

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

**Village Work Session Meeting
Agenda
Tuesday, September 3rd, 2024
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator’s Report
3	Engineer’s Report
4	President & Trustee Reports
5	Quarterly Meeting with Sheriff’s Department per contract
6	Discuss updates to website with additional information regarding sex offender registration requirements
7	Presentation from McMahon Associates, Inc on Fire Study – Facilities Assessment
8	Review and Discuss application for Special Event Permit from Palmen Auto Stores for their Employee Family Picnic, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
9	Review tentative agenda for Village Board meeting on September 10 th , 2024
10	“Pursuant to Section 19.85(1)(e), the Board will consider a motion to enter into a closed session for the purpose of deliberating or negotiating issues which involved competitive or bargaining issues related to a development: specifically, SRPF D/Burlington Rd., LLC (Stream)’s Development Agreement.”
11	Reconvene in Open Session (Roll call vote required)
12	The Village Board will not take action on items discussed in Closed Session
13	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the September 3rd, 2024 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 30th day of August, 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.**
Original Post Date: August 30th, 2024

Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.



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

WORK SESSION: September 3rd, 2024

TO: Village President Stoner and Village Trustees

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

AGENDA ITEM: #2 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked since our August 6th Work Session:

REMINDER VILLAGE/TOWN HALL WILL BE CLOSED MONDAY, SEPTEMBER 2nd IN OBSERVANCE OF LABOR DAY

Development

- The Plan Commission met on August 12th to review the following:
 - Tropical Smoothie Café (previously approved by Board) requested a PUD overlay to allow a future shared drive on the end of the property to be 5 feet from the property line as opposed to the 10 feet required by the ordinance. This is a result of discussions the Village has had with the Developer to facilitate a shared drive for future development in the area. This was recommended for approval by the Plan Commission. The matter was reviewed by Board at our August 20th Work Session and approved at our August 30th Board Meeting.
 - Request by Amy Giles Mauer and Steve Mauer for a CSM and Rezone to create three one acre lots for single family homes on Tax Parcel # 82-4-222-021-0231. This property is located about the 4700 block of 4th Street. This was recommended for approval by the Plan Commission. The matter was reviewed by Board at our August 20th Work Session and approved at our August 30th Board Meeting
- The September Plan Commission will be canceled as there are no matters scheduled to be heard.

- On August 8th, Administration and President Stoner, KABA, M7 and WE Energies met with a possible developer looking to relocate to Southeastern Wisconsin.
- On August 9th, Administrator Peters and President Stoner were interviewed by Kenosha News regarding housing in Kenosha County. A series of articles were published on August 25th. https://kenoshanews.com/news/local/residents-leaders-of-kenosha-county-struggle-with-housing-shortage-high-rates/article_7e726cf0-5fe3-11ef-948a-4f188277a7d1.html
- On August 13th, Administration and President Stoner met with representatives from HSA and Pinnacle Engineering to discuss a possible user for their new warehouse building on CTH S.
- On August 15th, Administration, Planning/Zoning and President Stoner met with SEWRPC to discuss our upcoming 2050 Land Use Maps updates.
- On August 20th, Administration and President held our monthly update call with Tawani regarding the Archive Center and Mission94. A public grand opening ceremony for Mission 94 is scheduled for October 5th.



- On August 20th and August 28th, Staff and President Stoner met with representatives of Shoreland Lutheran High School to continue discussion on their building expansion.
- On August 21st, Administrator Peters and President Stoner met with representatives from Stream regarding the status of their project. They are the Developers on the former Grohs site east of HSA's building on CTH S.
- On August 29th, Administration and Planning/Zoning met with Golden Oil to discuss the issues they are having with DOT in regards to getting their CSM approved. The Village reached out to State Representative McGuire to help move this situation along in a timelier manner.

- On August 30th, our annual incentive payment was made to the Developers for the Hawthorn Luxury Apartments. This payment goes out every year at this time per their development agreement.

Administration

- On July 30th, Volunteers from Root-Pike WIN weeded the rain garden in front of the Village/Town Hall.



- On August 6th, Administration and Public Works staff conducted interviews for the Public Works I position. Travis Halvorsen was offered the position accepted. His first day with the Village/Town was August 19th.
- Staff has been meeting daily to work on the budget. The majority of Staff's time has been dedicated to this process over the past month. With the work that went into the budget last year, this year's budget has been a somewhat smoother process. On August 12th, staff met with Ehlers to discuss our options with Levy Limits. Accounting Manager Tanya Ealy has met with all department heads to help them come up with their 2025 Budgets.
- The Fall Partisan Primary elections took place on August 13th. This was Clerk/Treasurer Burnette's first election with the Village and Town. By all accounts, her and her staff did a wonderful job!
- On August 14th, President Stoner met with Kenosha Sheriff's Captain Eric Klinkhammer and Kenosha County Judiciary & Law Enforcement Committee Chair Laura Belsky to discuss the purchase of four moving radars.

- On August 13th, our Boards held their first meetings in the remodeled Auditorium. On August 29th, the new Somers sign was updated to fix the blemish that was in the originally mounted sign.



- On August 16th, Administrator Peters, President Stoner, and County Supervisor Geertsen met with representatives of the DOT. This was more of a “goodwill” meeting to discuss how things are going in the region.
- In mid-August, the DOT reopened the left bound turn lane off of STH 31 onto 35th Street.
- On August 20th, Administration met with President Stoner and Trustee Nelson to discuss any changes that may need to be made to the Auditorium rental policy now that the remodel is complete and ways to protect our new assets.
- On August 22nd, our audio-visual contractor, AVI Systems, met with Staff to give us the manuals for the Auditorium system. At this meeting, we were provided with our wireless handheld microphone for the podium.
- On August 28th, Administration, President Stoner, Engineer Biber, Superintendent Kreye, and Chief Andersen met with representatives from Payne & Dolan to discuss our upcoming paving projects on 13th Avenue and 16th Place.
- On August 29th, Administration, President Stoner, Superintendent Kreye, and Building Inspector Seymour met with Baxter Woodman’s GIS team to discuss how they could assist the Village creating useful GIS maps for our sewer, water, and stormwater infrastructure.
- On August 29th, Administration, Superintendent Kreye, and Building Inspector Seymour held a follow-up meeting with the DNR regarding MS4 permit. The Village’s

Stormwater management project was featured in the DNR's MS4 Summer Edition Highlights publication. The publication is attached.

- On August 30th, Administration and President Stoner met with Kenosha County Highways regarding concerns the Village had on the recent CTH L repaving project.



- On August 27th through August 30th, Clerk/Treasurer Burnette attended the Wisconsin Municipal Clerks Association annual conference in Madison.

Development Pipeline

Last updated: 08/30/2024

Name of Developer	Type of Development (Residential, Commercial, Industrial, Mixed Use)	Location	Date Engaged	Pre-Deve. Agree.	Current Zoning	Requested Zoning	Current Comp Plan	Comp Plan Requested	Neighbor. Plan	CSM or Plat	Public Improv. Needed	Est. Improv. Costs	Acres	Current Value	Est. Value	Build Out Year	Year Full Assessed on Tax Roll	TIF Dist.	Requested Assistance	Proposed Assistance	Assistance Committed	Plan Comm. Date	Board Final Approval	Devel. Agree. Date	Comp Plan Ord	NOTES
Akil Ajmeri 3308 Green Bay Road	Multi-Tenant Commercial Building w/ Ayra Liquor Store as anchor	Somers Market north of Jiffy Lube	1/7/2021	No	A-1	B-3	Commercial	Commercial	Southeast	No	No		0.95	\$375,000		2021	2022	2	N/A	N/A	N/A	3/8/2021 Concept				03/21 Plan Commission Meeting heard concept 02/22 Met w/ Developer, moving forward pending easement with RCG 08/23 Received call regarding possible new development
Bear Development Willow Creek	Multi-Family Townhouse Single Family	Hwy E by lift station	8/23/2018	Yes	R-9 A-2 C-1		High Density Residential Secondary Environmental Other Conservancy Land Non-farmed Wetland Street & Highway ROW		Somers Center East		Road Water Sewer		40.54	\$11,500				4				Concept 7/8/2024				10/8/2018 Conceptual Presented to Plan Commission 01/2019 Bear updating plan, will come back to Plan Commission 04/2019 Bear has new plan & working with administration to bring to Plan Commission 05/2019 Met with Bear & Root Pike Win, TID 4 amendments to be made so 35% rule is followed 6/2019 TID 4 amends will go to JRB, Plan Commission & Board in July 19 8/13 TID Amendments Finalized, Developer hoping to Bring Plans in Fall 4/20 Spoke to Developer, bringing in new concept plan 11/20 Met w/ Developer, concept with single family & owner occupied duplexes 03/24 Spoke with developer regarding bringing this project back 04/24 New concept submitted 07/24 Concept reviewed by PC 8/24 Met w/ Developer to discuss TID incentives
Becknell	Industrial/Warehouse	East Frontage	Spring 21	Yes	A-1	BP-1	Business/Industrial Secondary Environmental Other Conservancy	No	Kilborn	Yes	Road Water Sewer		132.1	\$294,600	\$60,000,000	Phase I 2022	Phase I 2023	6 3	Yes, offsite water main	\$460,000	\$460,000	9/13/201	09/28/2021 Comp. Zoning, Site 11/09/2021 DA	10/8/2021	N/A	4/21 Introductory meeting 7/21 Submitted materials 8/21 Weekly meetings regarding possible development agreement 09/13 Plan Commission Approved 9/28 Board Approved 10/05 Board will review DA 11/21 DA Approved 12/21 DA Executed by Village being recorded 06/22 Watermain should be completed in June 9/22 Building is completely vertical 03/23 Occopancy Granted, staff met with developer for Phase II 9/21 1st intro meeting. Submitted letter requesting review by IGA 8/22 IGA Committee heard concept 9/22 Filed for Plan Commission meeting 10/22 Approved by IGA and Conditionally Approved by Board 12/22 Waiting for Final Plans submitting 02/23 Updated plans submitted 4/23 Waiting for final exhibitbs for DA 06/2023 Grading has begun 8/23 Walls are vertical. Bids for public utilities recieved 11/23 Utilities installed 02/24 Final payment on utilities, project nearing completion 07/2024 Occupancy Granted
Bobcat Plus	Bobcat Dealership	Somers Expansion Area (West of 94)	Fall 2021	Yes	R-2 Paris	B-3	Commercial	Commercial	N/A IGA	Yes	Sewer Water		4.32	\$202,000		2023	2024	N/A	N/A	N/A	N/A	IGA Concept 8/8/2022 IGA Meeting 10/10/2022 Plan Commission 10/10/2022	10/25/2022	5/24/2023	N/A	

