

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

**Village Board Meeting
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, August 2024 ACH payments
4	Correspondence: Letter from the Village of Mount Pleasant dated Aug. 27, 2024 informing the community of a public hearing Oct. 14, 2024 to consider amending the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.
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 & Agenda in 1 public place & on the Village website.

Dated this 6th day of September 2024

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

**Village of Somers
Proceedings from the Regular Board Meeting August 27, 2024**

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

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Ben Harbach, Joe Smith, Karl Ostby, Jackie Nelson, Jack Aupperle, and Scott Fredrick. Also present: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Fire Chief Ben Andersen and Attorney Davison.

Consent and Approval of Minutes of Regular meetings on August 14th, 2024, Vouchers dated August 15th, 2024, and August 22nd, 2024

Trustee Nelson moved to approve the Minutes of Regular meetings on August 14th, 2024, Vouchers dated August 15th, 2024, and August 22nd, 2024.

Seconded by Trustee Smith.

Trustee Harbach asked about 3 expenditures. Administrator Peters provided more detail about the payments.

Motion carried. 7-0 vote.

Correspondence

Southeastern Wisconsin Regional Planning Commission Overview

Trustee Nelson asked if this was resurrecting the old rail over by Hwy E. Administrator Peters indicated it was.

Citizen Comments

None

President and Trustee Comments

President Stoner mentioned Mills is excited about doing the housing project. He stated Administrator Peters is working with them on this development.

Action on Plan Commission Recommendations (Tropical Smoothie Cafe):

a. Request by RCG Somers LLC, 3060 Peachtree Rd NW Ste 400, Atlanta GA 30305 (Owner); Steven Kolber, Kolbrook Design, Inc. (Agent), for rezoning approval for a PUD Planned Unit Development Overlay Dist. to allow for a reduced driveway pavement setback to a side lot line (10' setback required by Ordinance), on Tax Parcel #82-4-222-271-0309, located in the NE ¼ Section 27, T2 N, R22 E, Village of Somers. (For informational purposes only, this property is located on Market Ln. South of the Firestone Complete Auto Care), subject to the following conditions,

- 1. Subject to final plans being reviewed and approved by Village Planning.**
- 2. Subject to final plans being reviewed and approved by Village Engineer; and**
- 3. Execution of a Developer's Agreement between the Village of Somers and Somers Venture, LLC."**

Trustee Nelson moved to approve Plan Commission Recommendations (Tropical Smoothie Cafe):

Seconded by Trustee Fredrick.

Trustee Aupperle asked Chief Andersen if he was good with the turn radius. Chief indicated he was.

Motion carried. 7-0 vote.

Action on Plan Commission Recommendations (Amy Giles Maurer & Steve Maurer):

a. Request by Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), for approval of rezoning from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to R-2 Suburban Single-Family Residential Dist., A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. , on Tax Parcel # 82-4-222-021-0231, located in the NE 1/4 of Section 2, T2N, R22E, Village of Somers. (For informational purposes only, this property is located about the 4700 block of 4th Street), subject to the following conditions,

- 1. Subject to conditions as listed in Planning Memo dated August 1st, 2024**
- 2. Subject to final CSM being reviewed and approved by Village Planning.**
- 3. Created lots must connect to municipal water and sewer services when they become available; and**
- 4. Execution of a Developer's Agreement between the Village of Somers and Amy Giles Maurer and Steve Maurer.**

Trustee Nelson moved to approve the request by Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), for approval of rezoning from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to R-2 Suburban Single-Family Residential Dist., A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. , on Tax Parcel # 82-4-222-021-0231, located in the NE 1/4 of Section 2, T2N, R22E, Village of

Somers. (For informational purposes only, this property is located about the 4700 block of 4th Street), subject to the following conditions,

1. Subject to conditions as listed in Planning Memo dated August 1st, 2024
2. Subject to final CSM being reviewed and approved by Village Planning.
3. Created lots must connect to municipal water and sewer services when they become available; and
4. Execution of a Developer's Agreement between the Village of Somers and Amy Giles Maurer and Steve Maurer.

Seconded by Trustee Smith.

Motion carried 7-0 vote.

- b. Request by Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), for approval of a Certified Survey Map (dated October 24, 2022 by Rick R. Hillmann of Nielsen Madsen & Barber) to subdivide Tax Parcel # 82-4-222-021-0231 into one (1) 21.260-acre Lot, one (1) 1.266-acre Lot, one (1) 1.231-acre Lot, and one (1) 1.318-acre Lot, located in the NE 1/4 of Section 2, T2N, R22E, Village of Somers. (For informational purposes only, this property is located about the 4700 block of 4th Street), subject to the following conditions:**

- 1. Subject to conditions as listed in Planning Memo dated August 1st, 2024**
- 2. Subject to final CSM being reviewed and approved by Village Planning.**
- 3. Created lots must connect to municipal water and sewer services when they become available; and**
- 4. Execution of a Developer's Agreement between the Village of Somers and Amy Giles Maurer and Steve Maurer."**

Trustee Nelson moved to approve the request by Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), for approval of a Certified Survey Map (dated October 24, 2022 by Rick R. Hillmann of Nielsen Madsen & Barber) to subdivide Tax Parcel # 82-4-222-021-0231 into one (1) 21.260-acre Lot, one (1) 1.266-acre Lot, one (1) 1.231-acre Lot, and one (1) 1.318-acre Lot, located in the NE 1/4 of Section 2, T2N, R22E, Village of Somers. (For informational purposes only, this property is located about the 4700 block of 4th Street), Subject to the following conditions:

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2. Subject to final CSM being reviewed and approved by Village Planning;
3. Created lots must connect to municipal water and sewer services when they become available; and
4. Execution of a Developer's Agreement between the Village of Somers and Amy Giles Maurer and Steve Maurer."

Seconded by Trustee Aupperle.

Trustee Nelson asked Administrator Peters if he knew what the fees are to the county or village on the land division. Administrator Peters mentioned the rezoning fee around \$1,200, land division around \$1300 and development agreement around \$4,000.

Trustee Harbach asked if the municipal came from Mount Pleasant or Kenosha. Administrator Peters stated Kenosha.

Motion carried 7-0 vote.

Action on Operator's Licenses: Linda Olson

Trustee Fredrick moved to approve the Operator's Licenses: Linda Olson

Seconded by Trustee Aupperle

Trustee Fredrick mentioned enough time had passed since her last conviction.

Trustee Nelson commented that it was brave of Ms. Olson to come and speak with the board at their last work session. She supported her in moving forward. Many of the Trustees were glad she came in.

Motion carried. 7-0 vote.

Adjourn

Trustee Ostby moved to Adjourn at 5:44 pm.

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

Drafted this 3rd day of September by Wendy Burnette Clerk/Treasurer
These minutes are not official until approved by the Village Board.

