioner.

Specific components of the project are summarized/discussed below.

<u>Conditional Use Permit requests:</u>
By ordinance fueling stations (gasoline service stations) require approval of a conditional use permit. There are three (3) canopies proposed for the fueling station – one gas canopy to the south side of the building, one diesel canopy to the north of the building, and one canopy over the electric charging station to the southwest of the building. All canopies fall under the 20' height limit, and the canopies are located well beyond the 30' setback requirement from property lines.

Outside dining areas also require conditional use permit approval. There are 2 small outside dining areas proposed to be located at the south side the building, each with 3 tables located on either side of the main

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

entrance for total seating of 12. Per the conditional use permit requirements, no outside music speakers or live music associated with the outside dining area is permitted.

PUD Request:
The Petitioner is requesting a PUD overlay as part of their rezoning request in order to provide flexibility from certain Village ordinance standards. The PUD overlay would apply to Lots 1 and 4 of the proposed CSM. Here is a summary of the requested ordinance deviations for the fueling station property:

- An access drive having a width of 45' at the property line (35' maximum by ordinance).
- Two (2) freestanding signs located along the East Frontage Rd. (one at a drive entrance and one not), and being located within 300' of each other (ordinance allows one (1) freestanding sign per street frontage or drive entrance, provided they are located at least 300' apart).
- One (1) freestanding sign having a sign area of 502 square feet per side (300 square feet per side allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a sign area of 240 square feet per side (150 square feet per side allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- One (1) freestanding sign having a height of 80' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), one (1) freestanding sign having a height of 40' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a height of 40' (20' height allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- A landscaping plan to include modest reductions to the requirements for building foundation landscaping and open yard area landscaping requirements.

Additionally, the PUD request includes one ordinance deviation that would apply specifically to the hotel property:

- A building height of 56' (35' height maximum allowed by ordinance).

Of the PUD requests being made, the proposed heights of the freestanding signs and their display areas are of some concern as they exceed ordinance requirements by significant amounts. It is also unclear if the City of Kenosha airport would allow the increased sign heights, being that the property lies within an airport overlay district. Staff would recommend the Plan Commission consider if the proposed freestanding sign heights of 80' and 40' are necessary or if lower heights would be more suitable for this site. Regarding the proposed 80' sign, by comparison a 50' tall freestanding sign was ultimately approved for the Kwik Trip property at the NE corner of East Frontage Rd. & STH 142, and there is also a 50' tall freestanding sign that was approved by variance at the Kenosha Travel Plaza located at the NW corner of East Frontage Rd. & STH 142.

Looking at the submitted sign elevation drawings, it appears that the monument sign proposed for the corner of East Frontage Rd. & CTH E (labelled "Municipal Sign" on the drawings) would also require approval of a deviation under the PUD, as its area exceeds the ordinance maximum allowance of 160 square feet (an area measurement taken from the scaled drawing shows the sign to be approximately 212 square feet). If the Plan Commission does not see an issue with allowing this modest square footage increase, it is suggested that it be included in the PUD approval.

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

Site Access:
The submitted site plans show the project will be accessed by two driveways: one would enter the fueling station property (Lot 1 of the proposed CSM) from the Frontage Road and would also serve the hotel property and the to-be-developed Lot 3 of the CSM through cross-access easement (as these Lots are not allowed to have their own access due to WisDOT access prohibitions), and the other driveway would enter into the to-be-developed Lot 2 of the CSM from CTH E and cross over into the fueling station property through cross-access easement. The proposed access locations have been located so as to line up with an existing public street (11th Place) and an existing median opening on CTH E.

Because the East Frontage Road and a portion of CTH E is under the jurisdiction of the Wisconsin Dept. of Transportation (WisDOT), the applicant will need to obtain formal approvals from WisDOT for the proposed access drives. It is possible that WisDOT may require a Traffic Impact Analysis (TIA) to identify if any roadway improvements are necessary (i.e. turn lanes, deceleration lanes, etc).

Parking:
For the fueling station property, the required amount of parking spaces by ordinance is 135. This is based on a parking ratio of 1 space/150 sq. ft., a proposed building size of 18,812 sq. ft., and the number of employees on the largest shift (10). The submitted plans provide for 139 parking spaces and therefore meets ordinance requirements. Additionally, the two (2) proposed drive-through lanes each provide stacking for 8 vehicles which is the ordinance requirement.

For the hotel property, the required amount of parking spaces by ordinance is 122. This is based on a parking ratio of 1 space/employee (15), and 1 space/guest room (107). The submitted plans provide for 129 parking spaces and therefore meets ordinance requirements.

All parking spaces on the submitted site plans are shown to be 9'x18' in size and provide for 24' wide aisles between the ends of parking spaces to meet ordinance requirements.

Landscaping:
Site landscaping plans have been submitted for both the fueling station and hotel properties. Both plans provide for a wide variety of deciduous and evergreen trees, shrubs and perennials and generally meet ordinance landscaping requirements, with the exception of the fueling station requesting slight reductions for landscaping along the building foundation and within the open yard area where there are proposed to be public utilities and easements. These are detailed in the submitted rezone narrative which lists the specific deviations being requested as part of the PUD request.

Lighting:
Photometric plans have been submitted for both the fueling station and the hotel properties. Each plan shows proposed lighting intensity and proposed lighting fixtures meet ordinance standards.

Building Design:
Building elevations and renderings submitted for the proposed fueling station indicate that it will be constructed with a variety of materials including brick in different colors/finishes, stone, composite panels, metal, glass, and horizontal siding. The overall design of the building is similar to the building Golden Oil constructed at their new facility on the NW corner of CTH E & CTH Y. The design also incorporates canopies, awnings and many

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colors to create variety. Parapets are also incorporated which should shield any roof-mounted mechanical equipment from ground view.

Elevations and renderings were also submitted for the hotel to show IHG Hotels & Resorts' prototype building design. The design incorporates multiple colors/finishes, building articulations, a large overhang on the south side of the building, and parapets to shield roof-mounted mechanical equipment from ground view.

Trash Enclosures:
The submitted Dumpster Enclosure Plan and Elevations for the fueling station show the enclosure has been designed to meet Village ordinance standards, being 6' in height and constructed with a combination of masonry on three sides and solid wood gate fencing on the fourth side. The enclosure is also shown on the landscaping plan to be bordered by arborvitaes and has been designed to match the look/color scheme of the building.

The site plan for the hotel shows a dumpster enclosure area at the NE corner of the parking lot shown to be surrounded by arborvitaes. However, it is not clear from the submitted plans what the enclosure will be constructed of or how tall it would be. The Petitioner shall submit a plan to show that the enclosure will meet Village ordinance requirements.

CSM:
The submitted Certified Survey Map proposes to subdivide the existing 25-acre parcel into four (4) Lots. The fueling station w/ convenience store & restaurants would be located on Lot 1 of the CSM, while the hotel would be located on Lot 4 of the CSM. Lots 2 and 3 of the CSM are not proposed to be developed at this time.

The submitted Certified Survey Map complies with the Village of Somers Land Division and Platting Control Ordinance. One minor revision to the CSM is noted in the staff recommendation below, to revise the name of the Village Clerk-Treasurer as it has recently changed.

This project will require approval from the City of Kenosha for an Airport Site Plan review, as the property is located within a City of Kenosha Airport Overlay zoning district.

Planning & Development will issue zoning permits for the project only after the Petitioner has executed a Developer's Agreement with the Village and has met any other of the Village's requirements for the development.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)50; Gasoline service stations in the B-1, B-2, B-3, B-4 and B-5 Districts:

    a. A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, light poles, tower signs, storage tank locations, etc.
    b. All canopy posts shall be at least thirty (30) feet from any property line. No canopy shall exceed twenty (20) feet in height.

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c. Canopies shall not be permitted to overhang past the property line.
d. All pumps shall be set back at least thirty (30) feet from any property line.
e. Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.

2. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)113; Restaurants, bars and taverns with outdoor dining, recreation, entertainment in the B-2 and B-3 Districts:

   a. A site plan shall be submitted showing all proposed outdoor use areas including parking, landscaping and the location of existing structures.
   b. Hours of use may be limited to prevent disturbance to abutting property owners.
   c. Lighting may be limited to prevent disturbance to abutting property owners.
   d. There shall be no outside music speakers or live music.
   e. Any approval granted must be in conformance with the restrictions of the liquor license issued for the establishment.