Somersville EA & E	Multi-Family Duplexes & Apts 521 total units "Somerville"	EA & A	4/1/2020	Yes	R-4, R-5, R-8, R-9, C-1	R-11	Medium Density Residential Conservancy	High Density Residential	Somers Center West	CSM	N/A	N/A	66.8	\$15,200	\$60,000,000	2022	2023	N/A	N/A	N/A	N/A	11/9/2020 6/12/2023	12/8/2020 CSM/Site Plan Conditionally Approved 06/27/2023 updated site plan conditionally approved	06/20 held first official meeting w/ developer & his consultants 8/20 Concept Meeting Held 9/25 Plans Submitted for Nov 9th Plan Commission 11/20 Plan Commission, 1st work session 12/20 Conditionally Approved by Plan Commission & Board 03/21 Reaching final engineering for DA 05/21 meeting w/ engineering firm, expected updated exhibits soon 8/21 Exhibits nearing completion 10/21 Additional round of Engineer Comments given to Developer 02/22 Exhibits completed DA coming to Board in March 3/22 Developer reviewing DA 05/22 Meeting with Developer to discuss increase cost of project 9/22 No new activity 12/22 Email received regarding possible new CSM 02/23 Will be resubmitting w/ slightly lower unit count 4/23 possible June plan commission meeting 6/23 PC Meeting, Board, Sic conditionally approved	Will Need	
Stonestreet Partners, LLC	Mixed Use Residential Multi-Family 50 acres Commercial 18 acres Est. 300 units of multi-family	CTH L & STH 31	7/10/2020	Yes	A-1	R-11 B-3 C-1 PUD	Commercial Primary Environmental Corridor Other Conservancy	High-Density Residential Commercial Primary Environmental Corridor Other Conservancy	Somers Center East	CSM	Road Water Sewer	\$8,500,000	89.77	\$22,000	\$60,000,000	2022	2023	5	Yes, Road		\$5,000,000	1/11/2021	02/09/2021 Conditionally Approved 02/23/2021 CSM 10/5/2021 DA Approved	11/18/2021	2021-032	Hopes to submit in October 11/20 Submitted Plans, Staff met to discuss changes, resubmitting for Jan. 12/20 Schedule for Jan Plan Commission 01/21 Plan Commission Approved 02/21 Board Conditionally Approved, meetings with Developer for DA 03/21 meeting with developer for DA 4/21 meetings w/ developer for DA 05/21 meeting w/ developer on DA, updated exhibits submitted 07/21 reviewed updated submissions, another round of updated plans 8/21 Exhibits nearing complete & DA language being worked b/w parties 10/05 Board will review DA 10/21 DA approved. Need updated CSM then DA will be executed 02/22 Expect to break ground in March 3/22 Watermain work started 4/22 Watermain connect completed 7/22 Working on private ROW easement issue 08/22 Grading started 9/22 STH 31 improvements underway & on site utilities 12/22 CTH L improvements done 02/23 Expect building permits to be pulled in spring 3/23 Building permits ready, waiting on developer 6/23 Earthwork underway
Stream Realty	Industrial 3 Buildings up to 950K sq ft	Groh Farm CTH S/142	11/1/2021	Yes	A-1, A-2, R-2, R-3	BP-1 w/PUD	Business/Industrial Other Conservancy Secondary Enviro	N/A	Kilbourn South	No	Sewer Water	90	\$775,000	\$50,000,000	2023	2024	3	N/A	N/A	N/A	7/11/2022 CSM	10/11/2022 CSM	4/14/2023	N/A	7/22 Developer will be working on access issue with County, will be brought to Board after issue worked out 10/22 Conditionally approved, need to finalize DA 12/22 Developer working w/ County on Memo of Understanding 02/23 CSM to combine parcels goes to PC & Board. DA can then be executed 3/23 DA Sent to Developer for execution 4/23 DA executed & recorded 6/23 temporary grading easements obtained by developer for roadsection 02/24 Hopes to pull permits in Spring/Summer	
Tawani Archives & Armory PMML	Mission 94	East Frontage	8/16/2022	Yes	PR-1 I	N/A	Business/Industrial Park, Park and Recreational, Secondary Environmental Corridor and "Other Conservancy Land to be Preserved"	N/A	Kilbourn Somers West		N/A	N/A	5.22	\$549,700		2024	2025	6	N/A	N/A		9/12/2022 Concept 12/12/2022 Approved	recorded 2/8/2023	N/A	1/23/2023 DA & Site approved 4/23 Earth work started 6/23 foundation work underway 7/23 Building has gone vertical 11/23 building enclosed 02/24 Hopes to open in Spring 06/2024 Occupancy granted	

What's Going On In Our Corner?

Southeast Wisconsin MS4 Permittees



The MS4 Permit Standard

MS4 permit conditions are developed to meet the MS4 permit standard: reduce pollutants to the maximum extent practicable (MEP), protect local water quality and meet CWA standards. MS4 permittees satisfy the MS4 permit standard by complying with their permit and successfully implementing the stormwater management programs.

Stormwater quality is impacted by various urban activities. While many of these activities occur in every community, the extent of these activities and the practices needed to mitigate impacts from these activities varies.

Additionally, although practices used to mitigate stormwater pollutants may be the same throughout communities, implementation can vary, affecting effectiveness. For example, Community A and Community B experience similar volumes of traffic and, therefore, pollutants. Although both communities implement the same street sweeping practices (e.g., equipment, frequency and timing), Community A allows cars to park on the street while Community B does not. Community A may not be able to sweep the curb line, making its street-sweeping efforts less effective. Consequently, to reduce pollutants to the MEP, Community A may have to implement additional practices.



Photo Credit: Strand Associates, Inc.

Topics

p.1 Village & Town Of Somers,
A Reminder Of The MS4 Permit
Standard

p.2 Dry Weather Field
Screenings, Sheboygan
County

p.3 Upcoming Dates,
Reminders And Events

Village & Town Of Somers: Stormwater Utility Public Meeting Brings In 150 Residents

In 2018, the Village & Town of Somers Stormwater Utility Fund was established, where funds were allocated to create a stormwater management plan with the help of Strand Associates, Inc., an engineering firm.

The Stormwater Utility held a public informational open house in June of 2023. The residents were invited through a direct mailing campaign to come meet representatives of Strand and help identify and locate stormwater issues. Educational boards were provided to inform citizens of the process and the Village's goals for the project. Large maps were laid out for citizens to identify problem areas. Stations were provided for citizens to write comments on what areas need to be addressed. Approximately 150 residents were in attendance. They provided comments and many brought their own pictures of problem areas, too.

Later that summer, the public informational meeting results were summarized into a draft Stormwater Project Prioritization Matrix. The matrix included the following metrics:

Project duration, impact to residents, synergy with other Village & Town projects, feasibility, jurisdiction and reported property impact.

The highest-ranked suggestion was for Somers to conduct a Village-Wide Flooding Model project. Based on this suggestion, in February of 2024, the Village & Town Board chose to begin their study in two areas that are prone to flooding and where potential near-term development may take place.

In early spring of 2024, a letter was sent to the residents in the two selected areas to inform them that Strand would be gathering survey information that would be used to build a flooding model. Surveying was completed early this summer and Strand will be presenting findings and suggestions to Somers this Fall.

To learn more about this ongoing project, please feel free to reach out to Jason Peters at JPeters@somers.org.

Illicit Discharge Detection and Elimination: Dry weather outfall screenings

Dry Weather Outfall Screenings? Dry weather stormwater outfall screenings remain an effective way to identify illicit discharges or connections. Since flow should not be present during dry weather, determining the source of flow is critical to determine if the flow is illicit. Typically, “dry weather” is 48-72 hours after a rain event. However, based on the precipitation event and size of the drainage area, this time may vary.

What is considered flow? Often, it’s obvious if flow is present. However, sometimes flow is more difficult to determine. Overall, if flow is questionable, investigate upstream of the stormwater outfall to determine if flow is present. If so, test the flow at that upstream location for pollutant parameters required by your MS4 permit.



Outfalls located within a low area allow stormwater to pool. Consequently, standing stormwater may be mistaken for flow. If standing stormwater is present, investigate upstream of the outfall. If flow is present upstream, test the flow at this upstream location.

It may be difficult or impossible to determine flow at outfalls that are fully or partially submerged by receiving waters or located within enclosed waterways. Like the example above, investigation must occur upstream of the outfall to determine flow.

In areas with high groundwater, flow may be questionable. To avoid testing groundwater, screenings should be avoided during times of high groundwater, such as early spring. However, as with the examples above, investigation should occur upstream of the outfall to determine flow.

Standing water at outfall during dry weather. Photo Credit: Wisconsin DNR

Sheboygan County Participates In The 6th-Annual Random Lake Conservation Fair

On April 20, 2024, Sheboygan County participated in the 6th-annual Random Lake Conservation fair and brought their watershed model by Enviroscope.

The Enviroscope offers a hands-on approach to learning and helps individual understand how every drop of water within a watershed will interact with its surroundings. Laura Grunwald, County Conservation Specialist, stated the Enviroscope set up prompted great conversations about the many ways to protect water quality among the mixed land uses and various landowners within a watershed. During the conservation fair, Grunwald also talked about how using the appropriate amount and correct timing of landscaping chemicals, keeping well-maintained vehicles and adding a vegetated buffer between fields and waterways will help maintain healthy soils, habitats for wildlife and clean streams. Moving forward, the County plans for this to be an annual event for their team.



Photo Credit: Sheboygan County

Major, Minor And Priority Outfalls

Major and minor outfalls are based on pipe or drainage area size. For an outfall to be considered major, it must meet one of the criteria listed in [s. NR 216.002\(16\)](#). Outfalls that do not meet these criteria are considered minor.

Since major outfalls serve large drainage areas, the likelihood of illicit discharges looks greater.

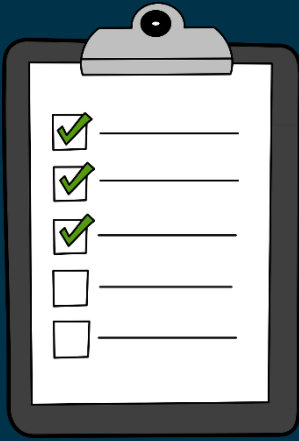
As such, MS4 permits continue to require screening major outfalls.