08/29/2024 01:12 PM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 08/29/2024 - 08/29/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
08/29/2024	POOL	63759	LASECKI	ANGELA J LASECKI	61.64
08/29/2024	POOL	63760	BWOOD	BRENDAN WOOD	239.00
08/29/2024	POOL	63761	SPECTRUM	CHARTER COMMUNICATIONS	183.79
08/29/2024	POOL	63762	COLONY	COLONY HARDWARE CORPORAION	358.48
08/29/2024	POOL	63763	FIRESEV	FIRE SERVICE INC	2,250.00
08/29/2024	POOL	63764	GENERAL	GENERAL CODE	1,784.00
08/29/2024	POOL	63765	GENESIS	GENESIS EXCAVATORS INC	12,683.50
08/29/2024	POOL	63766	JWM001	JERRY WILLKOMM INC	179.10
08/29/2024	POOL	63767	JBARKER	JOSHUA BARKER	104.00
08/29/2024	POOL	63768	KWU002	KENOSHA WATER UTILITY	78,220.38
08/29/2024	POOL	63769	LOR001	LORENZ EXCAVATING & TOP-SOIL	200.00
08/29/2024	POOL	63770	MEN001	MENARDS - RACINE	34.97
08/29/2024	POOL	63771	PAT001	PATS SERVICES INC	160.00
08/29/2024	POOL	63772	RPFOMOUTL	RPF-SOMERS OUTLOTS LLC	248,382.00
08/29/2024	POOL	63773	SCHNABELPR	SCHNABEL PRINTING AND INVITATION CE	31.50
08/29/2024	POOL	63774	STERICYCLE	STERICYCLE INC	16.81
08/29/2024	POOL	63775	STRAND	STRAND ASSOCIATES INC	15,400.00
08/29/2024	POOL	63776	WEE001	WE ENERGIES	11.18
08/29/2024	POOL	63777	WELDSTAR	WELDSTAR COMPANY	461.74
08/29/2024	POOL	63778	WBURNETTE	WENDY BURNETTE	163.53
08/29/2024	POOL	63779	WSESI	WISCONSIN SOCIETY OF EMERGENCY	3,070.00

POOL TOTALS:

Total of 21 Checks:	363,995.62
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	<u>363,995.62</u>

09/05/2024 01:02 PM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 09/05/2024 - 09/05/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
09/05/2024	POOL	63781	AED	AED ESSENTIALS INC	500.00
09/05/2024	POOL	63782	BRUM	ANN BRUMBACK	55.40
09/05/2024	POOL	63783	AAC001	ASSOCIATED APPRAISAL	4,971.44
09/05/2024	POOL	63784	AT&T001	AT&T	874.65
09/05/2024	POOL	63785	AT&T001	AT&T	115.44
09/05/2024	POOL	63786	AVI001	AVI SYSTEMS INC	16,378.81
09/05/2024	POOL	63787	BAXTER	BAXTER & WOODMAN	44,089.33
09/05/2024	POOL	63788	BTM001	BOUND TREE MEDICAL LLC	733.36
09/05/2024	POOL	63789	BREEZY	BREEZY HILL LANDSCAPING INC	3,451.09
09/05/2024	POOL	63790	SPECTRUM	CHARTER COMMUNICATIONS	29.66
09/05/2024	POOL	63791	COLUMNS	COLUMN SOFTWARE PBC	24.30
09/05/2024	POOL	63792	TRI-VISA	ELAN-FINANCIAL-SERVICES	432.02
09/05/2024	POOL	63793	STO001	GEORGE STONER	211.60
09/05/2024	POOL	63794	SOR001	JOHN E SORENSEN	62.99
09/05/2024	POOL	63795	JOHNS	JOHNS DISPOSAL SERVICE INC	68,741.00
09/05/2024	POOL	63796	SPERANZA	JUSTIN SPERANZA	104.00
09/05/2024	POOL	63797	KEN002	KENOSHA COUNTY TREASURER	968.70
09/05/2024	POOL	63798	LAWEVANS	LAW OFFICE OF TIMOTHY R EVANS	3,956.25
09/05/2024	POOL	63799	MICHAELS	MICHAEL'S SIGNS INC	17,900.00
09/05/2024	POOL	63800	T0000175	STEVEN KRAUSE	193.50
09/05/2024	POOL	63801	PEREZT	TERESA PEREZ	400.00
09/05/2024	POOL	63802	TKITZ	TIMOTHY KITZMAN	165.00
09/05/2024	POOL	63803	USPOST	US POSTMASTER	434.13
09/05/2024	POOL	63804	USFP001	USA FIRE PROTECTION, INC.	1,025.00
09/05/2024	POOL	63805	WBURNETTE	WENDY BURNETTE	704.58
09/05/2024	POOL	63806	WICOURT	WI COURT FINES & SURCHARGES	3,675.76
09/05/2024	POOL	63807	WIDOA	WI DEPT OF ADMINISTRATION	175.00
09/05/2024	POOL	63808	WAM001	WILLIAM A MORRIS	149.42
09/05/2024	POOL	63809	WRWA	WISCONSIN RURAL WATER ASSOC	550.00

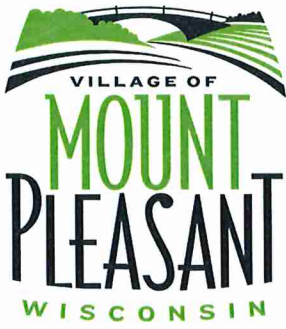
POOL TOTALS:

Total of 29 Checks:	171,072.43
Less 0 Void Checks:	0.00
Total of 29 Disbursements:	171,072.43