3. The Certified Survey Map shall be subject to the following:

   a. Subject to revising the CSM to address any review comments from the Wisconsin Department of Administration.

   b. Subject to making the following revisions to the CSM:

      1. On Sheet 3 of 4, revise the name of the Village Clerk-Treasurer to be "Wendy Burnette".

   c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

   d. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

   e. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

4. Subject to a PUD Planned Unit Development Overlay District being applied to Lots 1 and 4 of the CSM (fueling station and hotel, respectively). Specific ordinance deviations as approved by the Plan Commission and Board shall be incorporated into the Developer's Agreement.

5. Subject to submitted plans to be reviewed/approved for the proposed trash enclosure to be located on the hotel property.

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6. Subject to obtaining any necessary approvals and/or permits from the Wisconsin Department of Transportation regarding the proposed access connections to the East Frontage Road of Interstate Highway 94 and to area of CTH E (12th Street) within WisDOT's jurisdiction.

7. Subject to approval of an Airport Site Plan Review by the City of Kenosha.

8. Subject to final review and approval by the Village of Somers engineer.

9. Subject to approval by the Somers Fire & Rescue Department.

10. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.

11. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

Village of Somers
Proceeding from the Village Plan Commission Meeting
June 10, 2024

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George **Stoner**
- Commissioner Michael **Deluca**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Troy **Steege**
- Alternate Pat **Juliana**

Absent:

- None

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier
Trustees present: Ben Harbach and Jackie Nelson
Kenosha County Planners: Luke Godshall
Somers Engineer: Brett Biwer

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of April 8, 2024**

   Commissioner Boxx moved to approve to the minutes.

   Seconded by Commissioner Steege.

   Motion carried. 7-0 vote.

4. **Correspondence**

None

5. Citizen Comments

None

6. Land Division (Certified Survey Map):

Discussion and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Commissioner Boxx moved to approve to the minutes.
Seconded by Commissioner Thompson.

President Stoner asks Kenosha County Planner Luke Godshall whether there are issues with the CSM.
Mr. Godshall mentions that the only issue is that the application has the former Clerk/Treasure's name on it.

Motion carried. 7-0 vote.

Administrator Peters suggest addressing item #8 before item #7.

8. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests site plan review and exterior fenestration review for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Devin Winter makes the developers' presentation starting with the proposed service center

President Stoner requests that the roads inside the development be Public Roads.
He mentions issues with semi-trucks parking along roads and maintenance issues on private roads in other areas in the Village.

The developer mentions it will require significant changes to the plan.

Devin Winter describes the proposed hotel.
President Stoner talks about the project being in the work for a long time and it being an asset to Carthage College and UW – Parkside.
He requests that the project includes a swimming pool, bus parking and a conference area that would accommodate 40 people. He also mentions that the hotel should feature pet friendly area, EV charging, ice machines, brick on the front of the hotel, a 400 sq ft conference area, lobby sitting, elevators, busines work area, a gym and kitchenettes.

Commissioner Thompson mentions that he would like to see masonry on the first floor of the building.

Commissioner Steege asks about more information about the metal panels specifications and location.

The developer responds that IHG provides the design of the hotel and that there is not a lot of leeway to make changes.

Commissioner Thompson mentions staying at an IHG hotel in Alabama that had masonry on the first level.

Commissioner Thompson mentions the height of the signs as being above what is allowed by ordinance.

Kenosha County Planner Luke Godshall mentions that exceptions have been granted in the past.

Commissioner DeLuca mentions not seeing parking for buses at the hotel.
President Stoner requests that bus parking should be added to the property.
The developer mentions that they exceed the parking requirements and because parking requirements are calculated by room, a bus would be able to use spots not used by cars.

Commissioner Boxx mentions adding restrictions in writing to restrict parking on the private road.

The developer mentions that the road will have curb, which should limit parking on the road.

President Stoner mentions that the size of the roads should take into account future developments on the property.

Developer asks if the Plan Commission has any feedback on the exterior of the service center building.

President Stoner and Commissioner Steege mention that they like the proposal.

Commissioner Boxx makes a motion to table the Site Plan Review & Exterior Fenestration. Commissioner Deluca seconds.

Motion carried. 7-0 vote.

7. **Rezone:**

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests a rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner Steege seconds the motion.

Motion carried. 7-0.

Passes unanimously

President Stoner mentions that when developer comes back in front of the Plan Commission, they should bring additional information about the signage.

9. **Conditional Use Permit:**

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requesting a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner DeLuca seconds the motion.

Commissioner Steege asks about the sign ordinances.

Kenosha County Planner Luke Godshall explains what the petitioner asks and how it exceeds the ordinance.

Commissioner Steege says he is fine with the number of signs but the height should be lowered to match other signs approved by the Village.

Commissioner Boxx makes a motion to amend the motion to approve the PUD with reducing the height of the 80 feet sign to 50 feet.

Commissioners discuss the square footage of the monument sign, and how it exceeds the ordinance.
The developer points out that there are several businesses in the development.
Commissioners mention they like the sign and it was pointed out that it features "Somers."

Commissioner Deluca seconds.

Motion carried. 7-0.

Passes unanimously

10. <u>Adjourn</u>

President Stoner makes motion to adjourn.

Seconded by Commissioner Boxx.

Motion carried 7-0 vote.

Drafted June 12, 2024.
These minutes are not official until approved by the Plan Commission. Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier

Village of Somers
Proceeding from the Village Plan Commission Meeting
June 10, 2024

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George **Stoner**
- Commissioner Michael **Deluca**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Troy **Steege**
- Alternate Pat **Juliana**

Absent:

- None

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier
Trustees present: Ben Harbach and Jackie Nelson
Kenosha County Planners: Luke Godshall
Somers Engineer: Brett Biwer

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of April 8, 2024**

   Commissioner Boxx moved to approve to the minutes.

   Seconded by Commissioner Steege.

   Motion carried. 7-0 vote.

4. **Correspondence**

None

5. Citizen Comments

None

6. Land Division (Certified Survey Map):

Discussion and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Commissioner Boxx moved to approve to the minutes.
Seconded by Commissioner Thompson.

President Stoner asks Kenosha County Planner Luke Godshall whether there are issues with the CSM.
Mr. Godshall mentions that the only issue is that the application has the former Clerk/Treasure's name on it.

Motion carried. 7-0 vote.

Administrator Peters suggest addressing item #8 before item #7.

8. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests site plan review and exterior fenestration review for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

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President Stoner requests that the roads inside the development be Public Roads.
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The developer mentions it will require significant changes to the plan.

Devin Winter describes the proposed hotel.
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Commissioner Thompson mentions that he would like to see masonry on the first floor of the building.

Commissioner Steege asks about more information about the metal panels specifications and location.

The developer responds that IHG provides the design of the hotel and that there is not a lot of leeway to make changes.

Commissioner Thompson mentions staying at an IHG hotel in Alabama that had masonry on the first level.

Commissioner Thompson mentions the height of the signs as being above what is allowed by ordinance.

Kenosha County Planner Luke Godshall mentions that exceptions have been granted in the past.

Commissioner DeLuca mentions not seeing parking for buses at the hotel.
President Stoner requests that bus parking should be added to the property.
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Commissioner Boxx mentions adding restrictions in writing to restrict parking on the private road.

The developer mentions that the road will have curb, which should limit parking on the road.

President Stoner mentions that the size of the roads should take into account future developments on the property.

Developer asks if the Plan Commission has any feedback on the exterior of the service center building.

President Stoner and Commissioner Steege mention that they like the proposal.

Commissioner Boxx makes a motion to table the Site Plan Review & Exterior Fenestration. Commissioner Deluca seconds.

Motion carried. 7-0 vote.

7. **Rezone:**

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests a rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner Steege seconds the motion.

Motion carried. 7-0.

Passes unanimously

President Stoner mentions that when developer comes back in front of the Plan Commission, they should bring additional information about the signage.

9. **Conditional Use Permit:**

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requesting a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner DeLuca seconds the motion.

Commissioner Steege asks about the sign ordinances.

Kenosha County Planner Luke Godshall explains what the petitioner asks and how it exceeds the ordinance.

Commissioner Steege says he is fine with the number of signs but the height should be lowered to match other signs approved by the Village.

Commissioner Boxx makes a motion to amend the motion to approve the PUD with reducing the height of the 80 feet sign to 50 feet.

Commissioners discuss the square footage of the monument sign, and how it exceeds the ordinance.
The developer points out that there are several businesses in the development.
Commissioners mention they like the sign and it was pointed out that it features "Somers."

Commissioner Deluca seconds.

Motion carried. 7-0.

Passes unanimously

10. <u>Adjourn</u>

President Stoner makes motion to adjourn.

Seconded by Commissioner Boxx.

Motion carried 7-0 vote.