However, results have shown screenings should not solely be based on size. Consequently, MS4 permits have included screening requirements for minor and priority outfalls.

Though a priority outfall may fit the definition of a major outfall, priority outfalls should be based on illicit discharge potential in the contributing drainage.

Characteristics that should be considered include history of known/suspected illicit discharges, sections of storm and/or sanitary sewer that have exceeded/approaching their design life, contributing drainage areas with 80%+ imperviousness, business with frequent changes in property ownership or operations, etc.

Lastly, although the MS4 permittee determines its own priority outfalls, MS4 outfalls should routinely re-evaluated.



Want To Be Featured In The MS4 Fall Edition?

We want to hear about your municipality's success stories and practical procedures.

Please reach out to Wisconsin DNR stormwater specialists with stories to include in upcoming editions:

Lexi Passante

Lexius.Passante@wisconsin.gov

or

Samantha Katt

Samantha.Katt@wisconsin.gov



Upcoming Dates, Reminders And Events

Save The Date! Wisconsin Stormwater Week Is Back, Sept. 21-29, 2024

Stormwater Week is an awareness campaign that aims to inform, educate, and engage Wisconsin residents on the topic of stormwater pollution prevention through shared, consistent messaging. Each weekday of Wisconsin Stormwater Week focuses on different aspects of stormwater pollution prevention. [Find useful content such as webinars, social media posts and more.](#)

Get Tips On Dealing With Certain Invasive Plants

A quick primer on four common invasives, how to recognize them on the landscape and how to handle them when you do. For details on these and the 100-plus other terrestrial plants listed as invasive under Wisc. Admin. Code NR 40, check the [Invasive Species Master Resource Table](#). Or read [the article](#).

Storm Water Permit Viewer

Need to see what active construction sites with DNR permits are within your community? Or maybe you are curious to see where permitted stormwater industrial facilities are located? The [Storm Water Permit Viewer](#) provides an interactive map to explore active WPDES Stormwater Permits and much more. Select "Show Layers" in the top left corner to select different layers.

Great Lakes Basin River Water-Quality Trends

[This dashboard](#) summarizes water quality information for tributaries of the Great Lakes in the United States. Nitrogen, phosphorus and sediment concentrations are measured monthly 24 rivers that flow into the Great Lakes.

2024 Surface Water Grant Applicant Guide And Program Guidance Now Available Online

The 2024 Surface Water Grant applicant guide and program guidance documents are now available for review on the DNR's [Surface Water Grants webpage](#). Additionally, a NEW [recorded introductory webinar for new applicants](#) is available on the Surface Water Grants webpage. Pre-applications are due Sept. 15, 2024.

VILLAGE OF SOMERS
Engineer's Report
August 29, 2024

Somers Trade Center (Groh's Development) – Project No. 220818

- The developer is Stream Industrial Development Services. Pinnacle is the developer's engineer.
- A public roadway is proposed to extend along the east edge of the development. There is no public bidding planned with this development.
- This project appears to be moving forward; we are waiting for revised plans, permits, and recorded CSM from the developer. Supposedly they have the temporary grading easements needed to position the roadway within the right-of-way shown on the proposed CSM.
- We recommend a meeting with the Stream and Pinnacle to discuss the project status.

Golden Oil Sanitary Sewer Connection – Project No. 212153

- The Developer is Golden Oil; the developer's design engineer is Excel Engineering. The Contractor is Globe Construction.
- Golden Oil requested that the construction start after Labor Day and has indicated that they would like to do the work at the same time as their Somers Gateway project.

Golden Oil Somers Gateway Development – Project No's. 2325743 and 24000875

- The Design Engineer is Excel Engineering
- This development includes a convenience store and a Candlewood Suites Hotel
- We provided comments on their revised engineering plans on August 12, 2024.
- Excel is setting up a meeting with the WDNR to discuss environmental permitting.
- The Village has requested that the WDNR review the floodplain calculations.

Savanah at Pike Creek– Project No. 201664

- This project is an approximately 65-acre townhouse development at the northwest corner of the intersection of CTH L (18th Street) and STH 31 (Green Bay Road). It also includes two outlots for future commercial development. The development will consist of both public and private infrastructure. The developer is the Stoneleigh Company. Developer's design and construction engineer is Kimley-Horn and their contractor is Horizon/Naperville Construction.
- Water main testing status:
 - 24" water main in 60th Ave. and 16th Place are fully tested.
 - 12" water main in 17th Street is fully tested.
 - 8" water main in 62nd Ct. and 63rd Ct. are fully tested.
 - 8" water main in 62nd Ave. is pressure tested. Bacteria testing week of 6/24.
 - 8" water main in 60th Ct. and east half of 17th Place need to be tested.
- There was a walk through to determine Phase 1 occupancy on July 25, 2024. The punch list items have been addressed per Scott Seymour.
- We issued a list of items on August 14, 2024 needed before recommending acceptance of Village infrastructure

VILLAGE OF SOMERS
Engineer's Report
August 29, 2024

Becknell Development Phase II - Project No. 211386

- This project is a 1-million square feet industrial spec building on a planned unit development with access to the East Frontage Road. The developer's design and construction engineer is Pinnacle Engineering.
- There has been no response from Becknell on the status of the second building.

Flint 94 Development— Project No. 211728

- This is the planned 3-building development west of I-94 and south of 12th St; The Developer is Flint 94 Commerce Center, LLC; their engineer is Pinnacle Engineering.
- On January 29, 2024, we issued a list of items to be completed before recommending acceptance of utilities.
- Painting the public fire hydrants red is the remaining item.

45th Avenue and 63rd Avenue Sewage Pumping Station Replacements—Project No. 201061

- The project includes the replacement of the suction lift sewage pumping equipment with submersible design. August Winter & Son, Inc is the Contractor.
- Bother stations are started and operating; we are collecting hydraulic data at the 45th Avenue station and waiting for start-up reports and O&M manuals. Generator training is scheduled for September 5th.
- The contract completion is August 31, 2024.

Water Tower Authority to Construct - Project No. 161104

- We formally requested the Authority to Construct from the Public Service Commission of Wisconsin; the water tower is planned on 100th Avenue, north of 12th Street.
- The materials for the upcoming rebate program for low usage fixtures was also submitted.
- The WPSC is requesting a joint meeting with other regulators and additional justification for the rebate program.

2024 Roadway Improvements - Project No. 2400374

- The project includes 13th Avenue, 16th Place.
- Payne & Dolan, Inc is the contractor. The public informational meeting was July 10, 2024.
- The pre-construction meeting was held on August 28, 2024.
- They plan to start on September 16 or 23.

VILLAGE OF SOMERS
Engineer's Report
August 29, 2024

Shoreland Lutheran High School – Project No. 221315

- The design engineer is Excel Engineering.
- This phase of the project will construct all the necessary stormwater infrastructure and a roadway connection to 88th Avenue; they are planning to reduce the 100-year flow to 11th Street from 185 cubic feet per second to 5 cubic feet per second.
- A meeting was held with the County and Shoreland on August 20, 2024 to discuss acceptable access and stormwater discharge locations. No decisions were made except, the County is requiring a traffic impact analysis including the future football field to the west.
- The need to extend water main based on safety and legal issues is currently being discussed.



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

WORK SESSION: September 3rd, 2024

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #5 Quarterly Meeting with Sheriff's Department per contract

BACKGROUND:

Our contract with the Kenosha County Sheriff's Department requires a representative from their office to attend a work session on a quarterly basis. The idea behind this meeting is to give the Board an opportunity to express any concerns or questions they may have regarding the service being provided. Lieutenant Gilley and Captain Klinkhammer are scheduled to be in attendance on Sept. 3rd.

ATTACHMENTS:

None



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

WORK SESSION: [DATE], 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kathy Keisler, Municipal Court Clerk

REVIEWED BY: Kevin Poirier, Assistant to the Administrator

AGENDA ITEM: #6 Update website with additional information regarding sex offender registration requirements.

BACKGROUND:

In the last month the Municipal Court has had over eight citations issued (and more in the process of being cited) for violations pertaining to registering as a “sex offender” in the Village/Town of Somers (Chapter 23.01).

COMMENTS:

The Court would like to discuss possibly updating our website with:

- a. A “boundary map”
- b. Updated information
- c. A Registration Form to reflect more pertinent information not on the current form.

This would help us stay ahead of the problem and keep residents informed of offenders within the Village/Town. It would avoid problems with unregistered offenders moving forward.

ATTACHMENTS:

Proposed Form



VILLAGE/TOWN OF SOMERS SEX OFFENDER REGISTRY

1. Name of Offender: _____
2. Date of Birth: _____
3. Driver's License Number: _____
4. Address of Property Offender Intends to Reside: _____

5. Previous Address: _____
6. Date of Intended First date Of Occupancy by Offender (month/Date/Year) _____
7. Date Offender purchased property (if owned): _____
8. Terms of Lease From: _____ To: _____
9. Is the above property the primary residence of Offender's parent, grandparent, sibling, spouse or child? Yes _____ No _____
10. List name(s) and relationships and date of occupancy by persons living with Offender:

11. Name and Phone Number of Offenders Parole Officer: _____

By signing this form, I acknowledge that I have received the Village of Somers Chapter 23.01 Code of Ordinance, which outlines the Sexual Offender Residency Restrictions.

Signature: _____

Address: _____

Phone No. _____

Email: _____

Date: _____

SOMERS FIRE & RESCUE



CHIEF
Benjamin Andersen

P.O. Box 197
Somers, WI 53171
(262-859-2277)

Village President & Trustees

Fire Study Update

Fire Department staff have met with McMahon Group, and they are prepared to present their findings on the Station evaluation portion of our Fire Study. They will be present at the Village Work Session on Tuesday September 3rd to go over their report on our current stations and future needs and recommendations.

