

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

**Town Board Meeting
Agenda
Tuesday, February 11th, 2025
5:15 pm**

Town Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on January 14 th , 2025
4	Correspondence: Attachment letters from the City of Kenosha for parcel # 80-4-222-134-0100 and # 80-4-222-333-0240
5	Citizens Comments
6	Chair & Supervisor Comments
7	Action on possible waiving of first reading of proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing
8	Action on proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing
9	Action on 2024-2025 Mobile Home Park License for Kenosha MHP, LLC
10	Approval of Operator Licenses: None
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Town of Somers I posted this notice of the February 11th, 2025 Town Board Meeting & Agenda in 3 public places.

Dated this 7th day of February 2025.

Wendy Burnette, Clerk-Treasurer

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

Original Post Date: February 7th, 2025

**Town of Somers
Proceedings from the Town Board Meeting January 14, 2025**

Chairman Mark Molinaro called the meeting to order at 5:15 p.m.

Present: Chairman Mark Molinaro, and Supervisors Richard Lesko and James Armes.
Also present: Clerk/Treasurer Wendy Burnette and Assistant to the Administrator Kevin Poirier.

Consent and Approval of Minutes of Town Board meetings on December 10, 2024

Supervisor Lesko moved to approve the minutes of December 10, 2024, Town Board meeting.

Seconded by Supervisor Armes.

Motion carried. 3-0 vote.

Correspondence:

None

Citizens Comments:

None

Supervisor Comments:

Chairman Molinaro asked about snow fences and if they were used anymore. Chief Andersen mentioned they do not. He also stated he was just at a Ribbon Cutting Ceremony for LakeView Technology Academy. He encouraged everyone to visit the school and take a look at it as it is an incredible opportunity for children.

Action on amending Section 27 of the Village of Somers Employee and Procedures Manual to add Martin Luther King, Jr. Day as a paid holiday for all regular fulltime Village and Town employees

Supervisor Armes moved to approve the amending Section 27 of the Village of Somers Employee and Procedures Manual to add Martin Luther King, Jr. Day as a paid holiday for all regular fulltime Village and Town employees

Seconded by Chairman Molinaro.

Supervisor Lesko mentioned he would like more time to think about passing this amendment. He also asked whether surrounding villages and towns were observing this holiday. He would not have an objection if they were.

Supervisor Armes mentioned that it would be a great benefit for the employees.

Chairman Molinaro felt there wasn't a rush to pass the amendment, however he realized Monday, January 20th was Martin Luther King holiday. He mentioned it was a national holiday and was surprised that it wasn't already observed by the Town as it is observed by most municipalities in the county. He is supportive of this amendment. He stated that the Town is going to approve it pending the Villages approval. Both must agree to pass.
Motion carried 3-0 vote.

Action on possible waiving of first reading of proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing.

Action on proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing

Assistant Administrator Poirier stated that we have not received the ordinance yet from the Village Attorney, so a reading could not be done at this time.

Chairman Molinaro stated it was something they could do at their next meeting. He made motion to table the ordinance.

Supervisor Armes motioned to table the ordinance reading and action to the next meeting in February.

Seconded by Supervisor Lesko

Motion carried. 3-0 vote

Approval of Operator Licenses: None

Adjourn

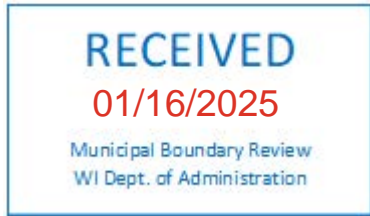
Supervisor Lesko moved to adjourn at 5:23pm.

Seconded by Supervisor Armes.

Motion carried. 3-0 vote.

Drafted this 10th day of January 2024 by Brandi Baker, Clerk / Treasurer
These minutes are not official until approved by the Town Board

ORD11898



Re: Ordinance 44-24 - For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 1771 30th Avenue, (Parcel No. 80-4-222-134-0100), Town of Somers. (Wood Road LLC, Property Owner) (District 4)

CERTIFICATE OF ATTACHMENT
SECTION 66.0307 WISCONSIN STATUTES

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 21st day of October, 2024 the Kenosha Common Council by Ordinance duly adopted, and did attach to the City of Kenosha, territory in the Town of Somers, KENOSHA COUNTY, WISCONSIN.

I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

Dated this 15th day of January, 2025.

A handwritten signature in black ink that reads "Michelle L. Nelson".

Michelle L. Nelson
City Clerk Treasurer

SEAL



ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE
Under Section 66.0307, Wisconsin Statutes,
City of Kenosha/Town of Somers
State Approved Cooperative Plan

Parcel No(s): 80-4-222-134-0100

Located at: 1771 30th Avenue, Town of Somers
[Wood Road LLC, Property Owner]

ORDINANCE NO. 44-24

BY: THE MAYOR

Attaching to the City of Kenosha, Wisconsin, territory in the Town of Somers, Kenosha County, Wisconsin, and providing zoning district classifications under Section 66.0307, Wisconsin Statutes, City of Kenosha/Town of Somers State Approved Cooperative Plan:

The Common Council of the City of Kenosha, Wisconsin, does ordain as follows:

Section One: Territory Attached. In accordance with City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005, and the First Amendment to the City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on September 15, 2015, the territory consisting of the above referenced parcel numbers in the Town of Somers, Kenosha County, Wisconsin, with an associated population of Zero (0), legally described and shown on attached Exhibit "A", is hereby attached to the City of Kenosha, Wisconsin, as hereinafter provided.

Section Two: Effect of Attachment. From and after the effective date of this Ordinance, the territory described in Section One shall be a part of the City of Kenosha for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all Ordinances, rules and regulations governing the City of Kenosha.

Section Three: Zoning District Classifications. The territory described in Section One, upon attachment, shall have the zoning district classification shown on Exhibit "B". This zoning district

classification shall be and remain in effect for the parcels of land described therein until this Zoning District Classification Ordinance is amended as prescribed in Section 62.23(7)(d), Wisconsin Statutes.