Village of Somers

ACH payments and checks from Payroll system during the month of August 2024

<u>DATE</u>	<u>CHECK#</u>	<u>PAYABLE TO</u>	<u>AMOUNT</u>
8/5/2024	ACH	PNP BILLPAYMENT	\$ 346.80
8/6/2024	ACH	PNP BILLPAYMENT	\$ 108.80
8/7/2024	ACH	PNP BILLPAYMENT	\$ 1,948.77
8/7/2024	ACH	HINCKLEY SPRINGS/DS WATERS OF AME	\$ 94.93
8/9/2024	ACH	SOMERS PAYROLL	\$ 74,213.96
8/9/2024	EFT1069	INTERNAL REVENUE SERVICE	\$ 26,228.05
8/9/2024	EFT1070	WI DEPT. OF REVENUE	\$ 4,387.97
8/9/2024	EFT1071	WISCONSIN DEFERRED COMP	\$ 1,833.96
8/9/2024	EFT1072	WI SCTF	\$ 651.74
8/9/2024	EFT1073	SOMERS FIRE FIGHTERS	\$ 360.00
8/9/2024	63686	BRIGHTHOUSE FINANCIAL	\$ 215.00
8/9/2024	ACH	ANALYSIS LOSS FEE/MISC FEE	\$ 481.25
8/12/2024	ACH	VERIZON	\$ 329.42
8/12/2024	ACH	SAM'S CLUB	\$ 88.28
8/16/2024	ACH	PNP BILLPAYMENT	\$ 12.00
8/20/2024	ACH	KWIK TRIP INC	\$ 6,749.18
8/20/2024	ACH	WI ONLINE RECORD	\$ 224.00
8/21/2024	ACH	PNP BILLPAYMENT	\$ 153.41
8/23/2024	ACH	SOMERS PAYROLL	\$ 76,999.87
8/23/2024	EFT1074	INTERNAL REVENUE SERVICE	\$ 26,776.94
8/23/2024	EFT1075	WI DEPT. OF REVENUE	\$ 4,387.24
8/23/2024	EFT1076	EMPLOYEE TRUST FUNDS	\$ 49,505.84
8/23/2024	EFT1077	DELTA DENTAL	\$ 2,925.80
8/23/2024	EFT1078	DELTA DENTAL & VISION	\$ 330.36
8/23/2024	EFT1079	AFLAC INSURANCE	\$ 199.00
8/23/2024	EFT1080	WISCONSIN DEFERRED COMP	\$ 1,882.99
8/23/2024	EFT1081	WI SCTF	\$ 427.86
8/23/2024	EFT1082	SOMERS FIRE FIGHTERS	\$ 360.00
8/23/2024	EFT1083	LIBERTY NATIONAL	\$ 1,706.68
8/23/2024	EFT1084	WI EMPLOYEE TRUST FUNDS	\$ 35,677.00
8/23/2024	63719	MCDONALD, LORI	\$ 201.78
8/23/2024	63720	SANTORO, DAWN	\$ 69.27
8/23/2024	63721	SANTORO, MICHAEL	\$ 69.27
8/23/2024	63722	SECURIAN FINANCIAL GROUP, INC	\$ 866.98
8/23/2024	63723	SECURIAN FINANCIAL GROUP, INC	\$ 46.68
8/23/2024	63724	BRIGHTHOUSE FINANCIAL	\$ 215.00
8/23/2024	ACH	PNP BILLPAYMENT	\$ 398.00
8/26/2024	ACH	PNP BILLPAYMENT	\$ 160.00
8/26/2024	ACH	HINCKLEY SPRINGS/DS WATERS OF AME	\$ 46.95
8/30/2024	ACH	PNP BILLPAYMENT	\$ 301.00
		TOTAL	\$ 321,982.03
		2024 LOAN PAYMENTS	
8/27/2024	ACH	WIRE TRANSFER - BTSC PAYING AGENT	\$ 73,300.00
8/27/2024	ACH	WIRE TRANSFER - BTSC PAYING AGENT	\$ 56,200.00
8/27/2024	ACH	WIRE TRANSFER - BTSC PAYING AGENT	\$ 5,000.00
		TOTAL	\$ 134,500.00



8811 Campus Drive
Mount Pleasant, WI 53406

T: 262.664.7800
F: 262.664.7801
info@mtpleasantwi.gov
www.mtpleasantwi.gov

Police Non-Emergency
T: 262.884.0454

South Shore Fire Dept.
Non-Emergency
T: 262.554.8812

August 27, 2024

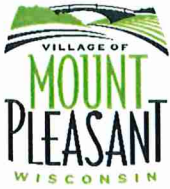
To Whom It May Concern,

The Village of Mount Pleasant will hold a public hearing to consider an amendment to the village's land use element of the *Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* under Section 66.1001 of the Wisconsin Statutes. Enclosed is an official notice for the public hearing. You may review the proposed change on the attached exhibit. Please feel free to contact the village with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Schultz". The signature is fluid and cursive.

Samuel Schultz
Community Development Director



PUBLIC HEARING NOTICE

October 14, 2024
Village Hall, Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

The Village of Mount Pleasant gives notices that the Village Board will hold a public hearing on Monday, October 14, 2024, during the Village Board Meeting which starts at the end of a meeting of the Committee of the Whole, but not before 6:00 PM. The hearing’s purpose is to consider a proposed amendment to transportation element of the **Multi-Jurisdictional Comprehensive Plan for Racine County: 2035** pursuant to **SECTION 66.1001 OF THE WISCONSIN STATUTES.**

Resolution 17-2024: 11508 Braun Road Comprehensive Plan Amendment; CPA-24-1

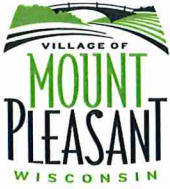
Tax Parcels #151032217003000, 151032217003010, 151032217024012, 151032217024100, 151032217024130, 151032217024150, 151032217024200, 151032217027000, 151032217028000, 151032217029000, 151032217030000, 151032217031000, 151032217032000, 151032217033000, 151032217048000, 151032218020010, 151032218020020, 151032218020031, 151032218020200, 151032218020400, 151032218020501, 151032219007000, 151032219008010, 151032219008020, 151032219008030, 151032219008040, 151032219009000, 151032219011000, 151032219012000, 151032219013100, 151032219013200, 151032219014100, 151032219019000, 151032219022000, 151032219024000, 151032220023000, 151032220025000, 151032220025000, 151032220025011, 151032229008000, 151032229009000, 151032229010040, 151032229012000, 151032230001000, 151032230032000, 151032232013010

Rich Brittingham (Dewberry), on behalf of Microsoft, applied to amend the village’s part of the Transportation Element of the **Multi-Jurisdictional Comprehensive Plan for Racine County: 2035** for a proposed roadway extension of International Drive from Durand Avenue (*STH 11*) to Braun Road. The applicant wishes to remove the proposed extension to support a phase of the Microsoft data center project within Area II of TID 5. Additionally, the village staff wish to use this opportunity to clean up the proposed roadway layer of the comprehensive plan to show roads which the village has since built, remove the layer from the Village of Sturtevant, and to generally reflect the updated roadway environment in the western portion of the village.

The public may view the public hearing items by request or at the Village Hall. Those with disabilities who need assistance to participate in this meeting should make requests to the Village Administrator or Clerk’s Office at (262) 664-7800 with as much notice as possible.

Community Development Department | (262) 664-7800

Post: August 28, 2024



EXECUTIVE SUMMARY

Plan Commission Meeting of August 21, 2024

Title

Resolution 17-2024: 11508 Braun Road Comprehensive Plan Amendment; CPA-24-1

Summary

The applicant applied to amend the village’s part of the Transportation Element of the **Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 (the Plan)** for a proposed roadway extension of International Drive from Durand Avenue (STH 11) to Braun Road. The applicant wishes to remove the proposed extension to support a phase of the Microsoft data center project within Area II of TID 5. Additionally, the village staff wish to use this opportunity to clean up the proposed roadway layer of the comprehensive plan to show roads which the village has since built, remove the layer from the Village of Sturtevant, and to generally reflect the updated roadway environment in the western portion of the village.

Parcel ID	Owner
151032217003000	BORZYNSKI BROS PROPERTIES
151032217003010	KEITH REDELL DEBRA REDELL
151032217024012	MT PLEASANT VILLAGE OF
151032217024100	BORZYNSKI BROTHERS PROPERTIES
151032217024130	VILLAGE OF MOUNT PLEASANT
151032217024150	NLP II MERIDIAN DRIVE, LLC
151032217024200	BORZYNSKI BROTHERS PROPERTIES
151032217027000	DEAN R STEGER MICHELE L.R. STEGER
151032217028000	BORZYNSKI BROTHERS PROPERTIES
151032217029000	ROSS A SHERIDAN JENNIE E SHERIDAN
151032217030000	ROSS JENNIE SHERIDAN
151032217031000	BORZYNSKI BROTHERS PROPERTIES
151032217032000	KEITH R REDELL DEBRA A REDELL
151032217033000	BORZYNSKI BROTHERS PROPERTIES