Fire Chief Benjamin Andersen

Benjamin Andersen

FACILITIES ASSESSMENT

SOMERS FIRE STATION



FOR
VILLAGE & TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

SEPTEMBER 3, 2024



McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM
McM. No. S0403-04-24-00511



FACILITIES ASSESSMENT

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FACILITIES ASSESSMENT

SOMERS FIRE STATION



VILLAGE & TOWN OF SOMERS

KENOSHA COUNTY, WISCONSIN

SEPTEMBER 3, 2024

McM. No. S0403-04-24-00511

I. INTRODUCTION

McMahon Associates, Inc. (McMahon) was retained by the Village and Town of Somers to conduct a Fire Department Facilities Assessment. The scope of the assessment under contract included:

- Assessment of current conditions of facilities including building envelope, interior condition, life safety/building codes and accessibility. The Assessment would also evaluate the facilities' compliance with industry safety standards and codes. This would be accomplished through tours and interviews with facility staff regarding age and condition of building systems such as the HVAC. Also includes existing conditions report of Stations 1 and 2 to include a review of existing mechanical, electrical, plumbing services and related equipment for use in determining how to proceed with the current facilities and general architectural and structural observations.
- Maps showing response times and distance from the current stations to areas of the Village/Town.
- Presentation of general location options for a two-fire station model and a three-fire station model.
- Report presentation to Village/Town Board.

II. PROJECT WORK TASKS

To complete the objectives set forth in the Study RFP, McMahon toured and evaluated the Department's two fire stations and studied data in an effort to present general location options for a two-fire station model and a three-fire station model.

III. SOMERS FIRE DEPARTMENT OVERVIEW

The Somers Fire Department provides fire, rescue, emergency medical and related emergency services to the Village and Town of Somers in Kenosha County, Wisconsin. The Department operates from two fire stations that are both staffed 24 hours per day. The stations are located at:

- Station 1: 7511 12th Street | Kenosha, Wisconsin
- Station 2: 818 12th Street | Kenosha, Wisconsin

SOMERS FIRE DEPARTMENT QUICK FACTS

- Estimated Population Protected: 9,368 (State of Wisconsin Department of Administration 2023)
- 2023 Calls for Service: 1,566 (71% Medical, 29% Fire/Rescue/Service)
- Approximate Square Miles of Area Protected: 29
- 15 Full-Time Members
- 46 Paid-On-Call/Premise Members
- ISO Rating: 4 (2015)

IV. SOMERS FIRE DEPARTMENT FACILITIES ASSESSMENT

A. Fire Station 1 – 7511 12th Street | Kenosha, WI 53114

1. Architectural

The existing Station 1 resides within the Village of Somers Complex along with the Village Administration and the Department of Public Works. The original building was constructed in the 1940's, and with several additions and renovations over the years, with the most recent addition in 2011. The total size of the complex is approximately 53,761 SF including the lower level. The building is constructed in a variety of materials, ranging from wood, masonry, steel, and precast concrete. The exterior is clad in brick, stucco panel, and precast concrete. The roof systems are wood truss with asphalt shingles built over precast decking (east 2/3 of facility) and metal deck with insulation and a membrane roof system (west 1/3 of facility). The window systems are a combination aluminum storefront and clad wood windows. The building is fully sprinklered. The Fire Department consists of approximately 15,354 SF of the building.

Fire Station 1 contains spaces for:

- Nine Bunk Rooms
- Dispatch Room
- Three Full Offices
- Medical Storage
- General Office and Storage Spaces
- Day Room
- Locker and Toilet Facilities
- TV Lounge
- Kitchen Area
- Apparatus Bay

At our visit on June 26, 2024, we were able to interview staff on some of the Station 1 deficiencies:

Fire Station 1

- Maze-like interior flow.
- No access from locker room to apparatus bay without going through clean spaces.
- No decontamination separation for gear.
- Exhaust for clothes dryer is non-compliant.
- No drive-thru bays.
- Overhead doors are 12'-0" tall. Typically, these doors are being planned for 14'-0" height due to increasing vehicle heights and clearances with new apparatus. Existing ceiling/deck is at 14'-0" making taller doors in the existing space not feasible.
- Maxed out on space in apparatus bay (no room for Special Operations Trailer that is coming or present Crash Assessment Trailer).
- Kitchen casework, while code compliant at the time of construction, is not ADA compliant to the current code.
- Medical storage for EMS services is too small.
- Locker room is "tight" on room.
- Men's Restroom Off Locker Room
 - ▶ Urinal is not at ADA compliant height under current code.
 - ▶ Shower is not ADA compliant under current code.
- Women's Restroom Off Locker Room
 - ▶ Shower is not ADA compliant under current code.

Fire Station 1 Recommendations

- While the general condition of the Fire Department space appears to be in good condition, the layout of the building can be improved. A study to reconfigure the existing space should be considered to provide better flow and organization for the Department.
- Provide a solution for decontamination of gear.
- ADA upgrades will be required by the building code if spaces are remodeled.
- If feasible, consider a new stand-alone Public Works building on the existing property or nearby to allow the Fire Department to move into the present space for taller overhead doors and a cleaner configuration of apparatus bay and equipment storage.

- Consider demolition of existing exterior public works storage building to the south and revise pavement around the building to allow for two drive-through bays and an expanded training area.

2. Roofing

Overall, the roof systems appear to be in relatively good condition. There are two roof systems, the gable/hip areas of roof are completed with asphalt shingles while the “flat” roof sections (above the apparatus garage and in between the gable/hip sections of roof) are completed with black EPDM.

The asphalt shingle roofs appear to be wearing evenly on the surface, with potential routine maintenance needed at flashing and valleys. There are sections of valleys and flashings with inadequate seals or caulking. At the point of accessing the shingled roof (above the sleeping quarters) there was a “bubble” where the shingled roof came to the eave/gutter. This could be a point of possible water infiltration during winter months with ice dams. Also, at this point of access the gutter has pulled away from the eave with missing fasteners at the gutter supports. On the north side of the building (street side) there is a noticeable buildup of leaves within the gutters. These should be cleaned out every year to promote good drainage for watershed from the roof.

At the EPDM roof areas, maintenance of the roof seams at the ventilation units and material laps should be inspected and addressed. There were several locations where these seams have begun to separate and could become a point for water infiltration. At the eRoFast end of the building, where the stone facade panels are installed, where they meet up with the vertical section of EPDM at the center of the building, there is separation of caulk sealing. The seam needs to be maintained to prevent further/future water infiltration at that point. In this same location, the EPDM roof has a considerable amount of “debris” on the horizontal roof surface between that section of wall and the roof drain – this debris should be cleaned up to promote good watershed to the roof drain and prevent clogging of the roof drain by the debris. At the roof top unit between the sleeping quarters and the Assembly Area Addition, there is standing water (likely HVAC condensate) on the roof, typically the result of inadequate roofing insulation slope/taper to direct water to the roof drain, consideration should be given to addressing this roof drainage to increase the life span of the EPDM material.

It is suggested that a licensed roofing company perform an independent inspection of both roofs to determine the full extent of required maintenance for these systems.

Roofing Recommendations

- Have the existing roof inspected by a licensed roofing contractor.

3. Structural

The Fire Station portion of the Village Complex encompasses several phases of construction. The oldest portions of the site consist of wood purlins or precast planks, supported by CMU walls or structural steel framing with masonry infill. Subsequent building additions match the style of the original construction.

The most recent building addition consists of steel joist roof framing, supported by precast concrete wall panels; an interior precast plank mezzanine is present in this most recent addition, supported by structural steel framing. At the lower-level regions, first floor framing consists of precast planks supported by structural steel framing and concrete foundation walls. Additionally, this addition included wood truss over framing above the original building roof structure.

Based on our observations, the structural framing system appears to be in good condition overall. Major signs of distress or deterioration were not observed in the existing building, though a few items are recommended for repairs or further monitoring. The existing building structure did not show apparent signs of foundation concerns or settlement.

Structural Recommendations

- Cracks were observed in the concrete slab-on-grade, both in the garage bays and in the lower level. The cracks are recommended to be caulked or grouted, and periodically observed for signs of further movement.
- CMU cracks were observed at the stack-bond blocks at the north exterior wall of the garage bays, on the sides of the garage doors. Cracks are also apparent in the precast plank joints at the same locations. The cracks are recommended to be caulked or grouted, and periodically observed for signs of further movement.
- Differential precast plank deflection was noted in the roof framing of the garage bays, at the joint between the original building and the first building addition. The deflection does not appear to be a sign of structural distress. The planks are recommended to be periodically observed for signs of further movement.

4. Mechanical

The HVAC equipment appears to have been manufactured over several years. Two Roof Top Units (RTU) that appear to be manufactured in 2010 and were tagged/ labeled with Johnson Controls markings leading us to assume that the units were designed and manufactured to proprietary specifications. With the age of the units along with the comments by the staff of inconsistent heating/cooling the units may be at the end of their lifecycle or in need of re-balancing or maintenance. The remainder of the HVAC equipment on the roof range in age from 2002-2008, here again due to the age of the equipment, may be reaching the end of their operational lifecycle. It was noted by staff that the roof top unit will stop working

until the breakers are reset. The units lack vibration isolators, so vibrations and noise are transferred through the roof members. Additionally, the zones for heating and cooling are not consistent.

Mechanical Recommendations

- Consider having the system balanced or re-balanced by a licensed technician at a minimum.
- Consider budgeting for the replacement of the rooftop mechanical units.

5. Electrical

■ Power

- ▶ ELECTRICAL SERVICE The utility service drop is on the north side of the property along 12th Street and is routed underground to a 75KVA pad-mount utility transformer. The secondary utility transformer is 120/208V 3PH 4W. The WE Energies utility meter #14-141-238 and 800A CT cabinet is located on the north exterior wall of the building. The Square D I-line HCP Main Distribution Panel (MDP) has an 800A main bus with an 800 amp 80%-rated circuit breaker main disconnect and is located in the main electrical room. There is a service grounding electrode to the incoming metal water pipe. The maximum demand for the past 24 months is 103KW (357.4A at 208V 3PH). The capacity of the existing system is only 640A due to the 80%-rated main circuit breaker.
- ▶ ELECTRICAL DISTRIBUTION The equipment is manufactured by Square D. The lighting and branch circuit panels are load center type panels.
- ▶ GENERATOR The generator is located inside a separate building enclosure to the north of the main building. The generator is a 120/208V 3PH 4W Onan Cummins natural gas generator with a standby rating of 75KW / 93.8kVA and an ampacity rating of 260A at 120/208V. The generator was installed between 2009 and 2011. Generators have a typical life span of about 20 years with regular testing and maintenance.

There is one Automatic Transfer Switch (ATS) located in the main electrical room. The ATS manufacturer is Cummins and is rated for 300A, solid neutral, open transition. The load side of the ATS serves two emergency panels.

The generator serves a variety of loads including boilers, hot water pumps, IT circuits, HVAC controls, Mech room lights, sump pumps, air compressor, door opener, fire dept lighting, and overhead doors. There are also emergency lights and exit signs fed from these panels. A complete list of loads is shown in Figures 1 and 2.