Drafted June 12, 2024.
These minutes are not official until approved by the Plan Commission. Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier

May 2015

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: Somers Gateway Center LLC - Paul Bhardwaj Date 04/26/24

Mailing Address: 1170 22nd Ave, Kenosha, WI 53140 Phone # 262-425-1675

_____ Phone # _____

Tax Parcel Number(s): 82-4-222-073-0301

_____ Acreage of Project: 25

Location of Property (including legal description):

NE Corner of 12th Street (Somers Rd) and 120th Ave

See attached legal description.

Subdivision/Development Name (if applicable): NA

Existing Zoning: A-4 Proposed Zoning: Part A-4, part B-3 w/ PUD

Village Land Use Plan District Designation(s) (if applicable):

Present Business/Industrial Park

Proposed Business/Industrial Park

Present Use(s) of Property: Vacant / Ag Land

Proposed Use(s) of Property: Fueling station w/ convenience store, multiple restaurants w/ drive-thrus (Lot 1) Hotel (Lot 4), Future Commercial (Lot 3), Future Commercial (Lot 2)

The subdivision abuts or adjoins a state trunk highway.....Yes ( ) No (✔)

The subdivision will be served by public sewer .....Yes (✔) No ( )

The subdivision abuts a county trunk highway .....Yes (✔) No ( )

The subdivision contains shoreland/floodplain areas .....Yes (✔) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City .....Yes ( ) No (✔)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature — Date 4/22/24

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date

Developer's Signature — Date

CSM Legal Description

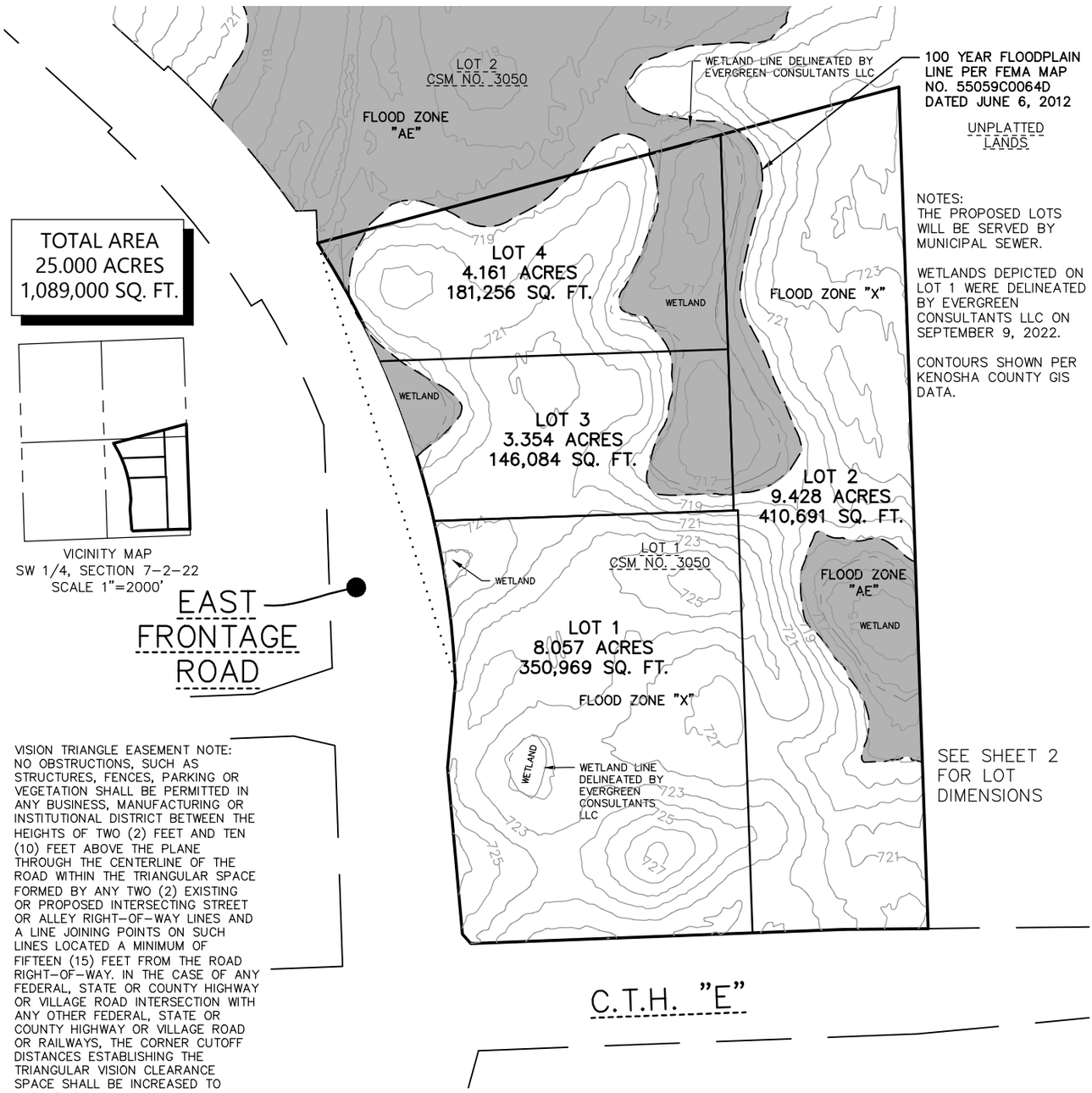
Lot 1 of Certified Survey Map No. 3050, recorded in the Kenosha County Register of Deeds Office as Document No. 1948190, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

CERTIFIED SURVEY MAP NO. _____

FOR

SOMERS GATEWAY CENTER LLC

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



NOTES:
THE PROPOSED LOTS WILL BE SERVED BY MUNICIPAL SEWER.

WETLANDS DEPICTED ON LOT 1 WERE DELINEATED BY EVERGREEN CONSULTANTS LLC ON SEPTEMBER 9, 2022.

CONTOURS SHOWN PER KENOSHA COUNTY GIS DATA.

VISION TRIANGLE EASEMENT NOTE:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION SHALL BE PERMITTED IN ANY BUSINESS, MANUFACTURING OR INSTITUTIONAL DISTRICT BETWEEN THE HEIGHTS OF TWO (2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE CENTERLINE OF THE ROAD WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ROAD RIGHT-OF-WAY. IN THE CASE OF ANY FEDERAL, STATE OR COUNTY HIGHWAY OR VILLAGE ROAD INTERSECTION WITH ANY OTHER FEDERAL, STATE OR COUNTY HIGHWAY OR VILLAGE ROAD OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED TO FIFTY (50) FEET.

Parcel Number: 82-4-222-073-0301

MAP DATE: APR. 26, 2024

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ – 1" IRON PIPE FOUND
- ○ – 3/4" REBAR FOUND
- ⊕ – SECTION CORNER MONUMENT

OWNER/DEVELOPER/SUBDIVIDER::
SOMERS GATEWAY CENTER LLC
1170 22ND AVENUE, 2ND FLOOR
KENOSHA, WI 53140

SHEET 1 OF 4 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.

1"= 250'

250' 0 250' 500'