Section Four: Connection To City Utilities. The territory described in Section One shall, by submission of the Attachment Petition, require connection of existing and any future habitable buildings to municipal water and sewer, within the time limits established by Chapter 32 of the Code of General Ordinances for the City of Kenosha, Wisconsin.

Section Five: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section Six: Effective Date. This Ordinance, the Attachment, and the Zoning District Classification shall take effect after passage and publication as provided by law.

ATTEST: Michelle L. Nelson City Clerk/Treasurer
MICHELLE L. NELSON

APPROVED: David F. Bogdala Mayor Date: 10/23/24
DAVID F. BOGDALA

Passed: October 21, 2024

Published: October 28, 2024

Drafted By:
BRIAN T. COE
Assistant City Attorney

CITY OF KENOSHA
DISTRICT MAP
 ATTACHMENT ORDINANCE

Exhibit "A"

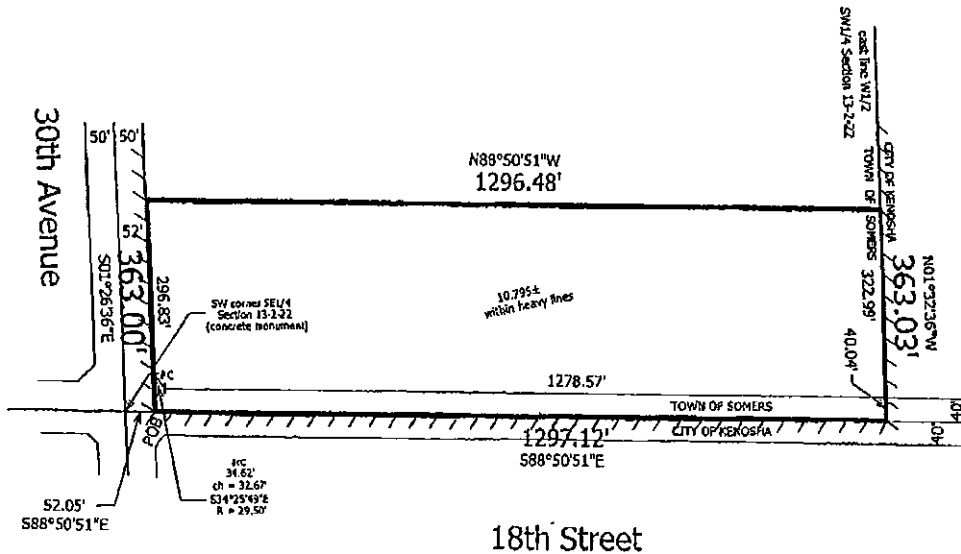
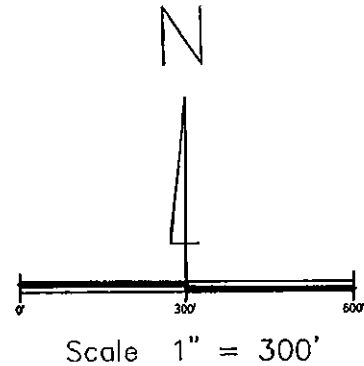
SUPPLEMENT NO. _____ ACCOMPANYING ORDINANCE NO. 44-24

WOOD ROAD LLC

TAX PARCEL NO.: 80-4-222-134-0100

ADDRESSE: 1771-30TH AVENUE

Bearings shown hereon, refer to Wisconsin
 Plane Coordinate System, South Zone.



—————
 DENOTES AREA TO BE ATTACHED
 TO THE CITY OF KENOSHA

—————
 DENOTES PRESENT CITY OF KENOSHA
 CORPORATE LIMITS

Part of the Southeast Quarter of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows:

Beginning at a point on the south line of said Quarter Section, which is 52.05 feet from the southwest corner thereof; thence continue along and upon said south line, 1297.12 feet and to the east line of the West Half of said Quarter Section; thence N01°32'36"W along and upon said east line, 363.03 feet; thence N88°50'51"W parallel to the south line of said Quarter Section, 1296.48 feet and to the east line of 30th Avenue; thence S01°26'36"E along and upon said east line, 363.00 feet and to the point of beginning. Subject to a public road over and across southerly portions thereof. Containing 10.795 acres, more or less.

City of Kenosha
Zoning District Classification Map
Exhibit "B"

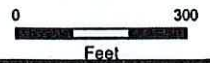
Wood Road, LLC petition

Supplement No. AT7-24
Ordinance No. 44-21



Property to be Zoned:

 A-2 Agricultural Land Holding

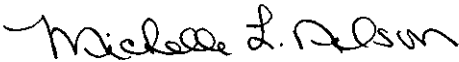


Re: Ordinance 44-24 - For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 1771 30th Avenue, (Parcel No. 80-4-222-134-0100), Town of Somers. (Wood Road LLC, Property Owner) (District 4)

CERTIFICATE OF POPULATION

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, County of Kenosha, State of Wisconsin, do hereby certify that the population of the area so attached to the City of Kenosha with the passage of Kenosha Ordinance 44-24 is 0.

Dated this 15th day of January, 2025.



Michelle L. Nelson
City Clerk Treasurer

SEAL



15

ATTACHMENT ORDINANCE

Document #: **1975564**
Date: **2025-01-16** Time: **12:26 PM** Pages: **5**
Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **Jennifer A. Mack**

Document No. Document Title

REGISTER OF DEEDS

1010 56th Street
Kenosha WI 53140

Recording Area

Re: Ordinance 44-24 - For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 1771 30th Avenue, (Parcel No. 80-4-222-134-0100), Town of Somers. (Wood Road LLC, Property Owner) (District 4)

Return this document to:

Office of the City Clerk
City of Kenosha
625 52nd Street, Room 105
Kenosha WI 53140

80-4-222-134-0100

Parcel Identification Number

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 21st day of October, 2024 the Kenosha Common Council by Ordinance duly adopted, and did attach to the City of Kenosha, territory in the Town of Somers, KENOSHA COUNTY, WISCONSIN.