1	Elec. Fire Prof. Room 4 Strip Fluorescents	Public Works NW Overhead Drs.	2
3	Tool Rm and Office Lts.	Public Works Center West Overhead Doors	4
5	Open Office Ltg.	Public Works SW Overhead Drs.	6
7	Fire Dept. West Overhead Doors	Lift Station Cntrl.	00
9	Fire Dept. West OVERHEAD DOORS	Public Works NE Overhead Drs.	10
11	Fire Dept. East OVERHEAD DOORS	Keri Control System Receptacle	12
13	Light Keeper	GENERATOR 8206 LITES	14
15	Fire Dept. 4 Outside Lts.	GENERATOR BATTERY CHARGER	16
17	Public Works	GENERATOR HEATER	18
19	Public Works 6 Outside Lts.	GENERATOR ROOF COOLING	20
21	} GENERATOR BUILDING HEATER		22
23			24

▲ Figure 1 Emergency Panel in Main Electrical Room by Public Works



▲ Figure 2 Emergency Panel in Boiler Room Near Village Hall

■ **Lighting**

- ▶ INTERIOR Emergency lighting and exit sign backup power is served by the generator. There are a few older random emergency unit battery lights.

The interior lighting is mostly T8 fluorescent. When lamps burn out, they have been replaced with T8 LED lamps. Many of the light fixtures are not in very good shape with cracked/yellowed lenses.

There are very few automatic lighting shutoff controls. Most lighting controls are manual toggle switches. There is a Litekeeper lighting control panel in the main electrical room with switching relays and astronomic timeclock that

controls some lights in the building, see Figure 3 for complete list.

Relay	CKT	Description
1	24	PUBLIC WORKS HIGHWAY LIGHTS 1 Row 1
2	6,8	" " " Row 2
3	10,12	" " " Row 3
4	14,16	" " " Row 4
5	13,20	FIREDEPT. HIGHWAY LIGHTS
6	15	OUTSIDE BUILDING LIGHTS
7	17	OUTSIDE BUILDING LIGHTS
8		

▲ Figure 3 Lighting Control Panel

- ▶ EXTERIOR All exterior lighting is HID. Wall-mount exterior lights are controlled by the lighting control panel in the main electrical room. Parking lot lights are controlled by a different timer.

A portion of exterior lights are on the generator, but not all. It is unknown whether there are exterior exit discharge lights with emergency backup at all exterior exit doors.

■ **Special Systems**

- ▶ FIRE ALARM The fire alarm control panel is a Simplex 4010. The head end was installed in 2011; it is no longer a current product but can be upgraded to a newer Simplex panel if needed. The control panel is in a storage closet adjacent to the Village Hall auditorium. The fire alarm system is monitored by Century Security using an analog POTS line. Smoke detectors, heat detectors and audible/visual notification devices are located throughout the building. There is one annunciator panel located at the Village Hall main entry vestibule.

Each sleeping room has a combination CO/smoke detector.

- ▶ VOICE DATA The main data room contains three 2-post racks with servers and patch panels. There is a data grounding system that bonds the main electrical service grounding, ladder tray, and racks. The room is cooled by a separate split system AC unit.

Horizontal cabling is Category 6.

50-micron fiber optic cabling is routed to the main electrical room network switch that sits on the storage shelving.

- ▶ PAGING SYSTEM The Fire Department has speakers located throughout served by an amplifier. The paging system is not connected to any “smart” system.

- ▶ MASTER CLOCK There is no master clock system.
- ▶ SECURITY VIDEO SURVEILLANCE There are IP cameras located along the exterior of the building.
- ▶ SECURITY ACCESS CONTROL The access doors are controlled by Rosslare Security Products door controllers. There are card readers on all exterior doors. There is a card reader on door FD26 medical supplies. The security system is maintained by Hoernel Lock & Key, Inc. of Kenosha.
- ▶ SECURITY INTRUSION DETECTION SYSTEM There is no security intrusion detection.
- ▶ DOOR INTERCOM VIDEO SYSTEM There is no door intercom video system.

Electrical Recommendations

- Change door hardware on main electrical room to panic hardware since equipment is rated 800A per NEC and IBC.
- Remove all storage items from main electrical room.
- Add surge protection to the main electrical distribution panel with at least 360KA.
- Add customer load metering to normal-line side of ATS so that KW demand information can be measured on a regular basis.
- The emergency lights and exit signs cannot be combined on the same transfer switch as optional standby loads. The least expensive option to remedy this is to add unit battery backup lights to serve as life safety lighting.
- Add emergency exterior exit discharge lighting.
- The service grounding electrode system is incomplete without a bonding jumper across the water meter. Add a bonding jumper across the water meter per NEC.
- Replace receptacles in all truck bays to GFI type to meet NEC requirements.
- The basement elevator lobby does not have two-way emergency communication per International Building Code (IBC). Add a two-way communication system for the elevator lobby so that a stranded occupant that cannot use the stairs can use the system to call 911. <https://www.avire-global.com/en-us/products/smartrescue-system/>
- Consider a wireless GPS synchronized clock system. This would help keep all clocks at the same time, automatically adjust for daylight savings and reset after power outages.
- To save additional energy, consider replacing the interior light fixtures with energy efficient LED fixtures and energy code compliant controls. Energy saving controls include dimming, occupancy/vacancy sensing and automatic daylighting controls. In addition to saving energy, dimming LED sources increases the life expectancy of the fixture.

- Consider replacing the exterior building mount lighting and flagpole lighting to LED fixtures and energy code compliant controls. This would include replacing the existing mechanical time clock with a photocell and astronomical time clock combination. The astronomical time clock will automatically adjust for daylight savings time.

B. Fire Station 2 – 818 12th Street | Kenosha, WI 53140

1. Architectural

The existing Station 2 was originally constructed in 1975 and is a pre-engineered metal building. The original building featured a single overhead door, an office, single restroom, small kitchen, and storage room along the east wall of the building. During subsequent remodeling, additional doors have been added and the original interior rooms eventually removed and new spaces created in the 2000 building addition to the north side of the building. The building at present still has the original metal panel siding and roof. The 2000 building addition is constructed of split-faced CMU with an assumed wood truss roof covered with asphalt shingles. The same property includes a memorial park, a storage building used by the Public Works Department, and a cell tower. The building is fully sprinklered and is approximately 4,338 square feet.

Fire Station 2 contains spaces for:

- | | |
|--|---|
| ■ Three Bays for Apparatus | ■ Dayroom with Kitchen |
| ■ Small Mechanical Room | ■ Storage Room |
| ■ Gear Storage in the Apparatus Bay | ■ Office |
| ■ Laundry in the Apparatus Bay | ■ Office Converted to Sleeping Quarters |
| ■ Small Workroom/Weight Room/Tool Room | ■ Double Bunk Rooms |
| | ■ Men’s and Women’s Restrooms |

At our visit on June 26, 2024, we were able to interview staff on some of the Station 2 deficiencies:

Fire Station 2

- | | |
|---------------------------------|---|
| ■ Built on an Old Landfill Site | ■ Overhead door clearance height and width in apparatus bays (only one door that can serve larger equipment). |
| ■ Cracked CMU Walls | ■ Clearance width limits due to overhead door width limits. |
| ■ HVAC Issues | ■ Entry doors need constant adjustment due to frost heave in cold months. |
| ■ Roof Issues | |

- Fire alarm panel can no longer be served due to age.
- Building envelope (insulation) is not adequate in original building. It is believed that the 2000 building addition CMU wall was not insulated as there is frost on the restroom and bunk room walls during cold months. Tiles on the walls fall off.
- Shower drains were placed at the high point of the sloped floor.
- There is no room for additional apparatus.
- No notification system – radio and comm issues.
- No decontamination separation – linens are washed in the same washing machine as the gear.
- Parking lot asphalt is nearing replacement.

Fire Station 2 Recommendations

It is recommended that the station be replaced. There is an opportunity on the site for a new station – set up for long term service. An option is to look at sitting a new station building to the north where the softball diamond is/was. Another opportunity is relocating the existing playground equipment – on the site – closer to 12th Street for more visibility, to open the center of the property for use.

2. Roofing

The 2000 addition has an asphalt shingle roof while the original 1975 building is a mechanically attached (screw down) metal roof panel system. The asphalt shingle roof appears only to have been repaired in areas as needed since its installation (sections of shingles in the field, ridge caps, equipment cut-ins, etc.) and the majority of the shingle material shows its age (worn and much of the granular material has dissipated from the shingle). In addition, at the west side of the gable between the addition and the original building (by the AC condenser on the ground below), there exists a “buckle” in the shingles which could be an area of water infiltration due to ice damming in the winter months or wind driven rain due to the separation from the substrate below.

At the metal roof, there is significant surface rust in “patches” across the entire roof surface (both east and west elevation), though and it appears to be only surface in nature (no crumbling or cracking of the metal surface indicating rot). There are two or three sections of roof on the east elevation that have been cut out and replaced with colored metal roof panels. The roof penetrations appear to be in good shape and the sealant does not appear to be separating or cracking. It is suggested that, should this building remain operational, a more thorough inspection of both roofs be performed by a professional roofing company.

Roofing Recommendations

- Have the existing roof inspected by a licensed roofing contractor.

3. Structural

The original building construction consists of a Pre-Engineered Metal Building (PEMB), with windows added as part of a previous renovation. At the concrete slab-on-grade, larger floor joints are present; it is unclear whether these joints were intentionally enlarged to help with internal floor drainage, or if the joint spacing is the result of PEMB shifting over time. It is our understanding frost heave may be impacting the doorway stoop foundations, as the doors need to be adjusted a few times a year due to alignment issues.

North of the original building, a single-wythe CMU building was constructed; it is our understanding that the existing masonry is poorly insulated. Step cracks were observed in the running-bond masonry at the building corners.

Based on our observations, the structural framing system appears to be in good condition overall. The existing building structure did not show apparent signs of foundation concerns or settlement.

Structural Recommendations

- The overall building structure appears in good condition. However, this building would be better served as a different use, such as a seasonal park shelter or storage building.
- The cracks in the floor slabs of the garage bays are recommended to be periodically observed for signs of further movement.
- The cracked CMU regions are recommended to be repaired as required and monitored periodically for signs of further movement and distress.