SCALE FEET

NORTH

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

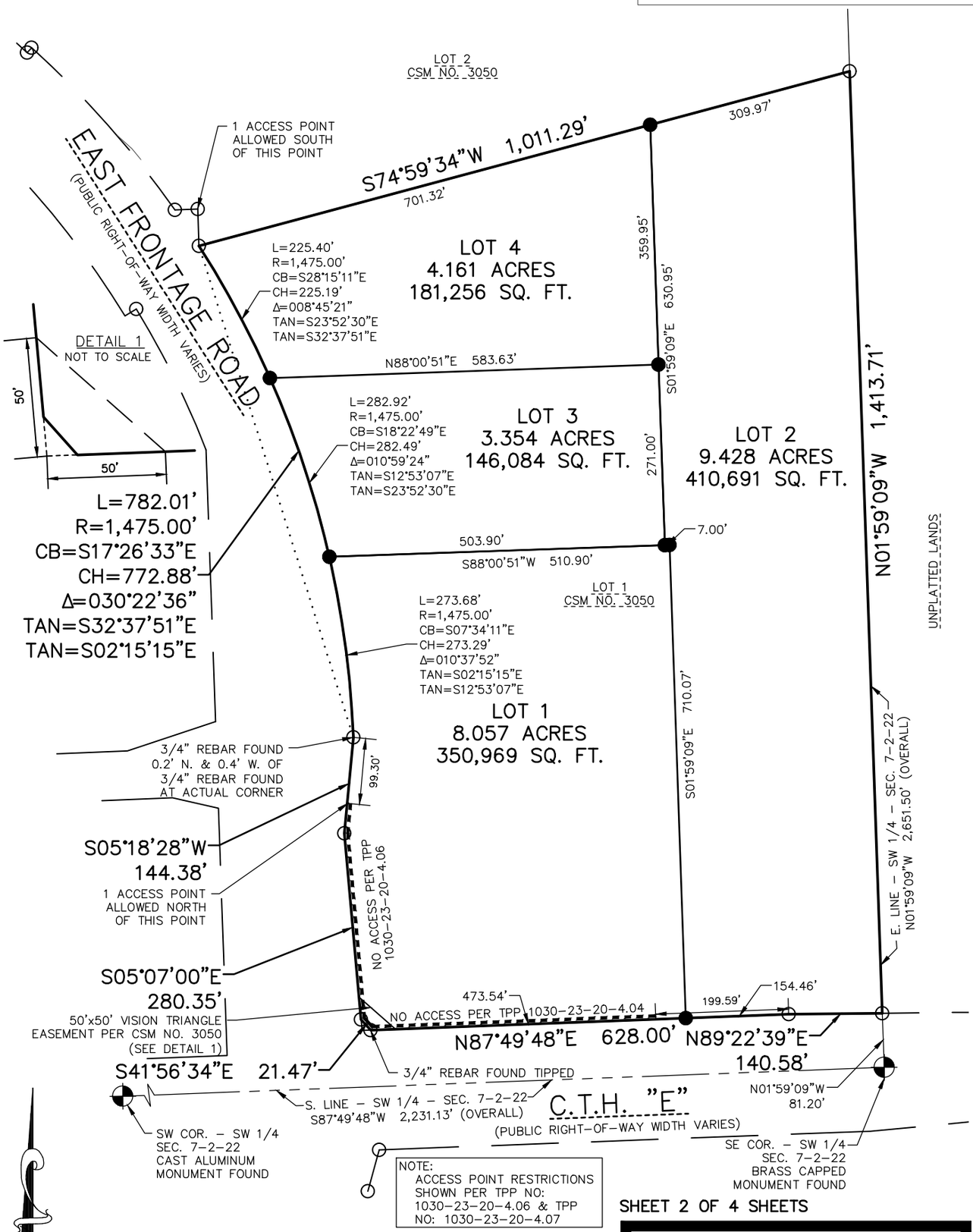
JOB NO. 2266000

CERTIFIED SURVEY MAP NO. _____

FOR

SOMERS GATEWAY CENTER LLC

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



SHEET 2 OF 4 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.

1"= 200'

200' 0 200' 400'

SCALE FEET

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Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 2266000

CERTIFIED SURVEY MAP NO. _____

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Somers Gateway Center LLC bounded and described as follows:

Lot 1 of Certified Survey Map No. 3050, recorded in the Kenosha County Register of Deeds Office as Document No. 1948190, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Somers in surveying, dividing and mapping the same.

_____
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2266000

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers on this _____ day of _____, 20____.

_____ _____
George Stoner, Village President Date

_____ _____
Brandi Baker, Village Clerk-Treasurer Date

SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Somers Gateway Center LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Somers Gateway Center LLC does further certify that this map is required to be submitted to the following for approval or objection:

1. Village of Somers

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

Somers Gateway Center LLC

_____

_____, _____
(Print) (Title)

STATE OF _____)

_____COUNTY)SS

Personally, came before me this _____ day of _____, 20___, the above named

_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, ____

My Commission Expires:_____

SHEET 4 OF 4 SHEETS

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: June 25th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #8 Action on 2024 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road; Alford Mobile Home Park, 1870 Sheridan Road; and Embassy Mobile Home Park, 1784 Sheridan Road

---

BACKGROUND:

Mobile Home Park Licenses expire on June 30th each year. Building and Fire Inspections have been successfully completed for the following Mobile Home Park Licenses:

- Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street;
- Mid-City Mobile Homes, 1530 Sheridan Road;
- Embassy Mobile Home Park, 1784 Sheridan Road; and
- Alford Mobile Home Park, 1870 Sheridan Road

PRIOR ACTION TAKEN:

These renewals were reviewed and discussed at our June 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of the above referenced Mobile Home Park Licenses. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve 2024 Mobile Home Park License Renewals from*

Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road; Alford Mobile Home Park, 1870 Sheridan Road; and Embassy Mobile Home Park, 1784 Sheridan Road"

ATTACHMENTS:

Building Inspectors Mobile Home Park Report

Fire Department Inspection Letter of Mobile Home Parks

Applications

From: Scott Seymour
To: Wendy Burnette
Subject: RE: Village Mobile Home Inspections
Date: Monday, June 10, 2024 11:07:36 AM
Attachments:

Wendy,

The following Mobile Home Parks in the Village of Somers have passed annual inspection:

Kenosha Estates – Alford Park 1870 Sheridan Rd
Kenosha Estates – Embassy Park 1784 Sheridan Rd
Mid-City - 1530 Sheridan Rd
Oakdale Estates – 11515 1st St

Scott Seymour
Building Inspector
Village | Town of Somers
7511 12th Street, P.O. Box 197
Somers, WI 53171
262-859-2822
Unless the LORD builds the house, the builders labor in vain.

From: Adam Pisula
To: Wendy Burnette
Subject: Mobile home parks Town and Village
Date: Wednesday, May 22, 2024 3:11:00 PM

Wendy,

Fire inspections for all Mobile home parks in the town and village of Somers have been completed with no violations or problems. Reports for an individual occupancy can be made available upon request. Please let me know if you have any questions.

Thanks,

Lieutenant Adam L. Pisula
Fire Inspector & Public Education
Somers Fire & Rescue
(262) 620-3285 Office
(262) 930-4330 Cell
apisula@somers.org

To update your property or building information please go to Fire Department Contact Form - Village & Town of Somers, WI and complete the online form.

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Village/Town of Somers
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7511-12th Street
Somers, WI
Ph.: (262) 859-2822
Fax: (262) 859-2331
www.somers.org

Village/Town of Somers Application for Mobile Home Park License

July 1st, 2024 – June 30th, 2025

Park Name: Alford Mobile Home Park

Number of Lots: 41 **Fee:** 100.00 Pd

1. Name and address of applicant: Kenosha Estates MHP LLC
PO BOX 249, 77 Engle St Englewood, NJ 07631

2. Location of Mobile Home Park by street reference: 1870 Sheridan Road, Kenosha, WI

3. Land Owner, (if leased, lease term and expiration date): Kenosha Estates MHP LLC

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.
(Please attach plan)

5. Number of Mobile Home sites or spaces being applied for under this permit: 41

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: _____

7. Has applicant previously operated a Mobile Home Park? ☑ Yes ☐ No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? ☐ Yes ☑ No

   a. If yes, nature of crime and jurisdiction where crime was committed: _____

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: N/A

10. Name of Park Operator: Maria Virga

11. Address of Park Operator: PO BOX 249, 77 Engle St, Englewood, NJ 07631

12. Telephone Number of Park Operator: 248-521-0521

13. E-Mail Address of Park Operator: MHP@ourhomesofamerica.com, Mvirga@ourhomesofamerica.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Somers Water & Sewer Dept

Signature: Maria E Virga

Date signed: 1-11-2024

Return application and fee to: Village/Town of Somers
Village/Town Clerk
P.O. Box 197
Somers, WI 53171

PAID
MAR 25 2024
VILLAGE OF SOMERS

FOR OFFICE USE ONLY

Date application received: 3-25-2024 Date of Board action: _____

Inspection dates: Building Inspector: _____ Date Issued: _____
Fire Inspector: _____