I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

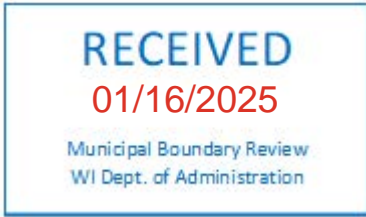
Dated this 15th day of January, 2025.



SEAL

Michelle L. Nelson
Michelle L. Nelson
City Clerk Treasurer

ORD11897




Re: Ordinance 41-24 – For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 5701 88th Avenue, (Parcel No. 80-4-222-333-0240, Town of Somers). (JS Trinidad Properties LLC, Property Owner) (District 16)

CERTIFICATE OF ATTACHMENT
SECTION 66.0307 WISCONSIN STATUTES

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 7th day of October, 2024 the Kenosha Common Council by Ordinance duly adopted, and did attach to the City of Kenosha, territory in the Town of Somers, KENOSHA COUNTY, WISCONSIN.

I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

Dated this 15th day of October, 2024.


Michelle L. Nelson
City Clerk Treasurer



SEAL

ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE

Under Section 66.0307, Wisconsin Statutes,
City of Kenosha/Town of Somers
State Approved Cooperative Plan

Parcel No(s): 80-4-222-333-0240

Located at: 5701 88th Avenue, Town of Somers
[JS Trinidad Properties LLC, Property Owner]

ORDINANCE NO. 41-24

BY: THE MAYOR

Attaching to the City of Kenosha, Wisconsin, territory in the Town of Somers, Kenosha County, Wisconsin, and providing zoning district classifications under Section 66.0307, Wisconsin Statutes, City of Kenosha/Town of Somers State Approved Cooperative Plan:

The Common Council of the City of Kenosha, Wisconsin, does ordain as follows:

Section One: Territory Attached. In accordance with City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005, and the First Amendment to the City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on September 15, 2015, the territory consisting of the above referenced parcel numbers in the Town of Somers, Kenosha County, Wisconsin, with an associated population of zero (0), legally described and shown on attached Exhibit "A", is hereby attached to the City of Kenosha, Wisconsin, as hereinafter provided.

Section Two: Effect of Attachment. From and after the effective date of this Ordinance, the territory described in Section One shall be a part of the City of Kenosha for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all Ordinances, rules and regulations governing the City of Kenosha.

Section Three: Zoning District Classifications. The territory described in Section One, upon attachment, shall have the zoning district classification shown on Exhibit "B". This zoning district

classification shall be and remain in effect for the parcels of land described therein until this Zoning District Classification Ordinance is amended as prescribed in Section 62.23(7)(d), Wisconsin Statutes.

Section Four: Connection To City Utilities. The territory described in Section One shall, by submission of the Attachment Petition, require connection of existing and any future habitable buildings to municipal water and sewer, within the time limits established by Chapter 32 of the Code of General Ordinances for the City of Kenosha, Wisconsin.

Section Five: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section Six: Effective Date. This Ordinance, the Attachment, and the Zoning District Classification shall take effect after passage and publication as provided by law.

ATTEST: Michelle L. Nelson City Clerk/Treasurer
MICHELLE L. NELSON

APPROVED: David F. Bogdala Mayor Date: 10/10/24
DAVID F. BOGDALA

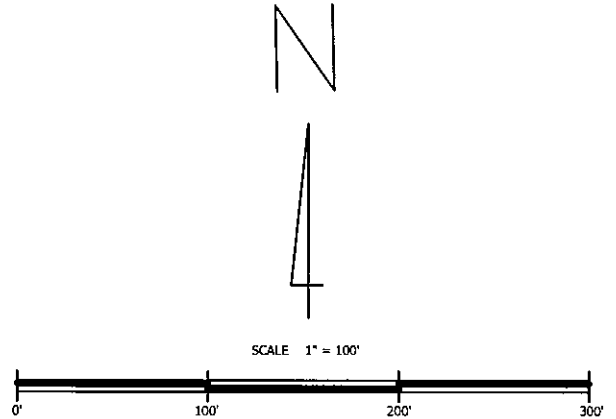
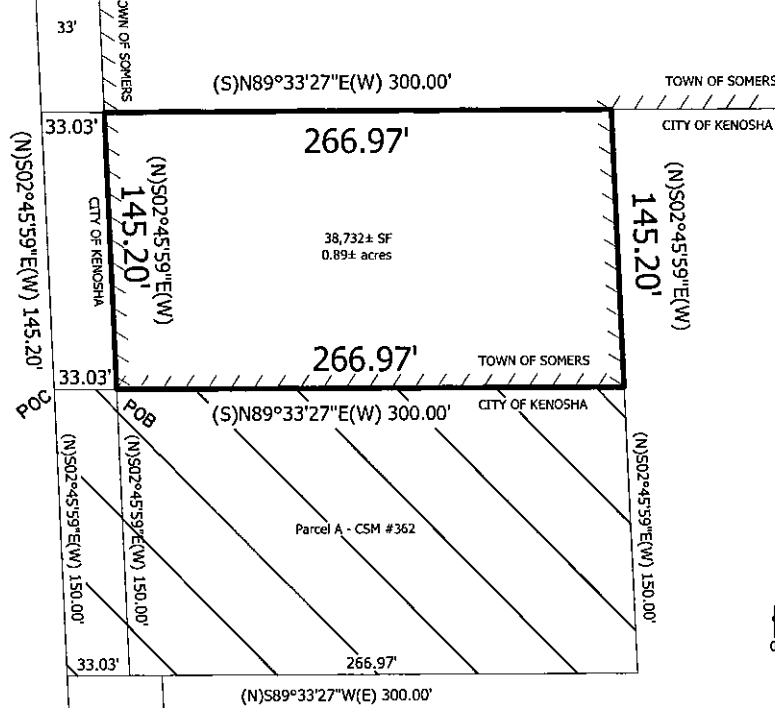
Passed: October 7, 2024