4. Mechanical

Current HVAC equipment at this facility includes a 24-year-old furnace and an 11-year-old AC condenser. The furnace is beyond the operational life expectancy of the unit and will require replacement in the foreseeable future. The vestibule and restrooms are heated with supplemental in-wall cabinet unit heaters, which are a less efficient design than current systems.

Mechanical Recommendations

- Consider budgeting for the replacement of the mechanical systems as they are nearing or at the end of their lifecycle.

5. Electrical

■ Power

- ▶ ELECTRICAL SERVICE The utility pole-mount transformers are rated 75KVA and are located on a utility pole near the south side of the property along 12th Street. The 120/208V 3PH 4W secondary of the utility transformer is routed underground from the utility pole to the utility meter. The WE Energies utility meter is located on the east exterior wall of the building. The utility meter transocket has two tapped disconnect switches (200A and 100A) located next to the utility meter transocket outside. The 200A main disconnect switch feeds a 200A normal power panel with a 200A 80%-rated main circuit breaker. The 100A main disconnect switch feeds the Automatic Transfer Switch (ATS). The main panels are in the truck bay. There is one service grounding electrode conductor at the incoming metal water pipe.

This is not a demand-rate account, so WE Energies does not monitor demand. The total usage in KWH seems to be only about 25% of the usage of Station 1, so about 26KW (90A at 208V 3PH). The total capacity of the services combined is 240A at 208V 3PH due to the 80% rated main circuit breakers.

- ▶ ELECTRICAL DISTRIBUTION The equipment is manufactured by Square D. The lighting and branch circuit panels are load center type panels.
- ▶ GENERATOR The generator is located outside on the east side of the building in an outdoor weatherproof enclosure. The generator is a 120/208V 3PH 4W Kohler 30RZ natural gas generator with a standby rating of 30KW / 38kVA and an ampacity rating of 81A at 120/208V. The generator was installed in 2001. Generators have a typical life span of about 20 years with regular testing and maintenance.

There is one ATS located in the truck bay. The ATS manufacturer is ASCO Series 300 and is rated for 104A, solid neutral, open transition. The load side of the ATS serves one emergency panel with a 100A 80%-rated main circuit breaker.

The generator serves a variety of loads including compressors, overhead doors, heat, various receptacles, and various lights. There are also emergency lights and exit signs fed from this panel. A complete list of loads is shown in Figure 4.

Panel	Breaker Rating
1	200A
2	100A
3	100A
4	100A
5	100A
6	100A
7	100A
8	100A
9	100A
10	100A
11	100A
12	100A
13	100A
14	100A
15	100A
16	100A
17	100A
18	100A
19	100A
20	100A
21	100A
22	100A
23	100A
24	100A

Figure 4 Emergency Panel Loads

- Lighting

- ▶ INTERIOR Emergency lighting and exit sign backup power is served by the generator. There are a few older random emergency unit battery lights.
The interior lighting is mostly T8 fluorescent. When lamps burn out, they have been replaced with T8 LED lamps. Many of the light fixtures are not in very good shape with cracked/yellowed lenses.
There are very few automatic lighting shutoff controls. Most lighting controls are manual toggle switches.
- ▶ EXTERIOR All exterior lighting is LED. The exterior lights are controlled by a mechanical timeclock located in the truck bay.

- Special Systems

- ▶ FIRE ALARM The building has a partial fire alarm system that only monitors the fire suppression system. The fire alarm control panel is a Honeywell Ademco 5110XM; it is no longer a current product. The control panel is in the mechanical room adjacent to the truck bay. The fire alarm system is monitored by Century Security using an analog POTS line. The fire alarm system consists of monitor modules for tampers/flows, one pull station and one horn/strobe.
There are standalone battery-operated smoke detectors located outside the sleeping rooms. There is a standalone plug-in CO detector located in the lounge. These devices are not monitored and have local audible notification.
- ▶ VOICE DATA There is a network switch sitting on a storage shelf in the storage room adjacent to the main entry vestibule.
Horizontal cabling is Category 6.
- ▶ PAGING SYSTEM The Fire Department has speakers located throughout served by an amplifier. The paging system is not connected to any “smart system.”
- ▶ MASTER CLOCK There is no master clock system.
- ▶ SECURITY VIDEO SURVEILLANCE There are no cameras.
- ▶ SECURITY ACCESS CONTROL There are no access-controlled doors. Two exterior doors have standalone keypads integrated with the door hardware.
- ▶ SECURITY INTRUSION DETECTION SYSTEM There is no security intrusion detection.
- ▶ DOOR INTERCOM VIDEO SYSTEM There is no door intercom video system.

Electrical Recommendations

- The main panelboards and ATS are currently in the truck bay. The equipment gets wet when the trucks get washed. The equipment is not rated for getting wet. The Owner keeps a big tarp over the equipment, which is not code compliant. The equipment should be relocated to a dedicated electrical room

away from the truck bay or the equipment should be replaced with NEMA 4X stainless steel enclosures.

- If additional loads were to be added to the building, we recommend a 30-day load test on both main panels in the truck bay rather than trying to use WE Energies estimate based on KWH comparison to the other fire station.
- Enlist an electrician to confirm that both main disconnects (located outside next to utility meter) are both connected to the same service grounding electrode system.
- Add surge protection to both main electrical distribution panels with at least 360KA protection.
- Add customer load metering to normal-line side of ATS so that KW demand information can be measured on a regular basis.
- The generator is at the end of its useful life and should be replaced.
- The emergency lights and exit signs cannot be combined on the same transfer switch as optional standby loads. The least expensive option to remedy this is to add unit battery backup lights to serve as life safety lighting.
- Add emergency exterior exit discharge lighting.
- The service grounding electrode system is incomplete without a bonding jumper across the water meter. Add a bonding jumper across the water meter per NEC.
- Replace receptacles in all truck bays to GFI type to meet NEC requirements.
- Consider a wireless GPS synchronized clock system. This would help keep all clocks at the same time, automatically adjust for daylight savings and reset after power outages.
- To save additional energy, consider replacing the interior light fixtures with energy efficient LED fixtures and energy code compliant controls. Energy saving controls include dimming, occupancy/vacancy sensing and automatic daylighting controls. In addition to saving energy, dimming LED sources increases the life expectancy of the fixture.
- Consider replacing the existing mechanical time clock with a photocell and astronomical time clock combination. The astronomical time clock will automatically adjust for daylight savings time.
- Replace the fire alarm system with a new system that includes full notification and CO\smoke detection in sleeping areas.
- Consider including a data rack in a space with separate cooling.
- Consider adding security cameras along the exterior at a minimum.
- Consider adding an access control system similar to Fire Station 1.

V. STATION LOCATION ANALYSIS

Identifying the best locations for fire and emergency medical stations requires an analysis of current and future needs of the service area. Key components of this evaluation include:

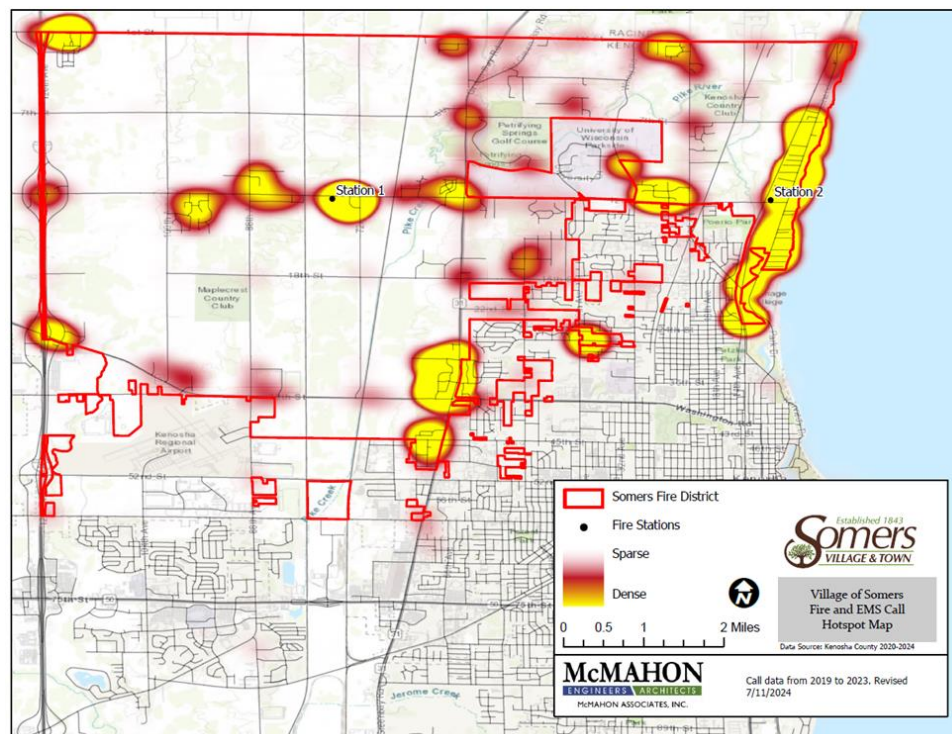
- Total Demand for Service and Distribution of Incidents
- Population
- Response Time, Travel Time and Distance Analysis
- Risk Assessment of Response Area
- Land Use Planning
- Connectivity to Major Roadways
- Cost Analysis

A. Demand for Service and Distribution of Incidents

Current needs are analyzed by evaluating demand for the Department’s services. McMahon conducted a geospatial and statistical analysis of current demand for services. Total calls for service provide a view of the demand for services.

	YEARS				
	2019	2020	2021	2022	2023
Somers Fire Department Calls for Service	1,137	1,046	1,491	1,440	1,566

Location analysis of the demand for service showed several clusters of where calls for service occurred from 2019 to 2023.



B. Population

The location of clusters of higher population in the community generally matches the locations of calls for service. Additional planned development in Somers will add population and traffic to the community; a new housing development with single family homes and apartments to the east of Station 1, a large development with single family homes and apartments at 18th Street and 88 Avenue, a large apartment development on 18th Street and a commercial development on 12th Street near I-94.