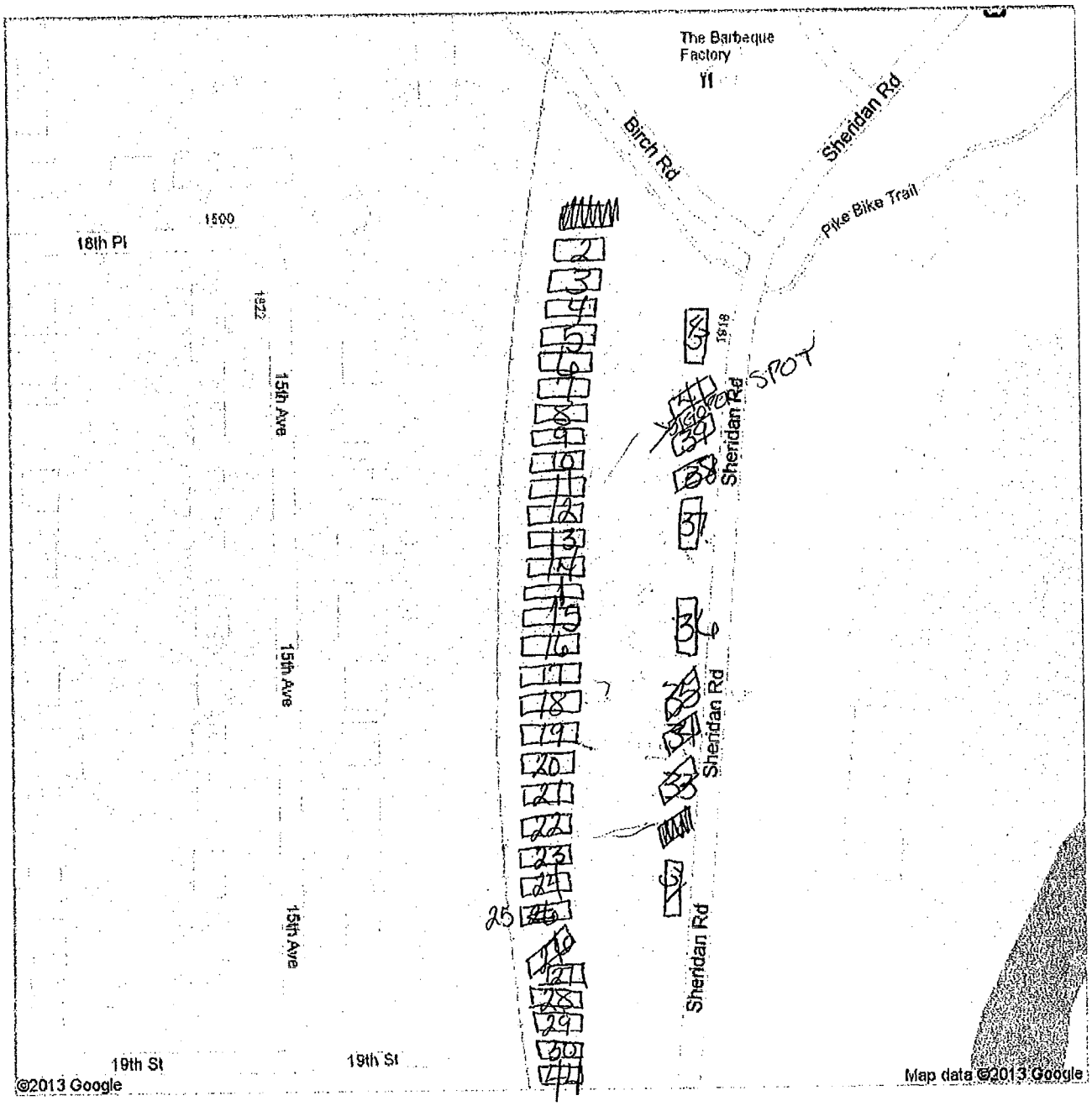
Plan Commission referral date: (if required): _____

Google

Address 1870 Sheridan Rd
Kenosha, WI 53140

Alford

Get Google Maps on your phone
Text the word "GMAPS" to 466453



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P.O. Box 197
7511-12th Street
Somers, WI
Ph.: (262) 859-2822
Fax: (262) 859-2331
www.somers.org

Village/Town of Somers Application for Mobile Home Park License

July 1st, 2014 – June 30th, 2025

Park Name: Embassy Mobile Home Park

Number of Lots: 36 **Fee:** 100.00 Paid

1. Name and address of applicant: Kenosha Estates MHP LLC
PO BOX 249, 77 Engle St Englewood, NJ 07631

2. Location of Mobile Home Park by street reference: 1784 Sheridan Road, Kenosha, WI

3. Land Owner, (if leased, lease term and expiration date): Kenosha Estates MHP LLC

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.
(Please attach plan)

5. Number of Mobile Home sites or spaces being applied for under this permit: 36

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: _____

7. Has applicant previously operated a Mobile Home Park? ☑ Yes ☐ No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? ☐ Yes ☑ No

   a. If yes, nature of crime and jurisdiction where crime was committed: _____

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: _____

10. Name of Park Operator: Maria Virga

11. Address of Park Operator: PO BOX 249, 77 Engle St, Englewood, NJ 07631

12. Telephone Number of Park Operator: 248-521-0521

13. E-Mail Address of Park Operator: MHP@ourhomesofamerica.com, Mvirga@ourhomesofamerica.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Somers Water & Sewer Dept

Signature: Maria E Virga

Date signed: 1-11-2024

Return application and fee to: **Village/Town of Somers**
Village/Town Clerk
P.O. Box 197
Somers, WI 53171

PAID
MAR 25 2024
VILLAGE OF SOMERS

FOR OFFICE USE ONLY

Date application received: 3-25-2024 Date of Board action: _____

Inspection dates: Building Inspector: _____ Date Issued: _____
Fire Inspector: _____

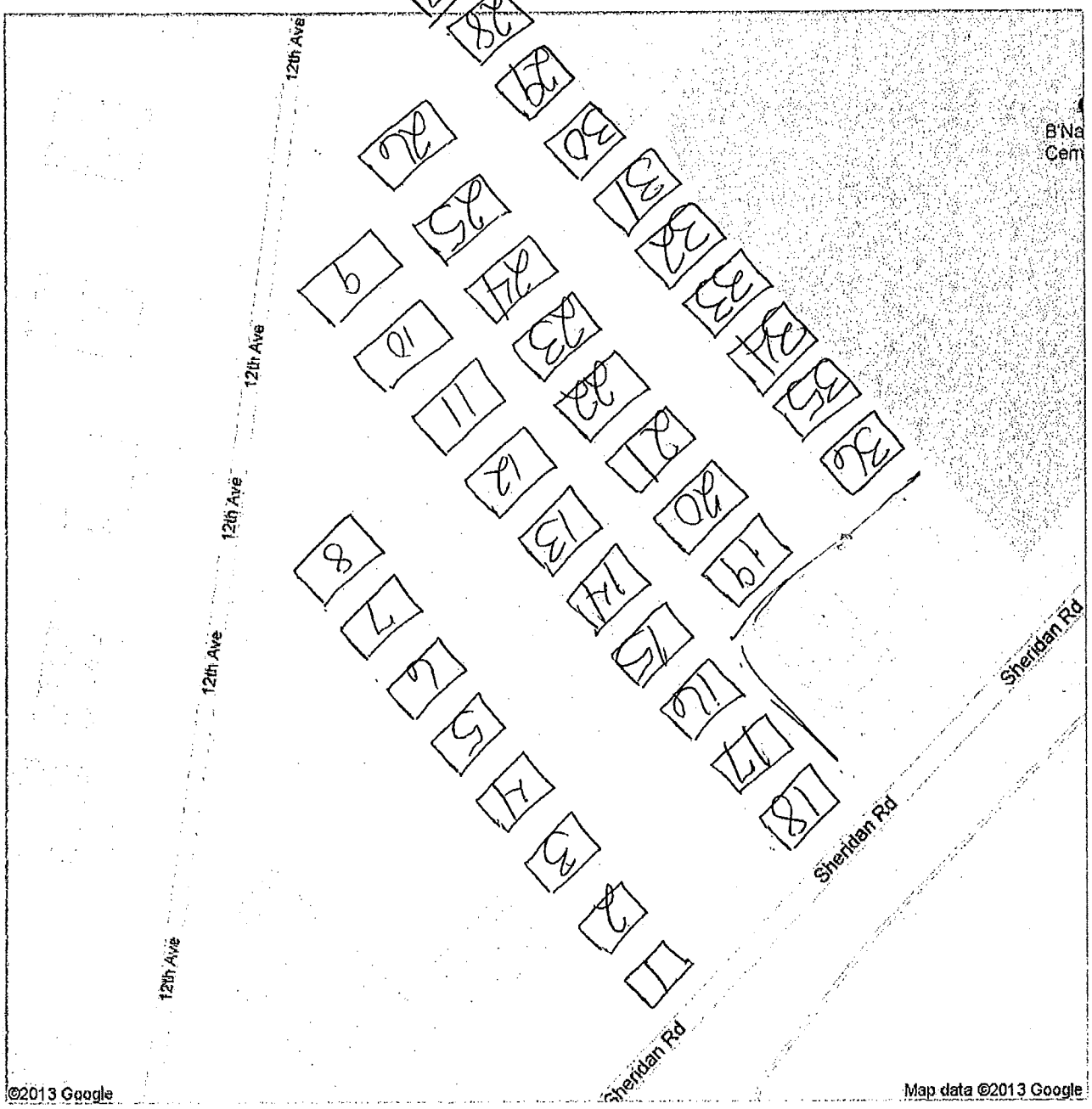
Plan Commission referral date: (if required): _____