Published: October 14, 2024

Drafted By:
BRIAN T. COE Assistant City
Attorney

Exhibit "A"

COUNTY TRUNK HIGHWAY "H" 88TH AVENUE



CITY OF KENOSHA
DISTRICT MAP
 ATTACHMENT ORDINANCE

SUPPLEMENT NO. _____ ACCOMPANYING ORDINANCE NO. _____

JS TRINIDAD PROPERTIES LLC

Part of the Southwest Quarter of Section 33, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows:

Commencing at the northwest corner of PARCEL "A" in CERTIFIED SURVEY MAP NO. 362, a plat of record and on file at the Kenosha County Register of Deeds Office, on October 27, 1976 in Volume 973, Page 991-992 and Document Number 607645, said point of commencement is N02°45'59"W 805.50 feet from the southwest corner of said Quarter Section; thence N89°33'27"E along and upon the north line of said CERTIFIED SURVEY MAP, 33.03 feet and to the east right of way line of 88th Avenue and the point of beginning; thence N02°45'59"W along and upon said east right of way line, 145.20 feet; thence N89°33'27"E parallel to the north line of the aforesaid CERTIFIED SURVEY MAP, 266.97 feet ; thence S02°45'59"E parallel to the west line of the aforesaid Southwest Quarter Section, 145.20 feet' and to the northeast corner of the aforesaid Parcel "A"; thence S89°33'27"W along and upon the north line of said Parcel "A", 266.97 feet and to the point of beginning. Containing 0.89 acres, more or less.

ADDRESS: 5701-88TH AVENUE

Bearings shown hereon, refer to Wisconsin Plane Coordinate System, South Zone.

TAX PARCEL NO. 80-4-222-333-0240

SW corner SW1/4 Section 33-2-22

S89°33'27"W

60th Street

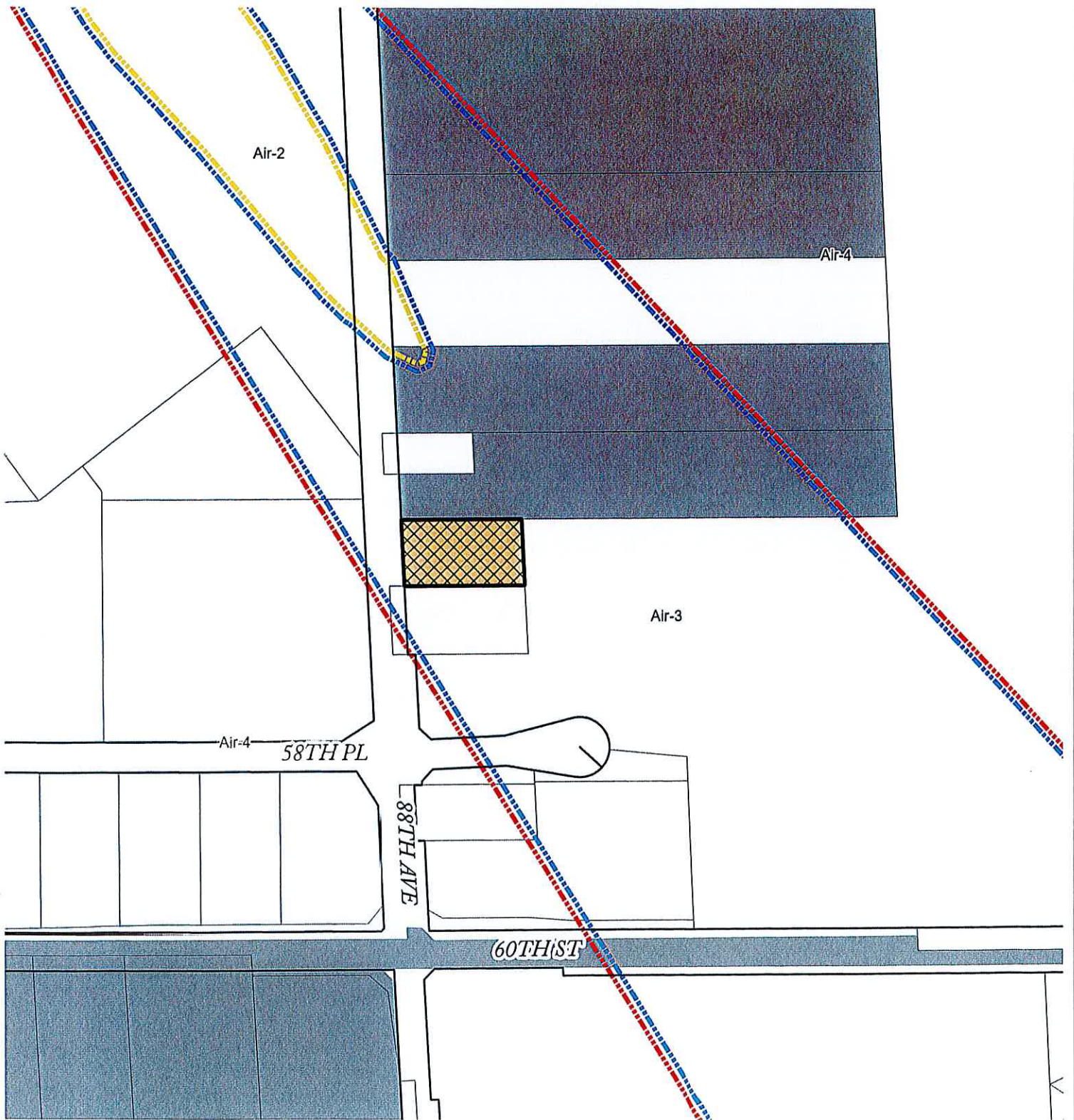
//////
 DENOTES PRESENT CITY OF KENOSHA CORPORATE LIMITS

—————
 DENOTES AREA TO BE ATTACHED TO THE CITY OF KENOSHA

City of Kenosha
Zoning District Classification Map
Exhibit "B"

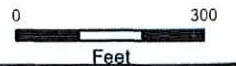
Supplement No. AT6-24
Ordinance No. 41-24

JS Trinidad Properties, LLC petition



Property to be Zoned:

 A-2 Agricultural Land Holding




Re: Ordinance 41-24 – For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 5701 88th Avenue, (Parcel No. 80-4-222-333-0240, Town of Somers). (JS Trinidad Properties LLC, Property Owner) (District 16)

CERTIFICATE OF POPULATION

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, County of Kenosha, State of Wisconsin, do hereby certify that the population of the area so attached to the City of Kenosha with the passage of Kenosha Ordinance 41-24 is 0.