Parcel ID	Owner
151032217048000	JON J GILLETT TERRIE J GILLETT
151032218020010	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032218020020	BROOKS INCORPORATED
151032218020031	AJZ-RACINE I, LLC
151032218020200	JAMES CAMPBELL COMPANY LLC JCC 13315 GLOBE DRIVE LLC
151032218020400	MT PLEASANT 2 LLC
151032218020501	MLG/HWY 20 LTD PARTNERSHIP
151032219007000	PETER ZENNER FAMILY FARM LLC
151032219008010	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219008020	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219008030	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219008040	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219009000	HRIBAR CORPORATE CENTER LLC
151032219011000	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219012000	THOMAS A HRIBAR SR REVOCABLE TRUST DATED JANUARY 9, 2017
151032219013100	FLOYD A LEONARD JULIA A LEONARD
151032219013200	FUNK FARMS INC ROBERT E
151032219014100	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015
151032219019000	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015
151032219022000	PETER ZENNER FAMILY FARM LLC
151032219024000	KYLE CREUZIGER HOLLY CREUZIGER
151032220023000	PETER ZENNER FAMILY FARM LLC
151032220025000	PETER ZENNER FAMILY FARM LLC
151032220025000	PETER ZENNER FAMILY FARM LLC
151032220025011	ENTERPRISE BUSINESS PARK 6, LLC
151032229008000	MICROSOFT CORPORATION

Parcel ID	Owner
151032229009000	MICROSOFT CORPORATION
151032229010040	MICROSOFT CORPORATION
151032229012000	MICROSOFT CORPORATION
151032230001000	MICROSOFT CORPORATION
151032230032000	MICROSOFT CORPORATION
151032232013010	FEWI DEVELOPMENT CORPORATION

Owner

Village of Mount Pleasant

Applicant

Rich Brittingham (Dewberry) on behalf of Microsoft with permission from the owner

Village of Mount Pleasant

Proposed Changes

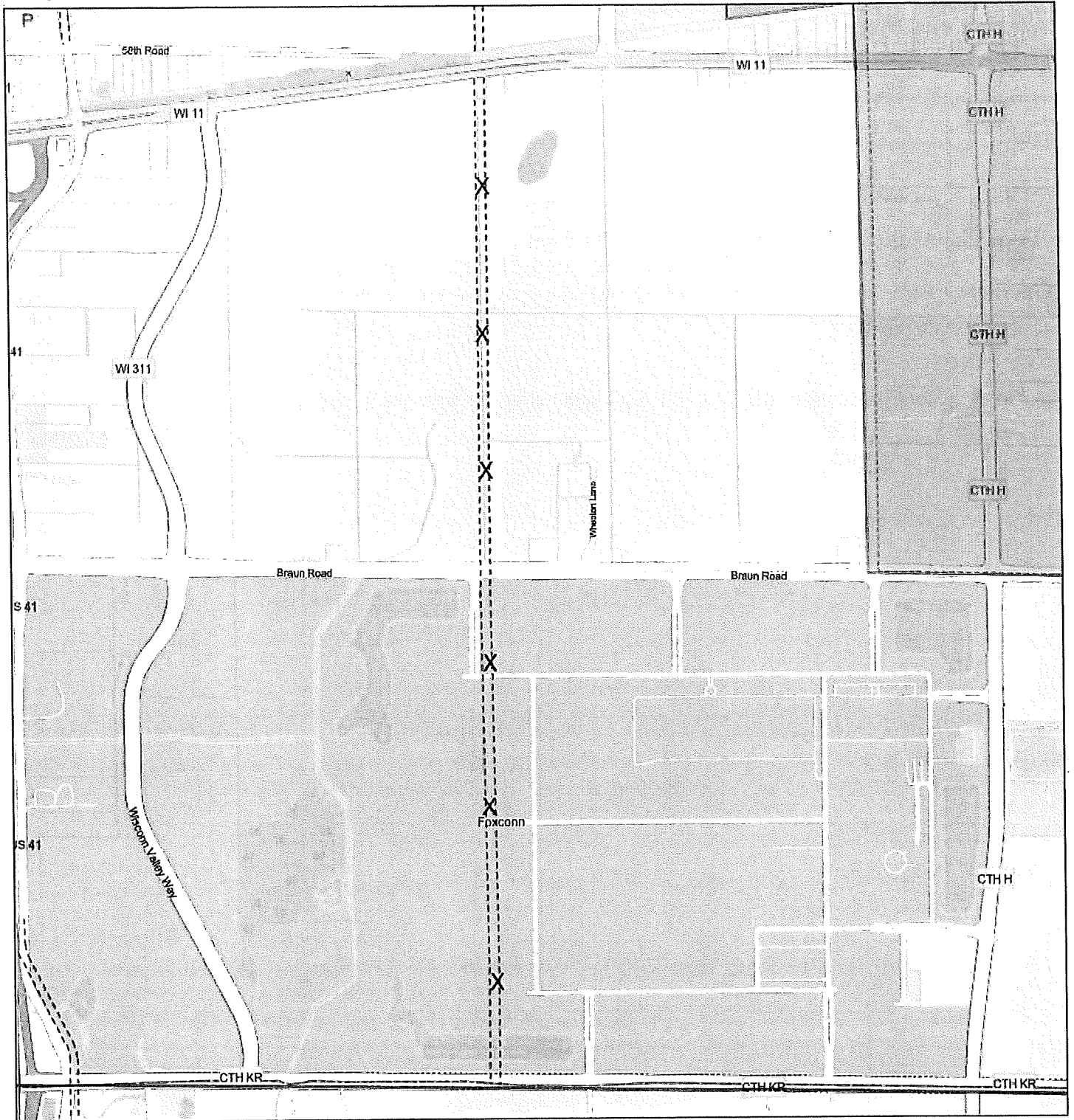


Figure 0:1, Remove International Drive extension between Durand Avenue (STH 11) and County Line Road (CTH KR).



Figure 0:2, Remove International Drive extension between Louis Sorenson Road and Durand Avenue to reflect the final location of the roadway.