Google

Address 1784 Sheridan Rd
Kenosha, WI 53140

Embassy

1784 Sheridan Road
Embassy Park



Village/Town of Somers
P.O. Box 197
7511-12th Street
Somers, WI 53171
Ph.: (262) 859-2822
Fax: (262) 859-2331
www.somers.org

Village/Town of Somers Application for Mobile Home Park License July 1st, 2024 – June 30th, 2025

Park Name:

Number of Lots: **Fee:**

1. Name and address of applicant: Mike LaLonde P.O. Box 396 Grafton WI 53024

2. Location of Mobile Home Park by street reference: 1530 Sheridan Rd Kenosha, WI 53140

3. Land Owner, (if leased, lease term and expiration date): Same

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.
(Please attach plan)

5. Number of Mobile Home sites or spaces being applied for under this permit: 10

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: Less than an Acre

7. Has applicant previously operated a Mobile Home Park? (Yes) No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes (No)

   a. If yes, nature of crime and jurisdiction where crime was committed:

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation:
Mid City Mobile Homes
P.O. Box 396
Grafton, WI 53024 Mike LaLonde

10. Name of Park Operator: Mike LaLonde

11. Address of Park Operator: Same

12. Telephone Number of Park Operator: 414-788-0151

13. E-Mail Address of Park Operator: Mdal@fwdconti.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Municipal

Signature: [signature]

Date signed: 6-2-24

Return application and fee to: **Village/Town of Somers**
Village/Town Clerk
P.O. Box 197
Somers, WI 53171

FOR OFFICE USE ONLY

Date application received: _____ Date of Board action: _____

Inspection dates: Building Inspector: _____ Date Issued: _____
Fire Inspector: _____

Plan Commission referral date: (if required): _____

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Village/Town of Somers Application for Mobile Home Park License

July 1st, 2024 – June 30th, 2025

Park Name: Oakdale Estates, Inc

Number of Lots: 105 **Fee:** $100.00 Pd

1. Name and address of applicant: Oakdale Estates, Inc
11515 1st Street, Sturtevant, WI 53177

2. Location of Mobile Home Park by street reference: 11515 1st Street, Sturtevant, WI 53177

3. Land Owner, (if leased, lease term and expiration date): Theresa Koser

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.
(Please attach plan)

5. Number of Mobile Home sites or spaces being applied for under this permit: 105

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 50' x 120'

7. Has applicant previously operated a Mobile Home Park? Yes No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes No

   a. If yes, nature of crime and jurisdiction where crime was committed:

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser-President, Susan Schacht-Vice President, Michael Koser-Vice President, Theresa Koser-Treasurer
11515 1st Street, Sturtevant, WI 53177

10. Name of Park Operator: Gary Koser

11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177

PAID
JUN 05 2024
VILLAGE OF SOMERS

12. Telephone Number of Park Operator: 262-859-3065

13. E-Mail Address of Park Operator: oakdale363@aol.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): private well system & private septic system

Signature: [illegible] V.P.

Date signed: 6-3-24

Return application and fee to: **Village/Town of Somers**
Village/Town Clerk
P.O. Box 197
Somers, WI 53171

FOR OFFICE USE ONLY

Date application received: 6/5/24 Date of Board action: _____

Inspection dates: Building Inspector: _____ Date Issued: _____
Fire Inspector: _____

Plan Commission referral date: (if required): _____

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Somers, WI 53171
Ph.: (262) 859-2822
Fax: (262) 859-2331
www.somers.org

Village/Town of Somers Application for Mobile Home Park License

July 1st, 2024 – June 30th, 2025

Park Name: Oakdale Estates, Inc

Number of Lots: 56 **Fee:** $100.00 Pd

1. Name and address of applicant: Oakdale Estates, Inc
11515 1st Street, Sturtevant, WI 53177

2. Location of Mobile Home Park by street reference: 11515 1st Street, Sturtevant, WI 53177

3. Land Owner, (if leased, lease term and expiration date): Theresa Koser

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.
(Please attach plan)

5. Number of Mobile Home sites or spaces being applied for under this permit: 56

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 50' x 120'

7. Has applicant previously operated a Mobile Home Park? Yes No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes No

   a. If yes, nature of crime and jurisdiction where crime was committed: _____

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser-President, Susan Schacht-Vice President, Michael Koser-Vice President, Theresa Koser-Treasurer
11515 1st Street, Sturtevant, WI 53177

10. Name of Park Operator: Gary Koser

11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177

PAID
JUN 05 2024
VILLAGE OF SOMERS

12. Telephone Number of Park Operator: 262-859-3065

13. E-Mail Address of Park Operator: oakdale363@aol.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): private well system & private septic system

Signature: [illegible]

Date signed: 6-3-24

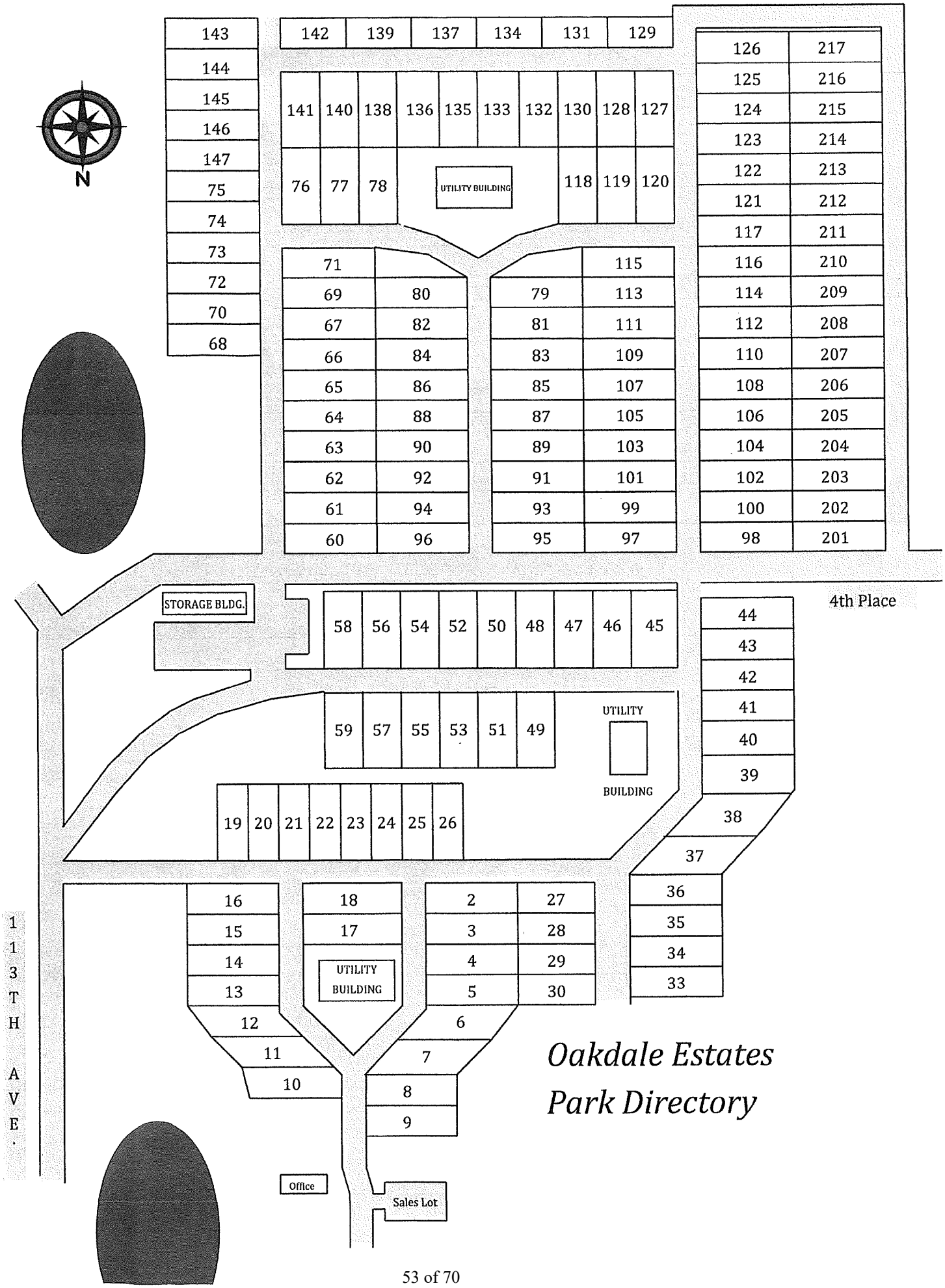
Return application and fee to: **Village/Town of Somers**
Village/Town Clerk
P.O. Box 197
Somers, WI 53171

FOR OFFICE USE ONLY

Date application received: 6/5/24 Date of Board action: 6/25/24

Inspection dates: Building Inspector: _____ Date Issued: _____
Fire Inspector: _____

Plan Commission referral date: (if required): _____



Oakdale Estates
Park Directory

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: June 25th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 Discussion and possible action on Resolution No. 2024-006 Approval of the 2023 Compliance Maintenance Annual Report (CMAR)

BACKGROUND:

The Sewer Utility must submit a Compliance Maintenance Annual Report (CMAR) to the DNR. This report transfers 2023 information to the DNR regarding the Village's 9 lift stations.