Dated this 15th day of October, 2024.




Michelle L. Nelson
City Clerk Treasurer

SEAL

5'

ATTACHMENT ORDINANCE

Document #: **1975563**
Date: **2025-01-16** Time: **12:26 PM** Pages: **5**
Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **Jennifer A. Mack**

Document No. Document Title

REGISTER OF DEEDS

1010 56th Street
Kenosha WI 53140

Recording Area

Re: Ordinance 41-24 – For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 5701 88th Avenue, (Parcel No. 80-4-222-333-0240, Town of Somers). (JS Trinidad Properties LLC, Property Owner) (District 16)

Return this document to:

Office of the City Clerk
City of Kenosha
625 52nd Street, Room 105
Kenosha WI 53140

80-4-222-333-0240

Parcel Identification Number

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I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

Dated this 15th day of October, 2024.



SEAL

Michelle L. Nelson
Michelle L. Nelson
City Clerk Treasurer

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

MEETING DATE: February 11th, 2025

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Action on possible waving of first reading of proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing

#8 Action on proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing

BACKGROUND:

Chief Andersen requested that he be allowed to work with our Village Attorney to update Chapter 5 of the Village Ordinances to require the use The Compliance Engine system as it relates to fire protection system inspections, testing, maintenance, and servicing. Per Chief Andersen the Compliance Engine System:

“requires companies doing work on any piece of fire protection equipment such as sprinkler systems and fire alarms, to report to this system. This system then allows us as the fire department to monitor and confirm all required testing and servicing is being completed remotely instead of traveling to a location to look at paperwork. This system would not cost the village any money nor will it require the property owners to pay anything. All costs are charged to the sprinkler and alarm companies doing the work. Most of our surrounding communities are already using this system so most of the sprinkler and alarm companies already have this cost built into their fees.”

PRIOR ACTION TAKEN:

The Board reviewed this request at our January 9th Work Session and our February 4th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of the attach Ordinance. In the event that the Town Board agrees with the suggested action, a suggested motion to approve would be as follows:

#8

“Motion to approve waiving of first reading of proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing”

#9

“Motion to approve proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing”

ATTACHMENTS:

Memo from Somers Fire & Rescue Chief Andersen

Background information on The Compliance Engine

FAQs about The Compliance Engine

Proposed Ordinance 2025-01

SOMERS FIRE & RESCUE



CHIEF
Benjamin Andersen

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

Somers Village and Town Boards

I Chief Andersen, am requesting permission to work with the Village attorney to update Chapter 5 of the Village Ordinances to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing. This system requires companies doing work on any piece of fire protection equipment such as sprinkler systems and fire alarms, to report to this system. This system then allows us as the fire department to monitor and confirm all required testing and servicing is being completed remotely instead of traveling to a location to look at paperwork. This system would not cost the village any money nor will it require the property owners to pay anything. All costs are charged to the sprinkler and alarm companies doing the work. Most of our surrounding communities are already using this system so most of the sprinkler and alarm companies already have this cost built into their fees. Attached you will find some additional information provided by the Brycer Company on their system called The Compliance Engine

Somers Fire Chief Benjamin Andersen
Bandersen@somers.org
Cell 262-620-0637

THE COMPLIANCE ENGINE IMPLEMENTATION PLAN

POWERED BY **BRYCER**

BRYCER LLC.

THE COMPLIANCE ENGINE 4355 Weaver Pkwy. St 230. Warrenville, IL 60555

THE COMPLIANCE ENGINE

The Compliance Engine is a simple, internet-based tool for code officials to track and drive code compliance, reduce false alarm activity and provide a safer community. It provides a secure cloud environment in which third party contractors who inspect, test, and maintain fire protections systems, submit their reports via Brycer's web portal directly to the AHJ. This facilitates a more efficient review, tracking and follow-up process with occupants to correct deficiencies and maintain systems. In addition to the web-based technology, our services include a team to administer hard and soft copy notifications and perform follow up calls to help increase testing and maintenance activity in a given jurisdiction. The end result is a comprehensive and accurate aggregation of data around which buildings have what types of systems, when they were last tested, and if there are any open deficiencies that could jeopardize their successful deployment in the event of an incident. With The Compliance Engine, the AHJ will be better equipped to do more with less in their mission to drive 100% code compliance with fire and life safety laws.

Current Landscape:

- 40% of life safety systems go uninspected or maintained every year
- 32.5% of false alarms are due lack of maintenance and testing
- 29% of fire code official's time is spent administering 3rd Party ITM reports
- 95% of AHJs do not have the resources to enforce their adopted fire code
- Current Process is manual, paper based, reactionary, inefficient and expensive

The Compliance Engine Benefits:

- Drives 100% Compliance with fire & life safety code
- Electronically collects, organizes and tracks fire and life safety test results
- Offers API Services with RMS and software inspection companies
- Maximizes limited resources, saves time and streamlines communication
- Built to ensure a safer environment for firefighters, citizens and guests
- Saves AHJs money while strengthening life safety and offers cost recovery

Revenue Model:

- Free for Fire Department
- Zero charge to the building owners
- Fee paid by 3rd party contractors on per system, per premises, per annum basis
- Delivers Compliance resulting in new business and maintenance revenue for 3rd party contractors
- Endorsed by IKECA, Arizona Fire Alarm Assoc. and Western Fire Chiefs Assoc

Learn more at www.thecomplianceengine.com or **630-413-9511**

Collect. Connect. Comply

LIST OF SYSTEMS TCE TRACKS

System Type
Air Sampling System
Automatic Closing Fire Assemblies
Chemical Storage Room
Clean Agent
Commercial Kitchen Exhaust Cleaning
Emergency Power Battery / Unit Lighting
Emergency Power Generator
Emergency Responder Radio Coverage System
Fire Alarm
Fire Escape
Fire Pump
Foam System
Gas Detection Systems
Hood Suppression System
Leak Detection
Paint / Spray Booth Suppression
Pressure Reducing Valves (PRV's)
Private Fire Hydrant
Rental Property Inspection
Rescue Air System
Smoke Management Systems
Special Suppression System
Sprinkler System (Dry & Wet)
Standpipe
Water Monitor
Water Tank



Additional tracking for *backflow* and *elevator* available.