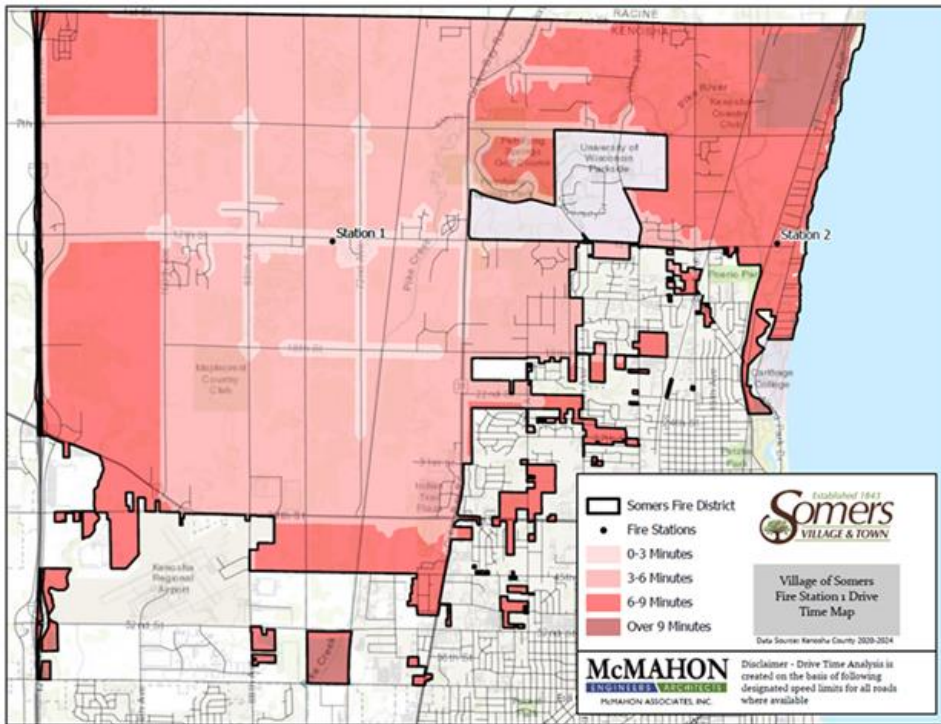
C. Response Time, Travel Time, and Distance Analysis

An analysis of response times to the calls for service was completed using two different methods. The first method used evaluated the average response time. The second method utilized evaluated the time in which the Department responded to 90% of the calls for service in the time period evaluated. The 90% method is a common metric used in performance evaluation to reduce the effect of outliers on average response times.

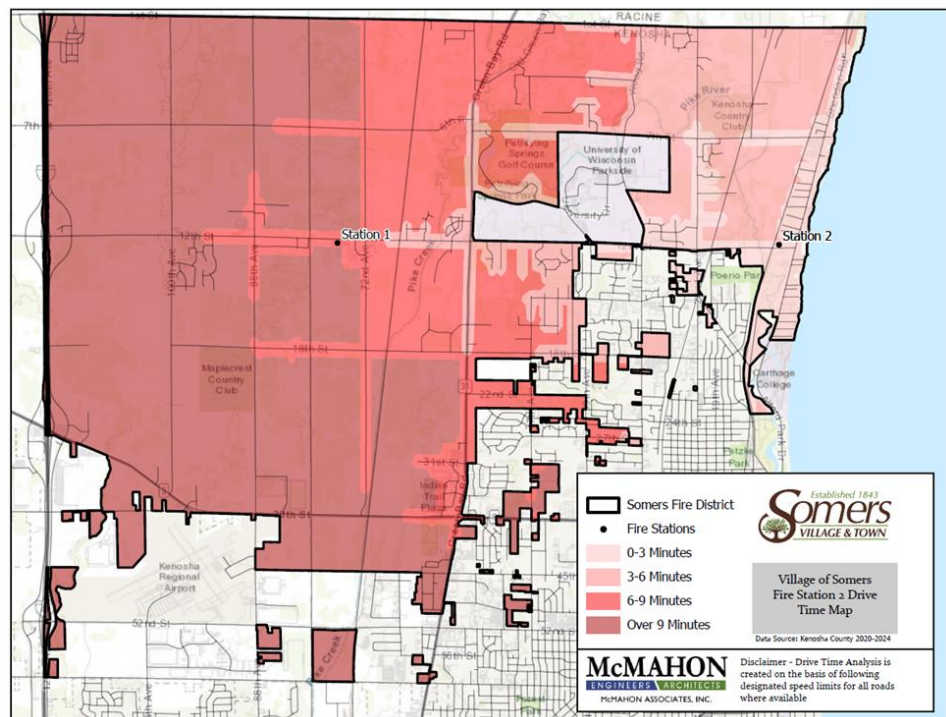
For the purpose of this analysis, response time data was calculated from the time the call for service was received at by Kenosha Joint Services 911 Public Safety Answering Point (PSAP) to the time the first arriving Somers unit reported on scene.

SOMERS FIRE DEPARTMENT RESPONSE TIME ANALYSIS							
	2019	2020	2021	2022	2023	Average	Median
Average Fire/ Rescue/Service	7:50	7:42	6:07	7:13	5:14	6:49	--
Average Medical	7:50	7:38	7:26	6:58	7:11	7:24	--
90% Fire/Rescue/ Service	12:30	11:05	10:34	9:36	9:10	--	10:34
90% Medical	8:16	10:33	10:17	9:37	9:40	--	9:40

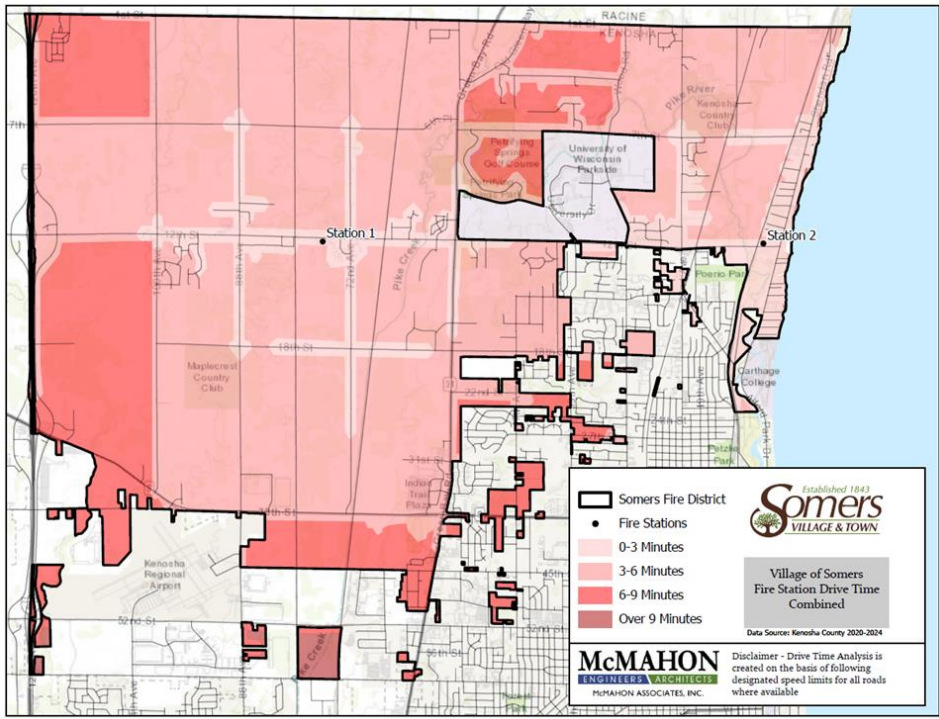
Travel time is different from response time. A travel time analysis does not include the time it takes for a call to be processed at the 911 PSAP and the time it takes for responders to mobilize the apparatus to begin response to the scene. The maps below demonstrate expected travel times for emergency response in Somers.



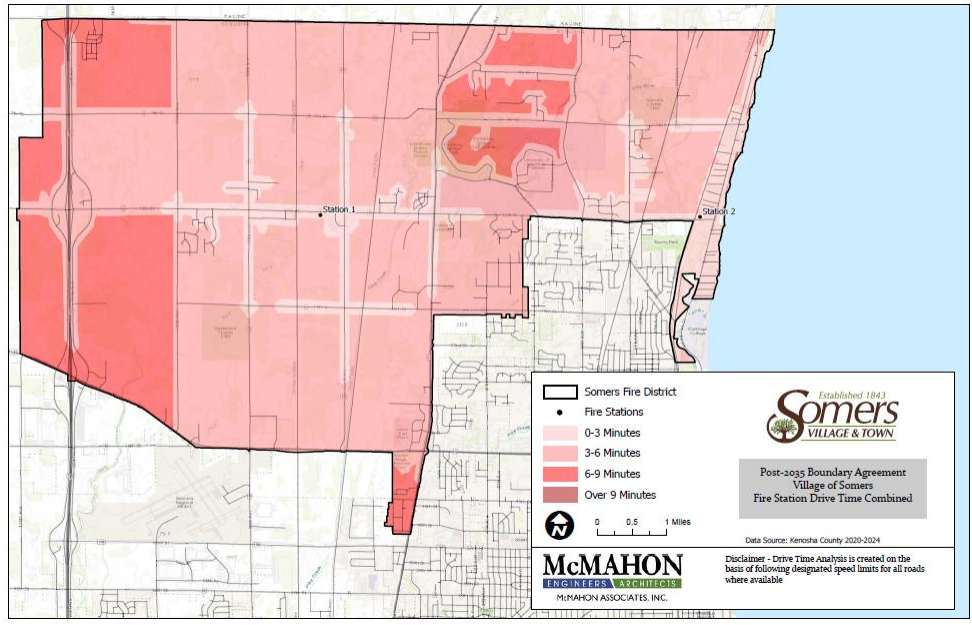
◀ Travel Times from Station 1



Travel Times from Station 2 ▶



▲ Travel Time Combined from Station 1 and Station 2



▲ Travel Time Combined from Station 1 and Station 2 Post 2034 Boundary Agreements

The travel times demonstrated in the maps above do not account for railroad traffic that might interfere with travel on the roadways with railroad crossings. In an effort to analyze the frequency of railroad traffic that might interfere with emergency vehicle travel, McMahon evaluated railroad traffic data from the Federal Railroad Administration – Office of Safety Analysis.

Three significant railroad tracks run north/south through Somers. Two of the track lines are owned by Union Pacific and the third track is owned by Canadian Pacific Kansas City. The farthest east track owned by Union Pacific runs adjacent to Fire Station 2 (referred to herein as Track 1). The traffic on this track mostly consists of trains running to and from the WE Energies Plants in Oak Creek. The track averages approximately two to three trains per day; however, the crossing on 12th Street can be blocked for between 15 and 25 minutes by train according to information from the Fire Department. The time the train blocks cross-traffic on 12th Street is significant. It is expected this train traffic may reduce in the next decade as WE Energies reduces reliance on coal at their power plants in Oak Creek.