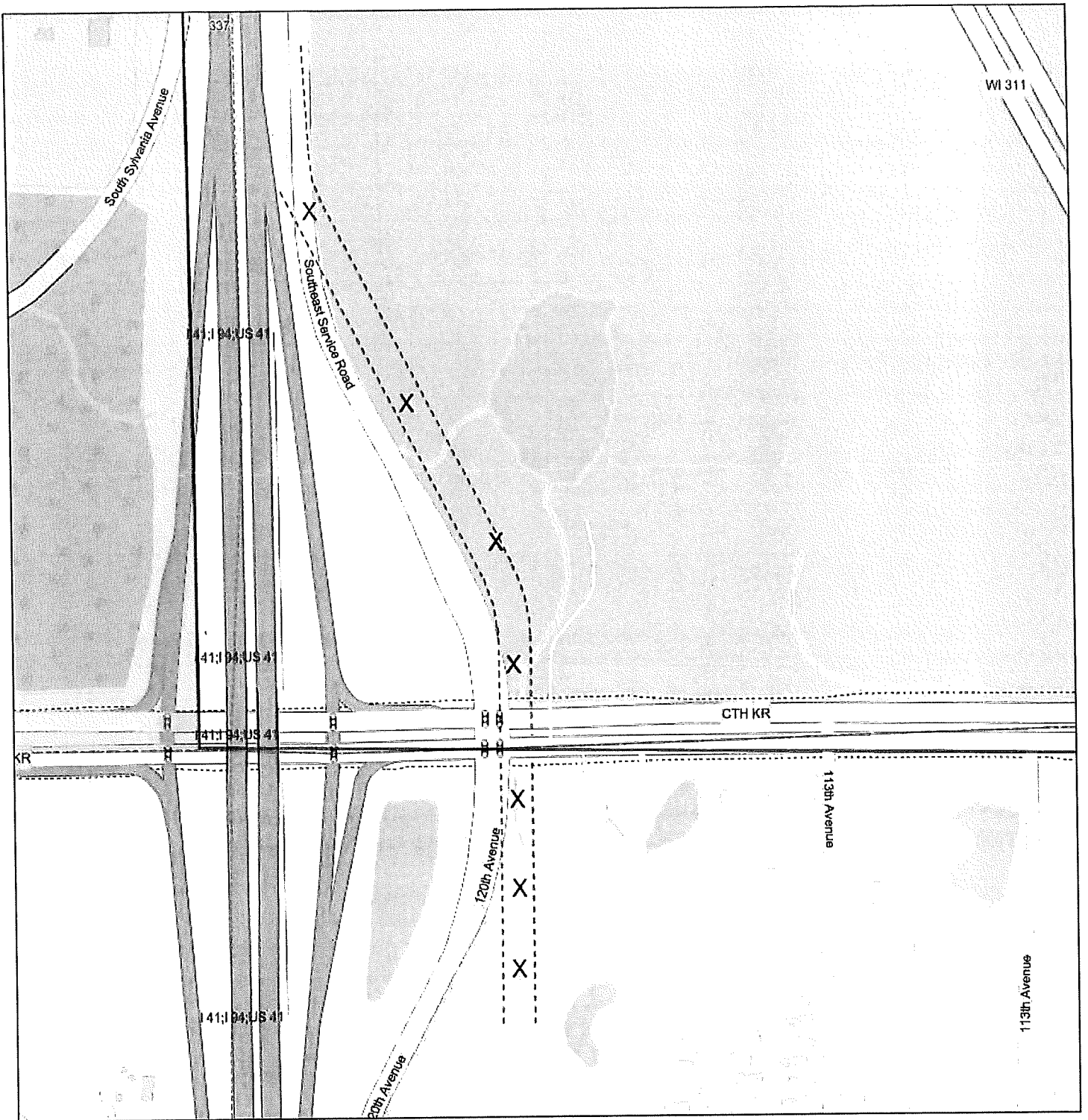


Figure 0:3, Remove the SE Service Road connection shown at its intersection with CTH KR to reflect the final location of the roadway.

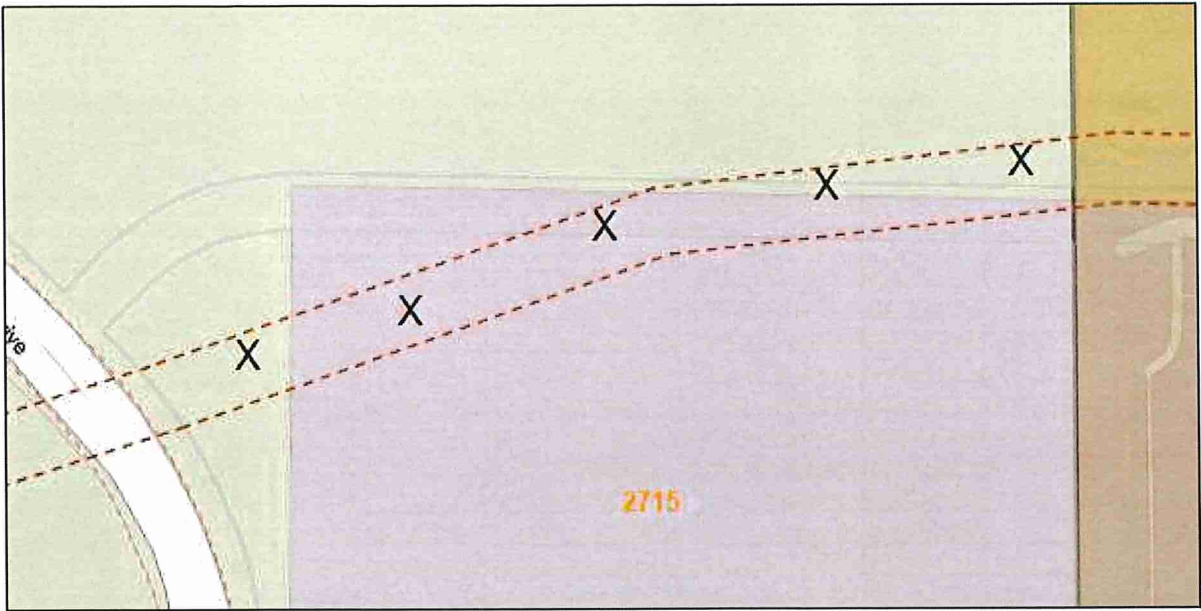


Figure 0:4, Remove the Enterprise Drive extension east of International Drive to reflect the final location of the roadway.