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
EMAIL@COMPANY.COM

Re: SYSTEM TYPE INSPECTION RENEWAL - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

In accordance with the **YOUR CODE**, Our records indicate the **SYSTEM TYPE** is coming due for inspection by a licensed company and must be tested within the month of your renewal date which is **DATE**.

It is the responsibility and requirement of the inspection company testing your system to submit all test reports to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at 630-413-9511 or via email at support@mybrycer.com

Sincerely Yours in Life & Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
THEIREMAIL@COMPANY.COM

MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

Re: SYSTEM TYPE INSPECTION OVERDUE - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

Our records indicate the **SYSTEM TYPE** is now overdue and was to be tested within the month of your renewal date which was **DATE**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

Actions Required:

1. Have your **SYSTEM TYPE** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at www.thecomplianceengine.com.
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us at www.thecomplianceengine.com. **It is the contractor's responsibility to submit the documentation.**

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at **630-413-9511** or via email at support@mybrycer.com

Sincerely Yours in Life Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
THEIREMAIL@COMPANY.COM

MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

Re: SYSTEM TYPE INSPECTION DEFICIENCIES FOUND - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

A recent inspection of your **SYSTEM TYPE** at **PREMISE ADDRESS** on **DATE** by **ITM COMPANY** revealed the violations listed below.

This notice is an **ORDER TO COMPLY**. Your failure to comply with this notice before re-inspection (30 days from date of letter) may make you liable for the penalties provided for by law for such violation(s).

DEFICIENCIES

Deficiency Found:

Deficiency Found:

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at 630-413-9511 or via email at support@mybrycer.com

Sincerely Yours in Life & Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

Requirement Letter to Fire Protection Contractors



Dear Service Provider,

The **AHJ Name** has instituted a new process for service providers who inspect and test fire protection systems. Effective **Go Live Date** all compliant & non-compliant fire protection systems test reports are required to be sent to the **AHJ Name** electronically by your respective organization via The Compliance Engine's online system at www.thecomplianceengine.com.

The **AHJ Name** is dedicated to delivering 100% compliance with our adopted Fire Code. This web-based service will aggregate, track and streamline the collection of compliance data of our jurisdiction's systems. Property owners will receive timely proactive notifications of their testing requirements, and the **AHJ Name** will gain the ability to better mitigate the risk in our community by improving public safety to our citizens.

All service providers who inspect or test fire protection systems within the **AHJ Name's** jurisdiction are required to register and submit all test, inspection, and service reports via The Compliance Engine. All reports must be submitted in accordance with the testing schedule and requirements outlined in our adopted fire code.

Benefits to you:

- Increases market opportunity and demand for your fire protection services
- Ensures all reports arrive, affording you the ability to track our department's follow up
- Enhances maintenance revenue and timeliness of deficiency corrections
- Improves customer retention with renewal notifications identifying you as company of record
- Minimizes non licensed contractors from working in your market

This proven process requires the service provider pay a nominal filing fee at the time of submittal. There is no fee to register your company with The Compliance Engine. Once registered, pricing is viewable under **AHJ Name** icon in The Compliance Engine. If you are a licensed fire protection system contractor and are not currently registered with Brycer, please do so at www.thecomplianceengine.com.

We look forward to partnering with you to better protect and serve our community. We are confident this will benefit us ALL.

Sincerely,

Digital Signature

YOUR NAME

YOUR TITLE

YOUR DEPARTMENT NAME

P.

E.

TCE OVERVIEW

Keys to Getting Started:

- Register at www.thecomplianceengine.com
- Sign up for training
- Complete account set up by entering all inspectors, inspector licenses, and company licenses
- Add Users and company logo for brand awareness
- Add TCE link to your webpage

Key Processes to Know: Check the TCE HELP Portal for Direction Visuals

- Select correct template for each report submitted: Fire Alarm, Sprinkler, Kitchen Hood, etc.
- Enter all test reports and type out deficiencies
- Attach pdf version of inspection report when using short form (fire protection systems only)
- Ensure all reports entered are submitted for payment
- Update deficiency tracking to inform AHJ that violations have been corrected
- Check notifications icon to track sent out by AHJ
- Open inspection reports are saved reports not yet submitted to AHJ, if not submitting these to AHJ delete
- Submit a new-premises when necessary (if you cannot locate the premises in the existing database)
- View your transaction list to confirm correct payment
- Create new users when necessary
- Update credit card information

Systems Tracked:

(*CUSTOMIZED PER AHJ*)

- Automatic Fire Sprinkler
- Automatic Closing Fire Assemblies
- 5yr Sprinkler System
- Fire Alarm System
- Commercial Kitchen Hood Suppression
- Commercial Kitchen Hood Cleaning
- Standpipe
- Active Smoke Control
- Private Hydrant System
- Fire Pump
- Fire Escape
- Gas Detection System
- Paint/Spray Booth
- Emergency Generator
- Emergency Radio Responder Coverage System
- Special Suppression
- Portable Fire Extinguishers

