

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

**Town Work Session Meeting
Agenda
Wednesday, April 2, 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 April 8, 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 April 2nd, 2025 Work Session Meeting & Agenda in 3 public places & Somers website.

Dated this 28th day of March, 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: April 2, 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 March 4, 2025 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.

REMINDER: DUE TO THE ELECTION ON APRIL 1st, OUR WORK SESSION WILL BE HELD ON WEDNESDAY, APRIL 2nd

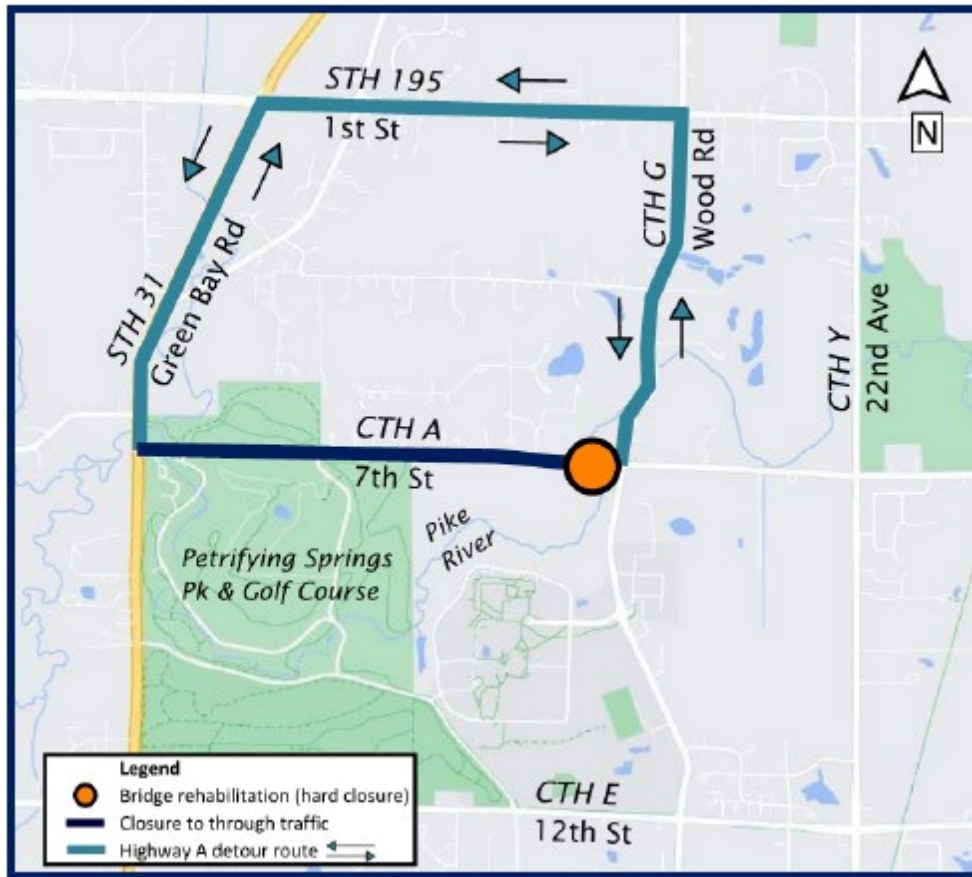
Development

- The Plan Commission met 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. They have filed for their formal meeting. This meeting was originally scheduled for April's Plan Commission meeting, but has been moved to May based on comments from Staff, the Plan Commission and Trustees that were in attendance.
- As of the date of this memorandum there are no items scheduled for the April Plan Commission meeting.

- Tropical Smoothie’s development agreement was executed in February. Building permits have been issued and the site work has been begun on their project in Somers Market Center.
- On March 6th, President Stoner and Administrator Peters met with the owner of J&M’s to discuss his plans to extend their parking lot. Since J&M’s have reopened they have been very successful and parking is starting to get congested on CTH E. Administration and J&M’s believe this plan will be safer for their patrons and those traveling on CTH E. If you notice the new lot being constructed just be aware that no additional zoning permits or building permits were required for this plan.
- On March 11th and March 25th, Administration, President Stoner and Engineering met with Golden Oil to discuss stormwater and drainage from the site. Representatives from the Kenosha County Highways also were involved. Based on our March 25th, the group agreed that we have a clear path forward to the development agreement. Golden Oil will be working the with adjacent property owner for the necessary easement. Once this is agreed to in principle, the development agreement will be brought to the Board.
- On March 13th and March 25th, Administration and President Stoner met with representatives for a potential buyer for warehouse space in the Village. This is a very promising led and could bring additional assessed value and jobs to the Village.
- On March 14th, Administration and President Stoner met with representatives from the Somersville project. They have indicated that it is their intent to proceed with this project. At this meeting we also met with their potential general contractor.
- On March 20th, Assistant Administrator Poirier, Planning, and President Stoner held our scheduled developer’s meeting. We met with Tom Sorensen, owner of Misurelli Sorensen Heating & Air Conditioning who is looking at the building at 144 S Lakeshore Drive near the Seawall Condominiums. Sorenson is looking at what use would be permitted with the current zoning. We also met with a developer looking at the parcel northwest of Somers Fire Station 2. The parcel is currently on the market, the owners intend to develop the property along the river and make it a single-family home subdivision but need a partner to share the cost of bringing the utilities to the property. That partner met with the Village and intends to build multi-family units along the railroad track. They are planning to bring the projects to the Plan Commission for a concept plan in the future.
- As you may recall, Bear Development has been working with the Village for several years to bring a project to their Willow Creek site located on CTH E. In 2024, they presented a concept plan for that would have included 33 single-family lots and 32 duplexes. Since this time, the Developer has decided that they wanted to pursue the Willow Creek site with only single-family homes. They have provided the Village with a first draft of their preliminary plat for a 70 single lot subdivision and will be submitting to the Plan Commission in the near future.