PRIOR ACTION TAKEN:

This matter has not been previously reviewed by the Board.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Our report score translated into a 4.0 grade average. This means that no additional steps will need to be taken by our Sewer Utility to comply. Staff recommends that approval of the attached Resolution No. 2024-006.

In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve Resolution No. 2024-006 Approval of the 2023 Compliance Maintenance Annual Report (CMAR)"

ATTACHMENTS:

Draft of CMAR Report

Proposed Resolution No. 2024-006

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/18/2024 Reporting For: **2023**

Financial Management

1. Provider of Financial Information

Name: Andrew Kreye

Telephone: 2628592822 (XXX) XXX-XXXX

E-Mail Address (optional): akreye@somers.org

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points) ☐☐
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2021

- ● 0-2 years ago (0 points)
- ○ 3 or more years ago (20 points)
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2023

- ● 1-2 years ago (0 points)
- ○ 3 or more years ago (20 points)
- ○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR		$ 6,400.10
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)		$ 0.00
3.2.3 Adjusted January 1st Beginning Balance		$ 6,400.10
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$ 329.14

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) - $ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year $ 6,729.24

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

3.3 What amount should be in your Replacement Fund? $ 6,400.10 **0**

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ● Yes
- ○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.☐☐
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Eagle Wood Lift Station Upgrade	$850,000	2024
2	Lichter Subdivision Lift Station Upgrade	$850,000	2024
3	Country Charms Sewer Main & Lateral Rehab/Reline	$4,000,000	2025
4	Sewer main extension to Highland Commerce Center. Developer financed.	$1,000,000	2023
5	Sewer main extension to Somers Business Park. Developer financed.	$1,000,000	2024
6	Sewer main extension to Savanah at Pike Creek. Developer financed.	$1,000,000	2023

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 9

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	16,702	466
February	22,665	530
March	18,093	518
April	25,051	617
May	29,207	352
June	18,370	122
July	17,091	84
August	14,640	10
September	13,722	8
October	14,334	32
November	13,834	101
December	18,150	215
Total	**221,859**	**3,055**
Average	**18,488**	**255**

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☒ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

Two lift stations are currently being upgraded

6.3 Has an Energy Study been performed for your pump/lift stations?

- ○ No
- ● Yes

Year: 2015

By Whom: Contracted engineering firm

Describe and Comment:

The Sewer Utility utilizes CIP planning in conjunction with the Contracted Engineering Firm to specify and procure equipment purchases.

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

Two lift stations are currently being upgraded.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District | Last Updated: 6/18/2024 | Reporting For: **2023**

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ● Yes
- ○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ● Yes
- ○ No (30 points)
- ○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

1. Compliance with WisDNR WPDES Permitting.
2. Minimize surcharge and overflows.
3. Improved reliability of the sanitary system.
4. Complete scheduled maintenance of the sanitary system.
5. Unproblematic operation with cost effective cost control.
6. Reduction of overflows.
7. Provide peak hour capacity.
8 Manage and reduce I&I.
9. Protect Utility Worker health and safety.
10. Operate a dynamic CMOM program.
11. Maintain an annual cleaning and inspection program.
12. Manage a dynamic sanitary sewer utility that is cost efficient.

Did you accomplish them?

- ● Yes
- ○ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]☐☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Village of Somers chapter 13 ordinances and contracted engineering specifications

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2020-06-01

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection

☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
☒ Fat, oil and grease control
☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:
☒ Equipment and replacement part inventories
☒ Up-to-date sewer system map
☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
☒ A description of routine operation and maintenance activities (see question 2 below)
☒ Capacity assessment program
☐ Basement back assessment and correction
☒ Regular O&M training

☐ Design and Performance Provisions [NR 210.23 (4) (e)]☐☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?
☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
☒ Construction, Inspection, and Testing
☒ Others:

1. Wisconsin Administrative code, chapter SPS 382
2. Standard specification doe sewer and water construction in Wisconsin, current addition
3. Village of Somers sanitary sewer construction standards

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]☐☐

Does your emergency response capability include:
☒ Responsible personnel communication procedures
☒ Response order, timing and clean-up
☒ Public notification protocols
☒ Training
☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]☐☐

☒ Special Studies Last Year (check only those that apply):
☒ Infiltration/Inflow (I/I) Analysis
☐ Sewer System Evaluation Survey (SSES)
☐ Sewer Evaluation and Capacity Managment Plan (SECAP)
☒ Lift Station Evaluation Report
☐ Others:

0

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	15	% of system/year
Root removal	10	% of system/year
Flow monitoring	100	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	3	% of system/year

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/18/2024 Reporting For: **2023**

Manhole inspections	10	% of system/year
Lift station O&M	16	# per L.S./year
Manhole rehabilitation	1	% of manholes rehabbed
Mainline rehabilitation	1	% of sewer lines rehabbed
Private sewer inspections	3	% of system/year
Private sewer I/I removal	3	% of private services
River or water crossings	0	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

Eagle wood lift station and Lichter lift station are currently under construction. Manholes that were located in the 2023 paving project had internal and external seals installed.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

26	Total actual amount of precipitation last year in inches
35	Annual average precipitation (for your location)
54	Miles of sanitary sewer
9	Number of lift stations
1	Number of lift station failures
0	Number of sewer pipe failures
0	Number of basement backup occurrences
1	Number of complaints
.90	Average daily flow in MGD (if available)
41	Peak monthly flow in MGD (if available)
.06	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.11	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.00	Basement backups (number/sewer mile)
0.02	Complaints (number/sewer mile)
45.6	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.1	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

	Date	Location	Cause	Estimated Volume
None reported				

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

○ Yes

● No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

○ Yes

● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

Reductions of I&I were shown in the Sheridan road corridor. Seals are installed to manhole structures during paving projects.

5.4 What is being done to address infiltration/inflow in your collection system?

In 2025, county charms subdivision will be televised to determine if main line and residential lateral lining is needed.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/18/2024 Reporting For: **2023**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			**4**	**16**
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:
A = Voluntary Range (Response Optional)
B = Voluntary Range (Response Optional)
C = Recommendation Range (Response Required)
D = Action Range (Response Required)
F = Action Range (Response Required)

RESOLUTION NO. 2024-006

Village of Somers
Wisconsin Department of Natural Resources
NR 208 – Compliance Maintenance Resolution
2023

WHEREAS, it is a requirement under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit issued by the Wisconsin Department of Natural Resources that the Village of Somers file a Compliance Maintenance Annual Report (CMAR) for its wastewater collection system under Wisconsin Administrative Code NR 208;

WHEREAS, it is necessary to acknowledge that the governing body has reviewed the Compliance Maintenance Annual Report (CMAR);

WHEREAS, it is necessary to provide recommendations or an action response plan for all individual CMAR section grades (of "C" or less) and/or an overall grade point average (< 3.00);

BE IT THEREFORE RESOLVED by the Village Board of the Village of Somers, Kenosha County, Wisconsin, that the following recommendations or actions will be taken to address or correct problems/deficiencies of the wastewater treatment or collection system as identified in the Compliance Maintenance Annual Report (CMAR):

None required due to 4.0 grade point average.

Adopted this 25th day of June, 2024.

VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

_____
George Stoner, President

Attest: _____
Wendy Burnette, Clerk-Treasurer

Date: _____

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: June 25th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #10 Discussion and Action on awarding bid received for 2024 Roadway Improvements Program (13th Ave & 16 Pl) to Payne & Dolan in the amount of $484,100

BACKGROUND:

The 2024 CIP was amended at our May 28th Board Meeting. The 2024 paving project now includes the following projects:

13th Avenue	$605,648
16th Place	$97,545
Total	$703,193

Both streets will be funded through the 2023A borrowing.

A request for bid notice was published in mid-May, with a bid opening date of June 20th.

The Village received one bid and was opened on June 20th. The bid was as follows:

Payne & Dolan, Inc.	13th Ave	$405,904.15
Kenosha, WI	16th Place	$78,195.85
	Total Contract	$484,100

Engineer Snyder has reviewed the bids and states that Payne & Dolan, Inc. is qualified to complete the project.