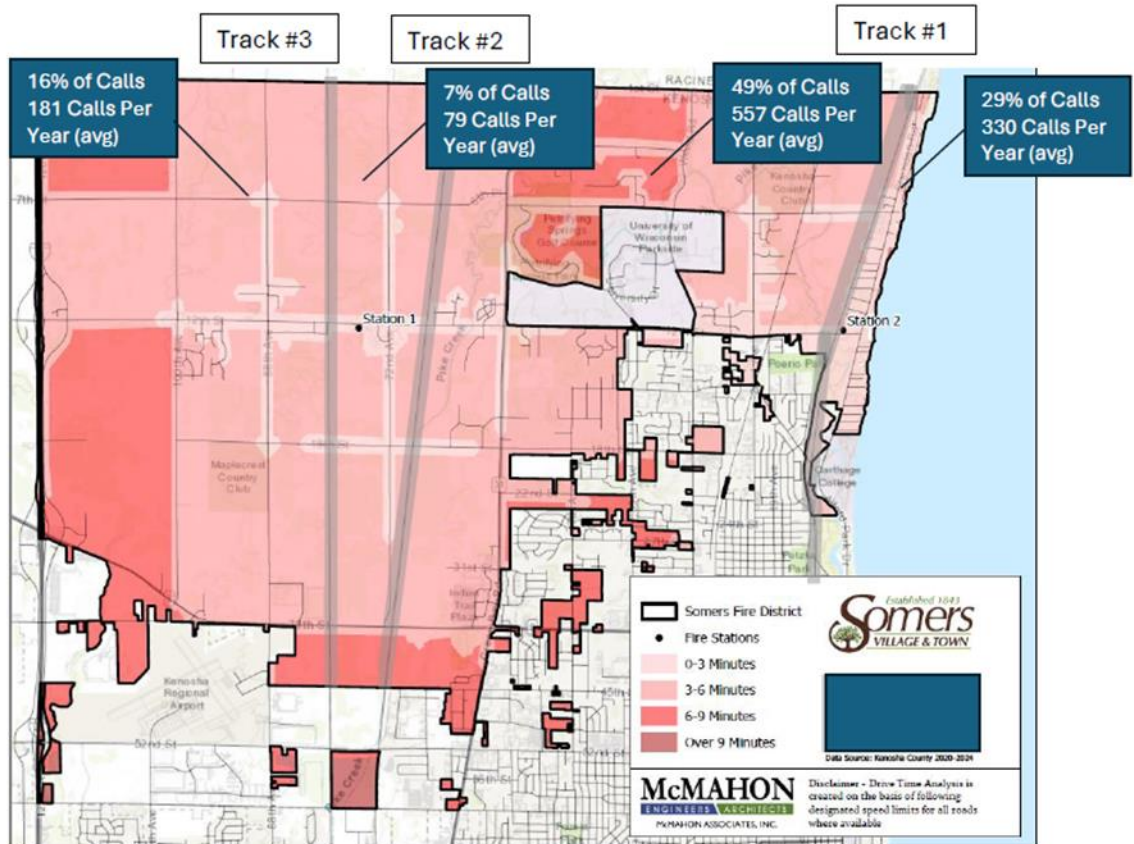
The second track owned by Union Pacific crosses 12th Street just west of 65th Avenue (herein referred to as Track 2). According to the data analyzed, on average, seven trains cross this point daily. Total time in which the roadway is blocked by trains was not available.

The third track that crosses 12th Street in Somers crosses at approximately 80th Avenue (herein referred to as Track 3). This track is owned by Canadian Pacific. Both freight and passenger traffic run on this track-line. Limited data was available on traffic on this track, however, according to Amtrak Schedules, 15 trains per day run on this line.

McMahon analyzed the number of calls for service between 2019 and 2023 that occurred in areas separated by the three tracks. The map below shows results of the analysis:

For calls from 2019 to 2023

Area	Fire Calls	EMS Calls
Lake to Track 1	181	1470
Track 1 to Track 2	397	2387
Track 2 to Track 3	51	346
Track 3 to 141	176	730



If Somers was interested, additional information on train traffic on these lines could be obtained through a rail study. Firms like LinqThingz, a Milwaukee based firm that does studies of predictive mobility of trains, could conduct such a study. The firm also provides advanced notification of blocked railroad crossings to public safety agencies. LinqThingz is currently doing similar studies for other communities in Kenosha County.

D. Risk Assessment and Land Use Planning

The Department does not currently have a formal risk assessment of the community. Information on risk was gathered through interviews with Department Staff and data made available from Somers and Kenosha County.

There are several major residential developments under way in the community which will increase population and traffic. These will contribute to an increased demand for service and risk to protect for the fire department.

Tax Incremental Financing Districts (TID) #2 located near Highway 31 and 31st Street and TID #4 at Highway 31 and Highway E have or will contribute to significant development in the community which will again increase demand for service on the Fire Department.

Most of the upcoming developments and TID #2 and TID #4 can be effectively serviced by the two current fire station locations. The staffing of those stations will be addressed in staffing and operational analysis reports completed later.

A growth area has been identified just west of I-94 from the Racine County Border to Highway 142. This will most likely include commercial development with warehouses, hotels, and travel centers. Development in this area will likely lead to a need closer to I-94 in the next ten years.

E. Connectivity to Major Roadways

The current location of stations along 12th Street provides good access to all areas of Somers.

F. Cost and Location Analysis

Land cost and availability impacts fire station selection. Acquiring sites can be a lengthy and complex process. Costs of land may be affected by market volatility. Consideration of these costs cannot be overlooked when selecting a site location for a fire station.

The location of a fire station should also take the neighborhood it exists into consideration. Moving a current fire station or building a new fire station in some neighborhoods can be controversial.

VI. FIRE STATION LOCATION RECOMMENDATIONS

- Maintain current location of Station 1. Consider building a new public works facility and remodeling Fire Station 1 in the future to improve layout/traffic flow in the building for the Fire Department and to provide an exterior training area for the fire department. Recent cost estimates show that cost per square foot for construction of a public works facility is about 20% less than the cost per square foot of construction of a fire station.
- Replace Station 2 on its current location with a three-bay fire station that can accommodate four to six personnel on duty on each shift. Construction of the new fire stations could be done in concert with updated Fabiano Park, a project that was identified in the 2009 Somers Comprehensive Outdoor Recreation Plan. Consideration could be given to sitting a new station building to the north where the softball diamond is/was and relocating the existing playground equipment closer to 12th Street for more visibility, to open the center of the property for use.
- Depending on success of development in the Village of Somers Growth Area along I-94, consideration will need to be given to construction of and staffing for a third fire station on 12th Street no further east than 100th Avenue by the year 2035.



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

WORK SESSION: September 3, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #8 Review and Discuss application for Special Event Permit from Palmen Auto Stores for their Employee Family Picnic, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144

BACKGROUND:

Palmen Auto Stores is holding annual Employee Family Picnic on October 13, 2024, at Hawthorn Hollow, located at 880 Green Bay Road Kenosha, WI 53144. On August 14, 2024, they submitted their application and fee for a Special Event permit. This is a private event for Palmen employees and their families.

Staff recommends this be placed on September 10, 2024, Village Board Meeting for action.

ATTACHMENTS:

Special Event Application



OFFICE USE ONLY
 DATE FILED: 8/14/24
 INITIALS: AK

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

Village of Somers Special Event Permit (Single Day)

Fee: \$75

Date(s) of Event: October 13th 2024
 Description of Event: Employee Family Picnic

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

Trade/Event Name: Palmer Employee Family Picnic

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

If Licensee is a Corporation or LLC, list Agent's Full Name: Tara Bernal

List Date of Birth of Agent (If Corporation/LLC) or Individual: 01.25.82

Address: 348 Old Greenbay Rd Kenosha WI 53144
Street City State Zip

Phone: 262 705 0520 Email: tbernal@palmer.com
(Correspondence will be via email if address is given)

Driver's License Number: _____
State Number

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

CHARGE	STATE	DATE	RESULT

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

CHARGE	STATE	DATE

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

CHARGE	STATE	DATE

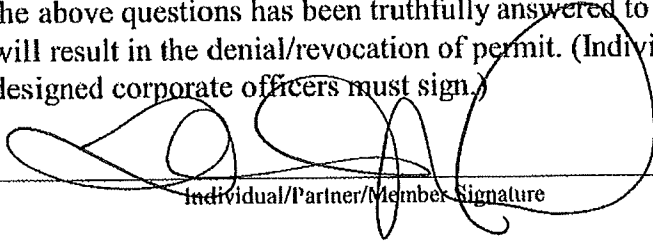
4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? Yes No
 If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years. Palmco Buick GMC Cadillac, Inc 7110 74th Place
Kenosha WI 53142

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

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


 Individual/Partner/Member Signature

8-14-24
 Date

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

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

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Planned Hours* of Operation:

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

*be sure to list AM or PM

Legal occupancy limit for the premises: _____ persons

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

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

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

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

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

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

Security Plan

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

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

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

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

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

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

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

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

Provide the first and last name of all management personnel:

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

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

Individual/Partner/Member Signature

49 of 51

Date



www.somers.org P.O. Box 197, Somers, WI 53171

PH: (262) 859-2822

FAX: (262) 859-2331

SPECIAL EVENT PERMIT (single Day): ALCOHOL BEVERAGE INFORMATION

To be completed by Agent of Event

Will you be selling or giving away Alcohol at this special event?

Selling _____

Giving Away X

What types of alcohol beverages will be sold or given away beer and single serve wine and cider.

If selling, please contact the clerk for alcohol permits, if you don't already have them.

Name, address and phone number of the responsible person or third-party vendor for alcohol beverages.

Rustic Road Brewing Company ; Chuck Nelson ; 262.320.7623
5706 6th Ave
Kenosha WI 53140

Bartenders must have a bartender's license in the Village of Somers. Please include a copy with this application.

If one is needed, please contact the Village of Somers to obtain a one-day event operator's license.

Individual/Partner/Member Signature

8.15.24

Date

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

**Village Board Meeting
Tentative Agenda
Tuesday, September 10th, 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 August 27 th , 2024, Vouchers dated August 29 th , 2024 and September 5 th , 2024
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on application for Special Event Permit from Palmen Auto Stores for their Employee Family Picnic, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
8	Action on Operator's Licenses: Caytlyn Militello and Monica Rogers
9	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the September 10th, 2024 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 30th day of August 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.**