PRICING MODEL

System Type	Price	Billing Frequency
5 Year Sprinkler	\$20.00	Per Submittal
Automatic Closing Fire Assemblies	\$20.00	Per Submittal
Commercial Kitchen Exhaust (Cleaning)	\$20.00	Per Submittal
Emergency Power Generator	\$20.00	Per Submittal
Emergency Responder Radio Coverage System	\$20.00	Per Submittal
Fire Alarm	\$20.00	Per Submittal
Fire Pump	\$20.00	Per Submittal
Gas Detection Systems	\$20.00	Per Submittal
Hood Suppression System	\$20.00	Per Submittal
Paint/Spray Booth Suppression	\$20.00	Per Submittal
Portable Fire Extinguisher	BELOW	Per Submittal
Private Fire Hydrants	\$20.00	Per Submittal
Smoke Control System	\$20.00	Per Submittal
Special Suppression	\$20.00	Per Submittal
Sprinkler System	\$20.00	Per Submittal
Standpipe	\$20.00	Per Submittal

REPORTS SUBMITTED AFTER 30 DAYS FROM THE INSPECTION DATE WILL INCUR A \$10.00 LATE FEE

REPORTS SUBMITTED AFTER 60 DAYS FROM THE INSPECTION DATE WILL INCUR A \$20.00 LATE FEE

Portable Fire Extinguishers Pricing

1-10 Extinguishers = \$10.00

11+ Extinguishers = \$20.00

Business Model: There is no cost to the jurisdiction for implementation, annual or ongoing maintenance, licensing or other services offered by BRYCER. At no time will there be an invoice addressed to the jurisdiction for implementation of TCE. BRYCER’s system for collecting and processing orders is simple, an Inspection company registers with TCE, which requires their payment card to be recorded and stored by our payment processing partner. We meet and exceed all PCI DSS standards. An inspection company submits a report to the jurisdiction at which point their payment card is billed at the agreed upon rate, frequency (e.g. per system, per building) and posted against the jurisdiction. The inspection company receives an email receipt along with an audit log of their transactions recorded in their custom site. The jurisdiction and the property Owner are never billed or required to make payments.

Extent of Fees: BRYCER charges the inspection companies on a per system, per building basis. However, TCE will accept submission of reports done on all frequencies (e.g. annually, semi-annually, quarterly, monthly, weekly and on a daily basis).

Revenue Share Option: BRYCER’s revenue share option is a way for the jurisdiction to recover costs for administering your Bureau of Fire Prevention’s fire and life safety compliance goals. BRYCER will collect all fees due and payable by third party inspectors and remit the jurisdiction’s remuneration on a quarterly basis via Check or ACH Direct Deposit Transfer.



Helpful FAQs for Presenting to Fire Chief and Public Officials

What do they want to know about The Compliance Engine (TCE)?

Based on 950+ successful adoptions of The Compliance Engine, the following six questions are most asked by Fire Chiefs and Public Officials (Mayor or City or Village Manager) when discussing adoption of The Compliance Engine:

1) *What is the cost of The Compliance Engine?*

There is zero cost for any aspect of using The Compliance Engine (setup, training, ongoing service) for either the Department or the municipality. In fact, there is savings from its usage in terms of administrative time saved and reductions in false alarm activity from fewer system malfunctions.

2) *How does The Compliance Engine get paid for?*

Contractors submitting reports pay a fee of \$20. Brycer does not charge per riser and/or flow switch. There is no upfront or additional cost. Contractors earn money due to the increased inspection and maintenance activity provided by TCE and code compliance. Building owners are not required to perform any additional inspections or maintenance that is not already required by code.

3) *Isn't this an added cost to the contractors?*

No. Contractors receive several benefits from utilizing The Compliance Engine (TCE) – the primary being it drives revenues for them and creates a larger overall market opportunity. From Brycer's experience and conversation with contractors currently using The Compliance Engine, the potential revenue increase from inspection and maintenance revenue far outweighs the filing fee paid. Using Brycer's notification feature (renewal, overdue, and deficiency), contractors have more of an assurance that inspections and maintenance work will be scheduled and performed consistently per the code. Contractors receive a 9-1 return on their investment. TCE has over 15,000 contractor's users nationwide already participating while also earning partnerships with 800+ AHJ's nationwide. The Compliance Engine is a win-win for all parties involved: our Department, contractors, premise owners, and the community.

4) *Isn't this an added cost on the properties?*

No, the fee is charged to the contractors that inspect, test and maintain fire and life safety systems. As The Compliance Engine has proven, contractors have witnessed a return on this minimal investment, and jurisdictions are realizing a safer community due to compliance. Brycer's education of the contractor marketplace includes the net benefits of use of The Compliance Engine, which assists in preventing a pass through of costs. Additionally, use of The Compliance Engine will benefit municipalities in reducing false alarm activity, which will positively impact properties on their taxes and their property insurance premiums/policies. It is additional information which assist with ISO reviews and ratings as well.

5) *What is needed by us (the AHJ) to have reports submitted ... an ordinance, internal policy, etc.?*

To save time and cost by streamlining our reporting process, we need to make it a requirement that reports be submitted through The Compliance Engine. Brycer does not dictate how we establish such a requirement. In the 2015 IFC, the AHJ can use code section 107.3 Recordkeeping. This section states the "fire code official can prescribe the form and format of such recordkeeping". What Brycer then becomes, is that form and format of



such recordkeeping. In the 2018 IFC, the code section we use is 108.3 Recordkeeping. Some of Brycer's clients have made submission mandatory via an internal policy (i.e. lock box), department resolutions and/or local ordinances. In the 2021 IFC, code section 109.3 Recordkeeping has same language as 15' and 18' IFC language.

With a mandatory, streamlined process that still allows contractors to use their own inspection forms, we gain better visibility into which buildings are compliant and which ones are not. This will allow us to immediately focus on the non-compliant buildings. If the submitted inspection data is not streamlined into and managed in one database, it will become extremely difficult for us to ensure the quality of code compliance across the life safety systems within our premises and jurisdiction.