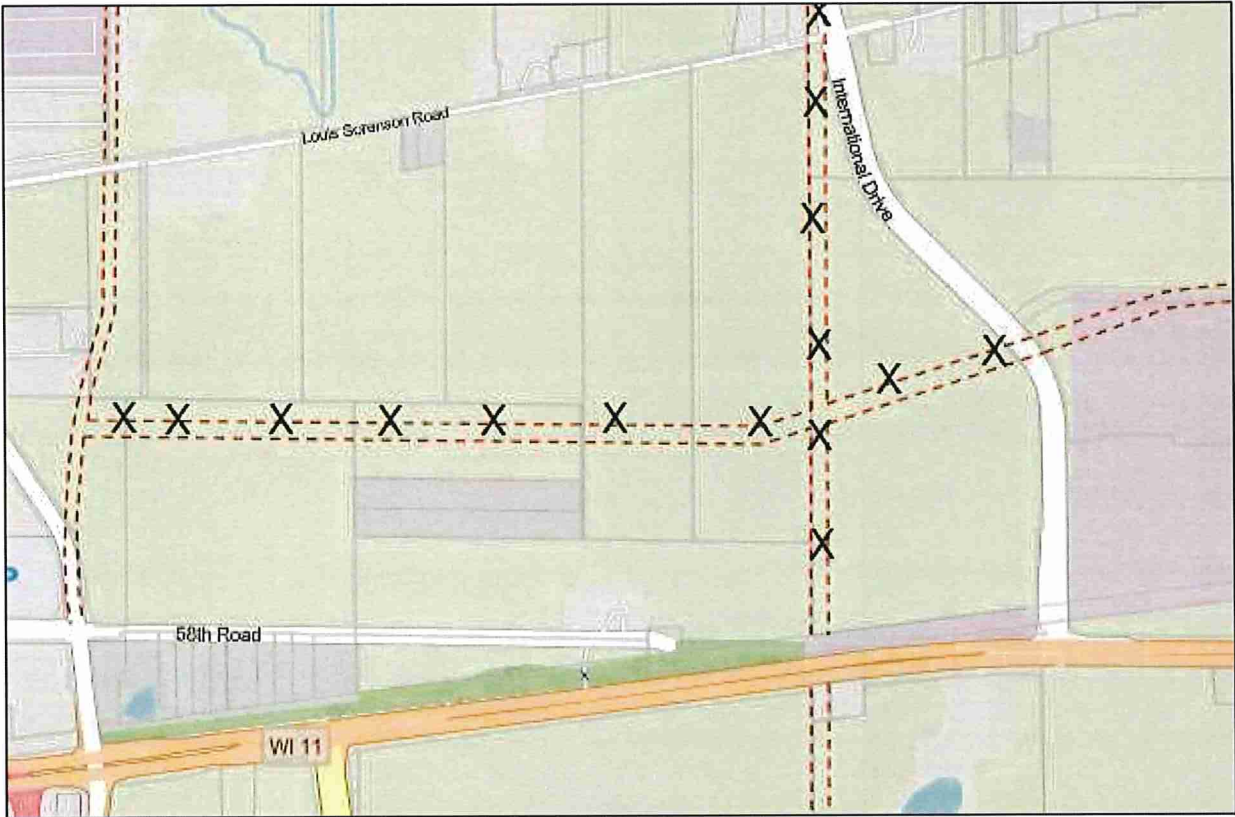


Figure 0:5, Remove the extension of Enterprise Drive west of International Drive to keep roadway flexibility within the TID 5 north area.

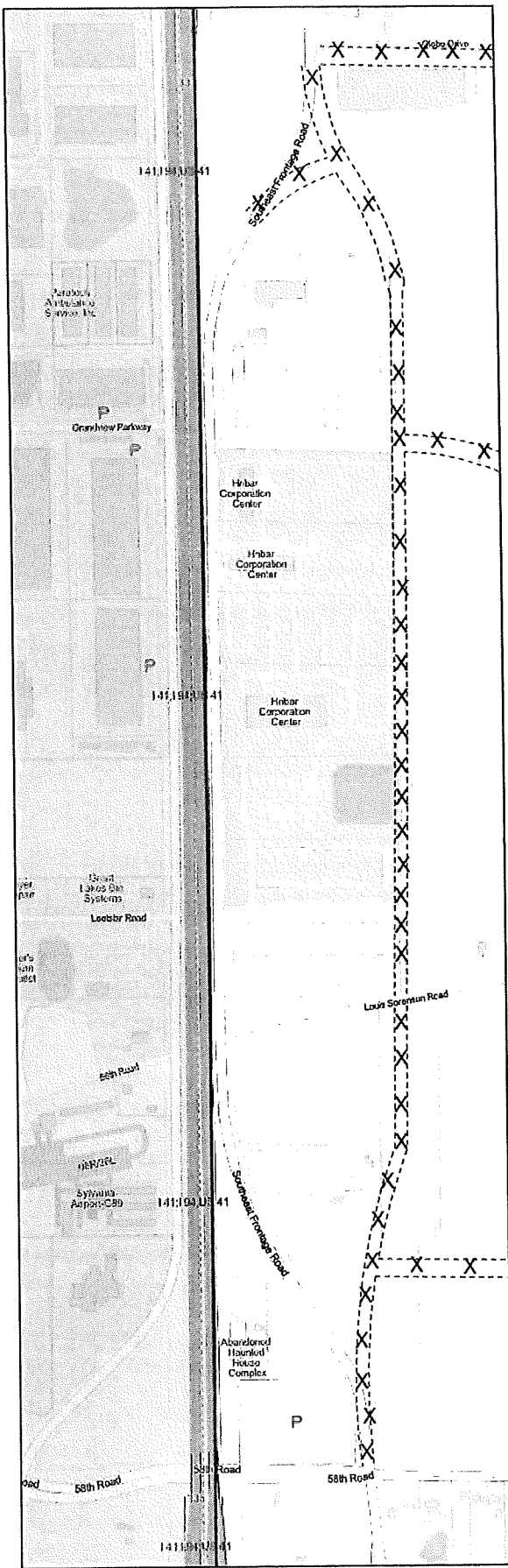


Figure 0:6, Remove realigned SE Frontage Road to reflect ongoing discussions with WisDOT regarding the necessity of the realigned roadway, which creates a series of double-frontage lots.