Administration

- On March 11th, Administration attended the preconstruction meeting for the County’s Pike River Bridge project. The project will include “replacement of bridge deck, railings, guardrail, and signs, along with resurfacing of asphalt bridge approaches.” The detour began on March 17th and the project is expected to be completed sometime in June. The detour map is below.



- On March 12th, Administrator Peters, Clerk/Treasure Burnette and President Stoner attended KABA’s Annual Meeting. The keynote speaker this year was delivered by Matt Kirchner from the TechEd podcast. The discussion focused on how AI can be/is being used in throughout Southeastern Wisconsin.
- On March 12th, Administrator Peters, Clerk/Treasurer Burnette and Accounting Manager Ealy met with Charles Schwab to reinvest one of our securities that will be maturing.
- On March 13th, Administration, President Stoner, Chief Andersen, County Supervisor Grady and County Supervisor Geertsen held our quarterly meeting with the Sheriff’s Department to discuss traffic interdiction.
- On March 14th, Administrator Peters formally informed the Village and Town Boards that he would be taking a new position. Mr. Peters last day with the Village and Town will be April 29th. Three executive search firms have provided the Village with proposals and both Boards will hold a joint meeting on April 2nd to select a firm.

- Accounting Manager Ealy and Staff continue to work on providing materials to our auditors for the 2024 Audit.
- On March 17th, Public Works and Administration met with FirstNet to set up our new cellphones. FirstNet provides emergency responders with the first nationwide, high-speed network dedicated to public safety.
- In-person absentee voting started March 18 at the Village/Town Hall.
- On March 21st, the Village received a Letter of Map Revision Determination from FEMA for several floodplain areas in Somers. There is a 90-day appeal period ending July 25 when the new maps will officially take effect. After these maps take effect the Village will need to pass an ordinance to formally adopt them.
- On March 24th, Administrator Peters met with Kenosha County IT regarding our upcoming switch from AT&T. 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.
- Kenosha County will hold there 2025 Household Hazardous Waste, E-Waste and Refrangent Collection on Saturday, May 31, 2025 from 8 a.m. to 1 p.m. The collection site will be at the Kenosha Count Center Public Works Garage located at 19600 75th Street in Bristol. More information can be found by using the following link: <https://www.somers.org/news/2025/03/14/county-hazardous-waste-collection-announced-3/>
- Somers yard waste site will reopen on April 1st. This is for Village and Town residents only. Commercial contractors and non-residents are NOT permitted to use this facility. Video surveillance cameras are located on site and violators will receive a minimum fine of \$500.00. New signage has been posted to remind residents of the yard waste site rules.
 - Hours of Operation
 - Seasonal – April 1 through December 31
 - Daily 8 a.m. to 6:30 p.m. without appointment
 - Gates are locked when closed.
 - Yard Waste – Rules
 - Grass clippings permitted
 - Leaves permitted (we prefer leaves bundled in biodegradable bags but will accept loose)
 - Small pruned plants, shrubs and tree debris under 8" in diameter and cut in 3'-0" lengths permitted

- Christmas trees are permitted – free from tinsel, ornaments, and lights
 - No tree stumps
 - No tree trunks, limbs, branches over 8" in diameter
 - No sod
 - No sand
 - No rock
 - No broken concrete or flower pots
- The Somers newsletter will be out by April 1, and available on our website and in the lobby of the Village/Town Hall.
 - So far, more than 200 Somers residents have signed our petition in support of being granted a unique ZIP Code.
 - Finally, a reminder that the Town's Annual Meeting will be held on April 15th at 5:15 p.m.

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

**Town Board Meeting
Tentative Agenda
Tuesday, April 8, 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 March 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 April 8th, 2025 Town Board Meeting & Tentative Agenda in 3 public places.

Dated this 28th day of March, 2025.

Wendy Burnette, Clerk-Treasurer

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