Accurate, real-time knowledge of code compliance creates fewer false alarms, greater confidence of response in the event of an incident, and improved life safety for our first responders, property owners, and the community as a whole.

6) *What are the next steps to implement The Compliance Engine [after the Chief and/or Mayor and/or Village Manager provide buy-in]?*

- Define how we will require submission of all reports via The Compliance Engine and obtain legal review if necessary. Typically, the most delays occur when involving any type of legal review, so it is best to get started as soon as possible. Note: Brycer has examples of currently enacted ordinance language that it can share.
- Brycer will take an extraction of our premise data from our records management system (such as Firehouse or Image Trend]. This is a very quick process (15-20 minutes) and is done seamlessly. If we don't have a records management system, Brycer can take an excel file containing premise information and upload that data into The Compliance Engine. Brycer's product development and customer service teams will work with us Bureau to ensure the data is accurate and clean, to ensure reporting efficiency once the system goes live.
- Review, approval, and sign-off of the Brycer Service Level Agreement, which specifies our access to data within The Compliance Engine, as well as the terms and conditions of service. Brycer has found it most successful when this Agreement is provided to our attorneys for the Fire Department as soon as possible, as they may have certain vendor addendums that may need to be added.
- Review and approval (or edit) of the template notifications to be sent out via The Compliance Engine. The notifications are the renewal, overdue and deficiency notification.
- Review and approval (or edit) of the letter / email to be sent to contractors informing them of the Department's implementation of The Compliance Engine and the passing of the ordinance. Brycer will send this letter/email on our letterhead to all contractors operating within our jurisdiction.
- Brycer will schedule an extensive training session for any users of The Compliance Engine, prior to going live.



ORDINANCE NO. 2025-001

AN ORDINANCE TO CREATE SECTION 5.07(D)
OF THE CODE OF ORDINANCES OF THE TOWN OF SOMERS
REGARDING RECORD AND REPORTS

The Town Board of Supervisors of the Town of Somers, Kenosha County, Wisconsin, hereby creates Section 5.07(D) of the Code of Ordinances of the Town of Somers to read as follows:

(D) **Record and Reports.** Records of all system inspections, tests and maintenance required by the applicable standards shall be maintained on the premises for a minimum of three (3) years and shall be submitted to the Fire Department in the manner prescribed by the Chief of the Fire Department.

Dated at Somers, Wisconsin, this _____ day of _____, 2025.

TOWN OF SOMERS

By: _____
Mark Molinaro, Jr., Chairperson

Attest: _____
Wendy Burnette, Clerk/Treasurer



**TOWN OF SOMERS
TOWN BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: February 11th, 2025

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #9 Action on 2024-2025 Mobile Home Park License for Kenosha MHP, LLC

BACKGROUND:

Hillcrest Mobile Home Park was recently sold to Kenosha, MHP. Kenosha, MHP has applied for a new Mobile Home License for the 2024-2025 year. License fee has been received.

Building and Fire Inspections have been successfully completed at:

3705 27th Street, Kenosha, WI 53144

PRIOR ACTION TAKEN:

This matter was reviewed at our February 4th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of the proposed license. In the event that the Town Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve 2024-2025 Mobile Home Park License for Kenosha MHP, LLC”

ATTACHMENTS:

Kenosha MHP LLC Mobile Home Park License application

Building Inspection Report

Fire Department Inspection Report



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

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

Park Name: _____

Number of Lots: _____

Fee: \$100.00

1. Name and address of applicant: Kenosha MHP LLC, 3705 27th St, Kenosha, WI 53144

2. Location of Mobile Home Park by street reference: 3705 27th Street, Kenosha, WI, 53144

3. Person responsible for permits, payments, communication regarding licenses: (please print clearly or type)

Name: Emma Mikayelyan

Address: PO Box 620130, Oviedo Fl, 32762

Phone: (407)278-5944

Email: emma@keelteam.com

Address to mail permit PO Box 620130

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

(PLAN MUST BE ATTACHED)

5. Number of Mobile Home sites or spaces being applied for under this permit: 50

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

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

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

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

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

10. Name of Park Operator: John Squartino

11. Address of Park Operator: PO Box 320130, Oviedo, FL, 32762

12. Telephone Number of Park Operator: 321-946-7501

13. E-Mail Address of Park Operator: john@keelteam.com

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

Signature: DocuSigned by:
John Squartino
708983EA091E41F...

Date signed: 12/16/2024

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

FOR OFFICE USE ONLY

Date application received: 12/12/24 Date of Board action: _____

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

Plan Commission referral date: (if required): _____



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From: [Scott Seymour](#)
To: [Wendy Burnette](#); [Joe Scruggs](#)
Subject: RE: Mobile Home Application
Date: Thursday, January 2, 2025 9:04:57 AM
Attachments: [image002.png](#)
[image003.png](#)

Kenosha MHP has passed inspection from the Building Department. There is no objection to issuing the license.

Scott Seymour
Building Inspector
Village | Town of Somers
7511 12th Street, P.O. Box 197
Somers, WI 53171
262-859-2822

Unless the LORD builds the house, the builders labor in vain.



From: Wendy Burnette <WBurnette@somers.org>
Sent: Thursday, December 26, 2024 4:23 PM
To: Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>
Subject: Mobile Home Application

I've attached an application from Kenosha MHP (formerly Hillcrest) for a New Mobile Home License. When you have completed the inspection of the property, if you could send me an email, I would greatly appreciate it.

Thank you,

Wendy Burnette
Clerk/Treasurer



7511 12th Street
P.O. Box 197
Somers, WI 53171
Phone (262)859-2822
Fax (262)-859-2331
Email wburnette@somers.org

From: [Joe Scruggs](#)
To: [Wendy Burnette](#)
Subject: Mobile home application
Date: Tuesday, January 7, 2025 1:48:17 PM

Kenosha MHP has passed inspection from the Fire Department. There is no objection to issuing the license.

Captain Joe Scruggs
Fire Inspector
Village of Somers
262-620-3285 (direct line)
jscruggs@somers.org (email)
Somers.org (website)