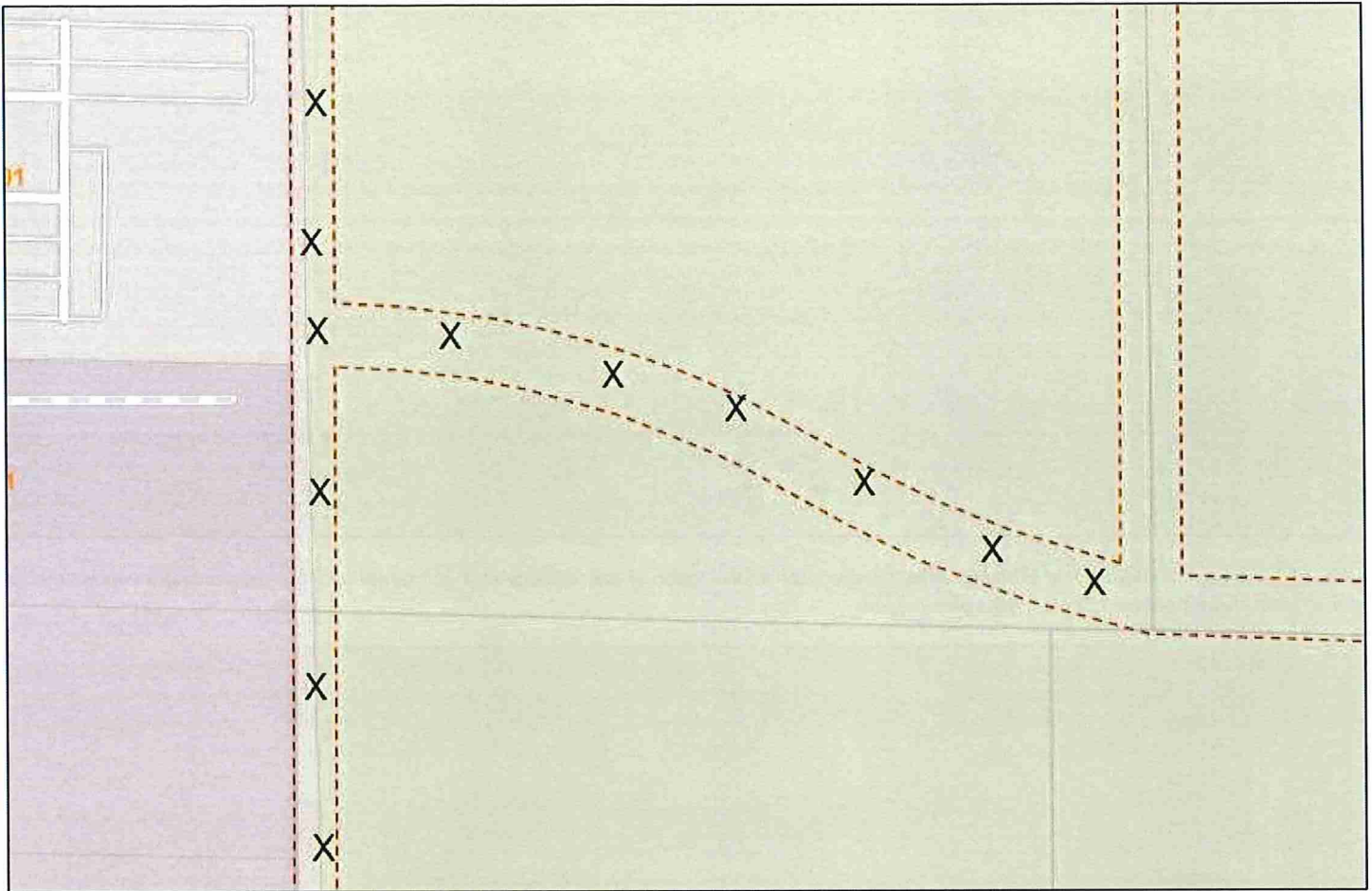


Figure 0:7, Remove the extension of Nations Drive between Carrington Boulevard and realigned SE Frontage Road due to the removal of realigned SE Frontage Road.

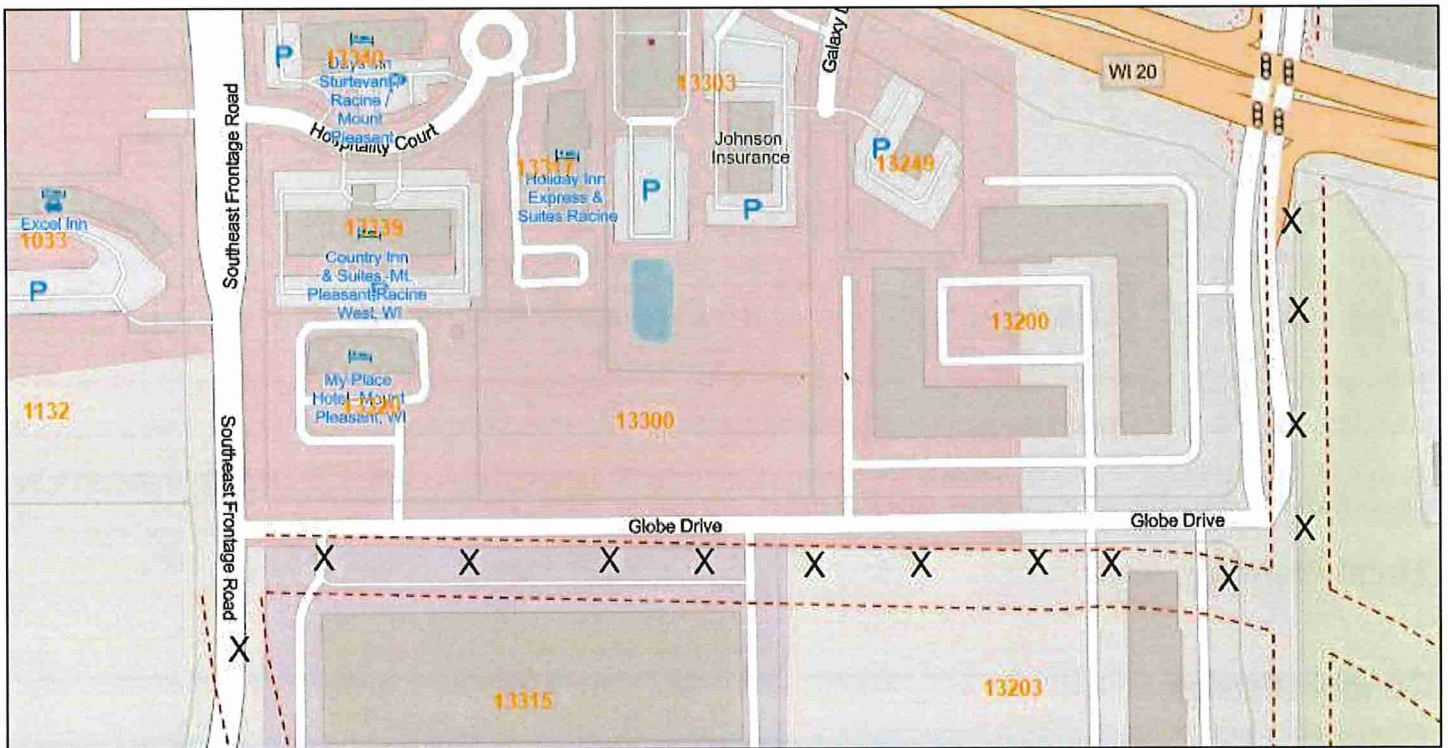


Figure 0:8, Remove the Globe Drive and Carrington Boulevard extensions to reflect the final locations of the roadways.

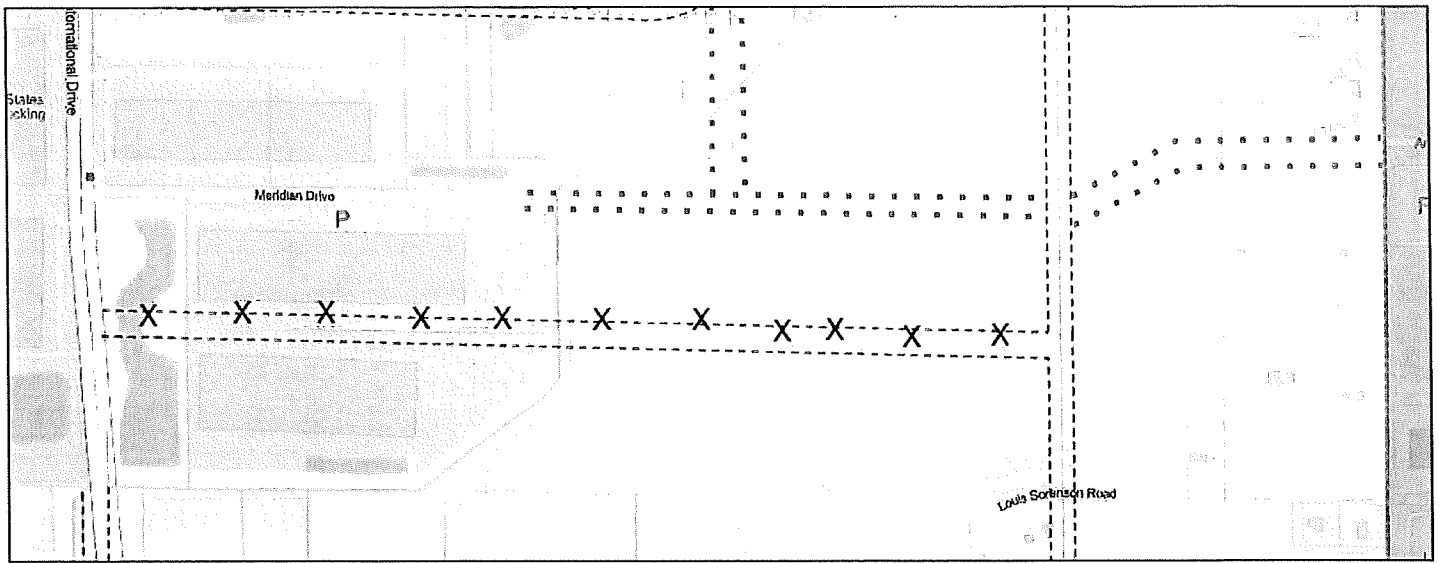


Figure 0:9, Amend the location of Meridian Drive to reflect the final location of the roadway east of International Drive extending towards Amerigo Drive in Sturtevant per the adopted TID 3 project plan.