PRIOR ACTION TAKEN:

This bid has not been previously reviewed by the Board. Staff informed the Board at our June 18th Work Session that this item would likely be brought to our June 25th Board Meeting for action.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Payne & Dolan, Inc. is the firm that completed our 2022 & 2023 Road Improvement Projects. Village Staff has found the working relationship to be very favorable. Staff would recommend awarding Payne & Dolan, Inc. the 2024 Roadway Improvements Program bid. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to approve awarding bid received for the 2024 Roadway Improvements Program (13th Ave & 16 Pl) to Payne & Dolan in the amount of $484,100"*

ATTACHMENTS:

Engineer Biwer's Recommendation letter

2024 Consolidated CIP

BAXTER & WOODMAN
Consulting Engineers
256 South Pine Street, Burlington, WI 53105 • 262.763.7834 • baxterwoodman.com

June 20, 2024

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

Subject: Village of Somers – 2024 Roadway Improvements

Dear Mr. Peters:

The following bid was received for the 2024 Roadway Improvements Project on June 20, 2024 at 10:00 am. Enclosed is a copy of the Bid Tabulation.

Bidders	**Amount of Bid**
Payne & Dolan, Inc. Waukesha, WI	$484,100.00

Our engineer's opinion of probable cost was $600,000. After analyzing the bid, we find Payne & Dolan, Inc. to be the lowest responsive and responsible bidder. Due to our past working relationship with Payne & Dolan, Inc., we feel they are able to complete the Project.

We recommend award of the Contract to Payne & Dolan, Inc. in the amount of $484,100.00.

Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, PE

Encs.
C: Wendy Burnette, Clerk-Treasurer w/original bids
Doug Snyder, Baxter & Woodman, Inc.

P:\SOMEV\2400374-2024 Roadway Improvements\00-Design\12-Bidding\2400374.00_RecommendationLetter.docx

Village of Somers, WI
2024 Roadway Improvements

Bid Date/Time: June 20, 2024/10:00 A.M.
Engineer's Job No. 2400374.00

				Payne & Dolan, Inc.	
No.	Item	Quantity	Unit	Unit Price	Total
13TH AVENUE					
1	MOBILIZATION	1	LS	$ 22,800.00	$ 22,800.00
2	CONSTRUCTION LAYOUT AND STAKING	1	LS	$ 239.68	$ 239.68
3	PULVERIZE ASPHALTIC PAVEMENT - FULL DEPTH	11,838	SY	$ 3.25	$ 38,473.50
4	DRIVEWAY ASPHALT REMOVAL	423	SY	$ 10.75	$ 4,547.25
5	CONCRETE APRON REMOVAL	11	SY	$ 53.47	$ 588.17
6	BASE REPAIR, 1-1/4-INCH BASE AGG. DENSE	789	TON	$ 35.00	$ 27,615.00
7	HMA PAVEMENT - 5LT 1 3/4-INCH SURFACE	12,473	SY	$ 9.15	$ 114,127.95
8	HMA PAVEMENT - 3LT 2 1/4-INCH BINDER	12,473	SY	$ 9.40	$ 117,246.20
9	CRUSHED LIMESTONE SHOULDER	8,824	LF	$ 2.10	$ 18,530.40
10	CHAIN LINK FENCE 6-FT	1	LS	$ 4,952.00	$ 4,952.00
11	REPLACE CULVERT (18-INCH CMP, STA 114+65)	1	LS	$ 13,100.00	$ 13,100.00
12	REPLACE CULVERT (18-INCH CMP, STA 120+75)	1	LS	$ 11,800.00	$ 11,800.00
13	REPLACE CULVERT (12 TO 15-INCH, STA 132+13)	1	LS	$ 10,600.00	$ 10,600.00
14	PAVEMENT MARKING, EPOXY 4-INCH (13TH AVE.)	9,384	LF	$ 1.00	$ 9,384.00
15	LAWN RESTORATION	1	LS	$ 5,500.00	$ 5,500.00
16	TRAFFIC CONTROL AND PROTECTION	1	LS	$ 6,400.00	$ 6,400.00
			13TH AVENUE TOTAL:		**$ 405,904.15**
16TH PLACE					
1	MOBILIZATION	1	LS	$ 4,965.00	$ 4,965.00
2	CONSTRUCTION LAYOUT AND STAKING	1	LS	$ 239.68	$ 239.68
3	PULVERIZE ASPHALT PAVEMENT - FULL DEPTH	2,333	SY	$ 3.75	$ 8,748.75
4	DRIVEWAY ASPHALT REMOVAL	210	SY	$ 11.00	$ 2,310.00
5	BASE REPAIR, 1-1/4-INCH BASE AGG. DENSE	156	TON	$ 35.00	$ 5,460.00
6	HMA PAVEMENT - 5LT 1 3/4-INCH SURFACE	2,543	SY	$ 10.00	$ 25,430.00
7	HMA PAVEMENT - 3LT 2 1/4-INCH BINDER	2,543	SY	$ 7.15	$ 18,182.45
8	CRUSHED LIMESTONE SHOULDER	2,100	LF	$ 2.10	$ 4,410.00
9	LAWN RESTORATION	1	LS	$ 1,249.97	$ 1,249.97
10	TRAFFIC CONTROL AND PROTECTION	1	LS	$ 7,200.00	$ 7,200.00
			16TH PLACE TOTAL:		**$ 78,195.85**
			TOTAL AMOUNT OF BID:		**$ 484,100.00**

BAXTER & WOODMAN Consulting Engineers

2024 Consolidated CIP

	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: Carried over from 2023	Use of funds: 2023A borrowing	Use of funds: 2024 cash	Use of funds: 2025 cash	Use of funds: ARPA funds	Use of funds: Use of carry over funds from previous borrowings
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						605,648	-			
25th Street (39th Ave. to Termination) PASER Rating = 1	$0	-						-				
2023 Final street project amount							98,519					
							-		-	-		
	$703,193	**703,193**		**-**	**-**		**98,519**	**703,193**	**-**	**-**		**-**
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**	**1,803,193**	**224,645**	**-**	**120,000**	**-**
Sewer fund:												
Eaglewood Lift Station 45th Ave Capacity Increase	842,200		842,200						842,200	-		
Lichter Lift Station 63rd Ave.	807,500		807,500						807,500	-		
I&I Replacement/Repaid Program	200,000		200,000						200,000	-		
2008 Chevrolet 1500 Pickup	-		-						-	-		
TOTAL SEWER FUND	**1,849,700**		**1,849,700**	**-**	**-**		**-**	**-**	**1,849,700**	**-**	**-**	**-**
Water fund:												
Water Meter AMR Program	432,788			432,788							432,788	
TOTAL WATER FUND	**432,788**			**432,788**	**-**		**-**	**-**	**-**	**-**	**432,788**	
Storm water fund:												
Greenbay Road Mueller parcel	40,000				40,000				40,000	-		
Gitzlaff Phase II	50,000				50,000				50,000	-		
Pond Sediment	25,000				25,000				25,000	-		
Neumiller Woods Phase II	30,000				30,000				30,000			
Davis Culvert	40,000				40,000				40,000			
4th Street Culvert Replacement	85,000				85,000				85,000			
Stormwater Plan	-				-				-			
TOTAL STORM WATER FUND	**270,000**			**-**	**270,000**		**-**	**-**	**270,000**	**-**		
TID#1:												
	-											
TOTAL TID #1 FUND	**-**			**-**	**-**	**-**	**-**	**-**	**-**	**-**		
TOTAL	**4,700,327**	**2,146,668**	**1,849,700**	**432,788**	**270,000**	**-**	**98,519**	**1,803,193**	**2,344,345**	**-**	**552,788**	**-**

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: June 25, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk/Treasurer

AGENDA ITEM: #11 Action on Operator's Licenses: Scott Heeter, Victoria Santiago, Bhaveshkumar Prajapati, Jayesh Prajapati, Pramesh Patel, Neha Patel, Hardik Suthar, Kevin Wosz.

BACKGROUND:

Scott Heeter, Victoria Santiago, Bhaveshkumar Prajapati, Jayesh Prajapati, Pramesh Patel, Neha Patel, Hardik Suthar, Kevin Wosz have applied for an operator's license for the Village of Somers. No discrepancies with these applications.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators applications, a suggested motion would be as follows:

"Motion to approve Operator License for Scott Heeter, Victoria Santiago, Bhaveshkumar Prajapati, Jayesh Prajapati, Pramesh Patel, Neha Patel, Hardik Suthar, Kevin Wosz"

ATTACHMENTS:

NONE