

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

**Town Work Session Meeting
Agenda
Tuesday, March 4, 2025
5:15 p.m.**

Town Board Work Session Meeting:	
Item #	
1	Call to Order
2	Citizen Comments
3	Administrator's Report
4	Chair & Supervisor Reports
5	Review tentative agenda for Town Board meeting on March 11, 2025
6	Adjourn

I hereby certify that, as the designee of the chief elected official of the Town of Somers, I posted this notice of the March 4, 2025 Work Session Meeting & Agenda in 3 public places & Somers website.

Dated this 28th 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.**

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

WORK SESSION: March 4, 2025

TO: Town Chair Molinaro and Town Supervisors

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

AGENDA ITEM: #3 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked on since our February Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

Development

- There was no Planning Commission meeting in February.
- The Plan Commission will meet on March 10th to review the following:
 - Review s concept proposal for a housing project on Maplecrest property. As you will recall a proposed project was conditionally approved in 2024. The developer involved choose not to move forward with the project because they could not find a partner for the single-family portion of the development. Home Path now has an option to purchase the property and is proposing a new housing development. Home Path is proposing to do the single-family development first and bring a multi-family development to the northwest corner at later date. They have indicated that the multi-family development would be less dense and of a smaller scale. Home Path's subsidiary Stepping Stone Homes built out the remaining lots in the Golf Glen subdivision.
- On February 4th, Admnistraiton and President Stoner met with Tropical Smoothie to finalize their development agreement. The agreement is now in place and Building Inspector Seymour has issued their building permits.
- On February 6th Admnistraiton and President Stoner met with Golden Oil and their attorney in regards a possible incentive from TID #8 for the Somers Gateway project. This matter was then discussed in closed session with the Board at our February 19th

Work Session. The Development Agreement will be brought to the Board in the near future.

- On February 13th, Administration and Planning met with Home Path regarding their upcoming submission for a concept meeting for a new housing project on the Maplecrest site.
- On February 18th, Administration held their monthly update meeting with Tawani. Administration requested that the payment date for the letter of credit be extended to coincide the TID ending dates. Tawani was open to the idea and request that this request be put into writing.
- On February 18th, Administration attended the annual meeting of the Kenosha Multi-Jurisdictional Comprehensive Planning Advisory Committee. This meeting is to review all the comprehensive plan changes that have occurred in Kenosha County. Municipalities also provided updates as to where they are in the process of updating their 2035 Plans.
- On February 19th, Administration and President Stoner met with representatives from the Somersville project. They have indicated that it is their intent to proceed with this project. They will be meeting with representatives from Kenosha County Highways and KUSD to see if a new solution can be found to deal with the traffic from the school drop off and pickup.
- On February 20th, Administration, Planning, and President Stoner held our scheduled developer's meeting. We met with a developer that is trying to develop a vacant lot on 87th Avenue.
- On February 25th, Administration, President Stoner, and KABA met with a site selector interested in a parcel in the Village.

Administration

- On February 4th, Administration and Public Works met with Baxter Woodman's GIS team. As you will recall our 2025 CIP budget included funds to upgrade our current GIS maps. The data that was collected has been provided to Baxter Woodman and our ArcGIS licenses are now in place. This will be a significant tool for the Village and will save staff countless hours of searching for plans.
- On February 11th, Administration held our quarterly meeting with County IT. We discussed future upgrades that will need to be addressed in our upcoming budgets. One item will be replacing our Cisco routers that will no longer be serviced by the company.
- On February 12th, Administration and the Clerk/Treasure Burnette met with R&R Insurance for an annual "check-in". We reviewed our current policies and our Work Comp claims.
- On February 13th, Administrator Peters, Accounting Manager Ealy, and Anna Sadowski of Strand met with Wisconsin Emergency Management's Director Bureau of Policy &

Grants to go over the requirements for reimbursement of funds through the grant. Strand will now begin work on the studies of 11 of the 15 areas within the Village of Somers.

- February 13-14, President Stoner, Assistant Administrator Poirier and Accountant Samone Naylor attended the Ehlers 2025 Wisconsin Public Finance Seminar Ehlers at the Wisconsin Dells. Presentations were made about TIF Districts, Housing shortage and other topics. The presentations are available at the link below:
<https://www.ehlers-inc.com/events/2025-wisconsin-public-finance-seminar/>



- On February 20th, Administration, President Stoner, Kenosha County Sheriff's Office and Kenosha Police Department met with our Flock Camera representative. This meeting was to discuss the addition of three cameras funded through our General Fund Budget and two additional cameras funded through a private grant. The contract to install the cameras was executed on February 27th.
- On February 21st, the Somers Fire & Rescue department went through CPR and First Aid training for dogs. The training was donated by a local business owner who went through CPR training at the fire department. The class was led by Elle De Ford, President of K9 Xtreme Vet.



- February 25th Administrator Peters and Assistant Administrator Poirier met with Dooley and associates to discuss website upgrades. We went over the menus and identified some changes that will be made. It encouraged discussions with other department heads and we expect to update additional content later in the year. We also identified a vendor to send out the newsletter via email and a change to the current search feature. These two changes will make improvements for our residents without costing any additional money.
- On February 26th, Administration, Public Works, and Building Inspector Seymour met with the DNR for an updated on our MS4 Audit. The Village has received comments from the DNR and requested a response by the end of March. Utility Manager Fugate has already been working on this project and provided our response on February 27th. Our annual report is also complete and will be reviewed by the Board in March.
- On February 27th, our new contract for our Village landlines was executed. This was necessary as AT&T is in the process of eliminating all their old copper lines. Administration worked with County IT to find a provider that was less expensive than the proposal from AT&T.
- On February 27, Deputy Brooks stopped by the Village Hall with the new Somers squad car which is outfitted with moving radar.



- Jesse Greiner (a Somers resident) has been working with the Village & Town of Somers on a potential Eagle Scout Service Project. Mr. Greiner new proposal to the Village & Town includes the building of a new kiosk and two benches. The new kiosk would be used by the Village and Town of Somers to post our agenda and notices to our residents. Our current message board is affixed to our building and need of an upgrade. This has been a project that the Village has wanted to undertake for some time, as our current board is not large enough for the number of materials we usually must post. The proposed benches would add much needed seating for our Veterans Memorial Park area. He is still in the process of getting the new project approved by this Council. Administrator Peters has sent a letter to the Council in support of this project.

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7511 12th Street
Somers, WI 53171**

**Town Board Meeting
Tentative Agenda
Tuesday, March 11, 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 February 11, 2025
4	Correspondence:
5	Citizens Comments
6	Chair & Supervisor Comments
7	Approval of Operator Licenses: none
8	Adjourn

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

Dated this ____ day of _____, 2025.

Wendy Burnette, Clerk-Treasurer

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