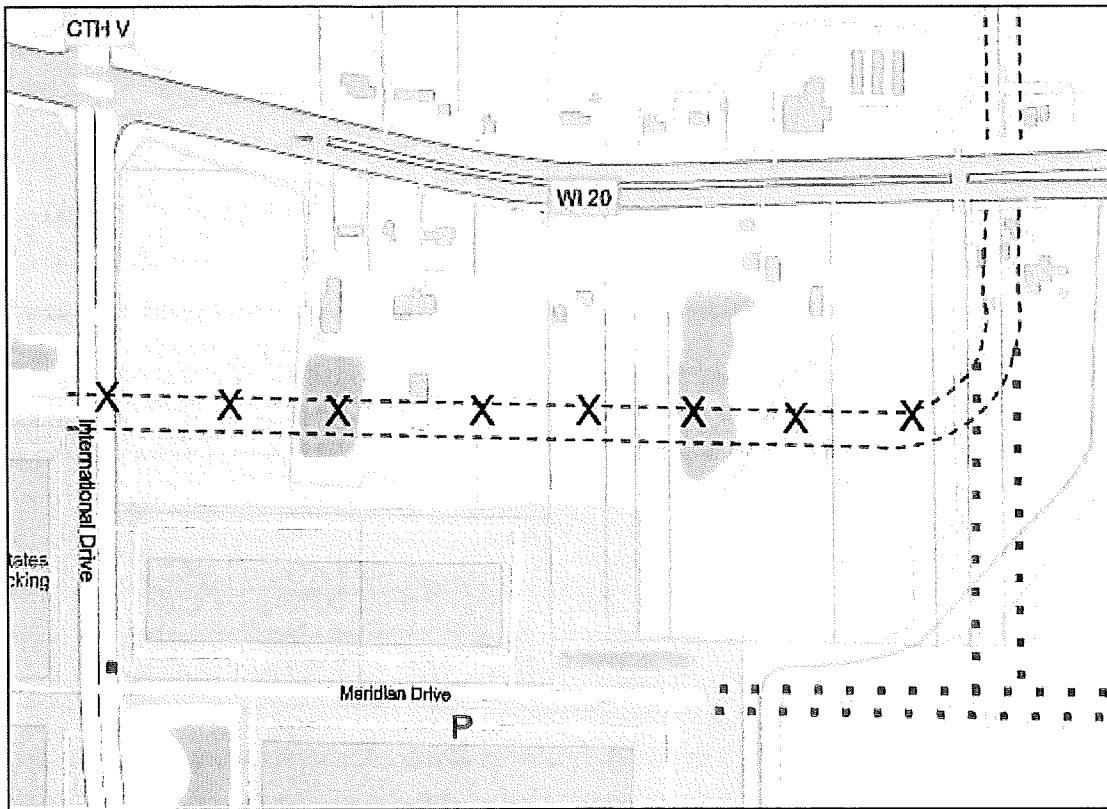


Figure 0:10, Amend the location of the new roadway, identified as C Street in the TID 3 project plan, to extend straight south to Meridian Drive from the current shown intersection with Washington Avenue (STH 20).

Local Planning Area

14

Zoning District

BP (Business Park)

Questions for Review

Is the proposed amendment consistent with the goals, objectives, and policies of the plan?

The applicant identified areas where they believe they meet the plan's goals, objectives, and policies. The village staff agrees with this section of the applicant's narrative. Generally, the village staff strongly encourages increased roadway connectivity because such connectivity reduces the cumulative pressure on collector and arterial streets. However, in this case, the village staff believes that the economic development goals outweigh the transportation goals. Furthermore, the applicant's use is not a heavy traffic generator. The improvements installed as a part of the original Foxconn development provide adequate capacity for the applicant's plans.

Will the proposed amendment lead to any detrimental environmental effects?

No. Other than isolated pockets of farmed wetlands, there are no environmental features in this area of the plan. Figure 10 shows some potential impacts to the Hood's Creek environmental corridor; however, the TID 3 Project Plan anticipated those impacts.

Is the proposed amendment compatible with surrounding land uses?

Yes, the proposed amendment is compatible with the surrounding land uses. There is little need for north/south public connectivity through the data center site.

Are existing local and County facilities and services adequate to serve the type of development associated with the amendment?

The village staff does not believe the extension is necessary to serve the data center development.

Will the proposed amendment enhance economic development within the County?

Yes. The proposed amendment relates to a development agreement signed by Microsoft, Racine County, and the village. The development agreement guarantees at least **\$1,400,000,000** in assessable value by Microsoft by 2028.

Is the proposed amendment in substantial agreement with the recommendations of the regional land use plan?

Yes. Southeastern Wisconsin Regional Planning Commission's **VISION 2050** plan does not identify the proposed roadway as a local arterial roadway planned for extension.

Recommendation

The village staff recommends that the Plan Commission *moves to*:

1. *Direct staff to send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the Statutes, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the Statutes. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.*
2. *Direct staff to schedule a public hearing on the proposed amendment and publish a Class 1 notice at least 30 days before the public hearing containing the information required under Section 66.1001(4)(d) of the Statutes.*

Prepared By

Samuel Schultz, Community Development Director



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: September 10, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #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

BACKGROUND:

Palmen Auto Stores is holding an 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.

PRIOR ACTION TAKEN:

This matter was reviewed and discussed at our September 3th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

“Motion to approve 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”

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

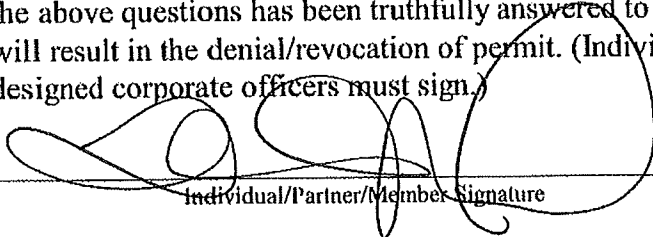
4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? Yes No
 If yes, provide: Charge, State, Date Result (Include pending charges).

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

26 of 28

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.

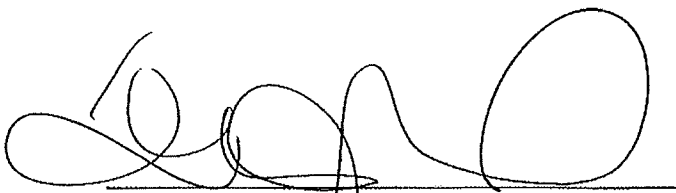
If selling, please contact the clerk for alcohol permits, if you don't already have them.

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
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: September 10, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette

AGENDA ITEM: #8 Action on Operator’s Licenses: Caytlyn Militello and Monica Rogers

BACKGROUND:

Caytlyn Militello and Monica Rogers 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 Caytlyn Militello and Monica Rogers”

ATTACHMENTS:

NONE