

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

**Village Board Meeting
Agenda
Tuesday, June 10, 2025
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 May 27, Vouchers dated May 28 and June 5, May Building Report, April Investment Statements
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Motion to approve proposed Village Ordinance 2025-003 to Repeal and Recreate Section ZN 4.08(1)(a)5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions.
8	Review and possible action on request to build berms at 8737 18th Street (Parcel # 82-4-222-212-0300) per Ordinance 14.265.
9	Action on Plan Commission Recommendations (MapleCrest): a. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "Medium-Density Residential", "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. <i>(For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street).</i>

	b. MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. <i>(For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street)).</i> c. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. <i>(For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street)).</i> d. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. <i>(For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street)).</i>
10	Motion to approve contracting with Public Administration Associates, LLC for a Staffing Classification and Compensation Proposal update not to exceed \$5,000.
11	Motion to approve Special Event Permit application from J&M's Bar and Grill – The special event will be in honor of an Employee's 50th Birthday from 1 p.m. to 8 p.m., on June 14th located at 8013 12th Street, Kenosha, WI 5314
12	Public Hearing and Motion to approve "Class A" and Class "A" Renewal Retail Alcohol Beverage License Applications
13	Public Hearing and Motion to approve Class "B" and "Class B" Renewal Retail Alcohol Beverage License Applications

14	Motion to approve Amusement Device License Applications
15	Motion to approve Cigarette and Tobacco License Applications
16	Motion to approve Cabaret License Applications
17	Action on Operator's Licenses: Jessica Gunderson, Anna Larson, Neha Patel, Pramesh Patel, Linda Timmons Wosz, Benjamin Worley, Pamela Lalond, Marquis McCray, Caitlin Ritchie, Susan Raczka, Tiana Brock, Kelly Braun, Kevin Shute, Abigail Adams, Anne Hewlett, Charita Martin, Jennifer Bayless, Leslie Lerche, Desiree Vasquez, Greg Raimondi, Vicki Janas, Mia Carter, Tanya Krintz, Lucie Johnson: New Operator Licenses for 2025-2027: Paige Koenecki, Scott Lamos, Elena Baryshnikova, Tammy Webber, Morgan Olszewski, Wyatt Modory, Tony Huynh, Michael Grab
18	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 10, 2025 Village Board Meeting Agenda in 1 public place & on the Village website.

Dated this 6th day of June 2025

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 May 27, 2025

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

President Stoner led the Pledge of Allegiance.

Present: President George Stoner, Trustees Ben Harbach, Jackie Nelson, Jack Aupperle, Joe Smith and Scott Fredrick. Trustee Karl Ostby was present via remote. Also present: Clerk/Treasurer Wendy Burnette, Assistant Administrator Kevin Poirer, Chief Anderson, and Attorney Davison

Consent and Approval of Minutes of Regular meetings on May 13, 2025, Vouchers dated May 15 and May 22.

Trustee Aupperle moved to approve Minutes of Regular Minutes of May 13, 2025, Vouchers dated May 15, May 22.

Trustee Harbach asked about the two entries that were listed as duplicates on last board meeting, with exact amounts on the Vouchers.

Assistant Administrator Kevin Poirer mentioned this happened because there was an issue with the printer that caught the paper and damaged the checks. The entries with the V next to them means that they were voided.

Trustee Harbach questioned the charge on Page 6 for BCM One, Inc. for 1,316.37 and All Hands-on Fire Equipment LLC for \$1,486.00.

Chief Anderson mentioned that All Hands-on Fire was for the purchase of assorted hand tools and two equipment racks.

Assistant Administrator Poirier mentioned that BCM 1 was for the new phone provider for the Village.

Seconded by Trustee Nelson.

Motion carried a 7-0 vote.

Correspondence:

None

Citizens Comments

None

President and Trustee Comments:

Trustee Fredrick thanked Chief Andersen for the phenomenal job on the Somers Community Days. He also mentioned he went to Pritzker Military Memorial Park celebration and received a personalized tour. He also stated that he noticed Administrator

Peters was still listed on our website. He recommended that we change that to our Interim Administrator Chris Swartz or Assistant Administrator Kevin Poirier.

Trustee Nelson mentioned that there was going to be a joint meeting coming up for Plan Commission and the Board on June 3, 2025. Also, mentioned we should be cross checking to avoid duplication of checks prior to the board receiving them.

Clerk/Treasurer Burnette mentioned that the checks were not duplicates and were never distributed. The printer damaged the checks and were immediately voided. Because they were already processed in BS&A, they needed to be voided which led them to being on the report.

Assistant Administrator Poirier mentioned that it was reflected on the documents for the meeting, but we were not aware that the V next to the check meant Void.

Trustee Harbach complimented the Fire Department for a great job.

Trustee Smith complimented the Fire Department and said flag over Hwy E was a great touch.

President Stoner stated that a resident would like to put a 7ft wrought iron security fence around his property. This is something that may come up on a future work session. He also mentioned that there was a company that wanted to bring in all this topsoil on one of the sites by Becknell. He spoke with Interim Administrator Swartz and Assistant Administrator Poirier, and they all agree this will not happen. They claim that they spoke with someone at the Village who mentioned they could do this.

He then added he sat in the meetings with County Supervisors on the Casino site. They spoke about the counties portion of the money and where they will distribute. He reiterated that we need more money for traffic control. There were 66 incidents on Sheridan Road in one week.

Action on Plan Commission Recommendations (Willow Creek):

- a. Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a rezoning from R-9 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-5 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).*

Trustee Harbach moved to approve the Plan Commission Recommendations (Willow Creek) (a)

Trustee Nelson Seconded.

Trustee Nelson mentioned that the area around the sewer utility designates the Pike River Trail to be established. It is part of the comprehensive bike plan, and she would like it to be shown on the Final Platt Plan. She asked President Stoner if the water flow on 4 of the lots had been resolved. The owner for the development came forward and stated that they will be addressed. She would also like if Somers could be listed on their monument sign. She proceeded to state that we should get an agreement from Ehlers on what the benefits will be for the developer on TID #4. She would like this to be in the developer's agreement.

Motion carried a 7-0 vote.

- b. Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a preliminary plat (dated March 20, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group), on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).*

Trustee Nelson moved to approve the Plan Commission Recommendations (Willow Creek) (b)

Seconded by Trustee Smith

Trustee Fredrick asked if all the conditions have been met. Assistant Administrator Poirier mentioned they were still outstanding, and the board would be approving subject to the conditions being met from the developer.

Trustee Harbach asked if the added dirt to the development would change the study that was done on the property in 2018. The developer mentioned that the ground water was very high and to do basements, the dirt needed to be brought in.

President Stoner stated that all utilities will be in the back yards.

Motion carried. 7-0 Vote

Motion to waiving reading of Ordinance 2025-002

Trustee Harbach move to approve waiving reading of Ordinance 2025-002

Trustee Aupperle Seconded

Motion carried. 7-0 vote

Action on proposed Ordinance 2025-002 an Ordinance to repeal and recreate sections 18.30(E) and (F) of the code of Ordinances of the Village of Somers relating to preliminary plat and final plat fees.

Trustee Nelson moved to approve proposed Ordinance 2025-002 an Ordinance to repeal and recreate sections 18. Action on proposed Ordinance 2025-002 an Ordinance to repeal and recreate sections 18.30(E) and (F) of the code of Ordinances of the Village of Somers relating to preliminary plat and final plat fees.

Trustee Smith seconded.

Trustee Harbach asked when this passes does this go into effect immediately or how will this effect Mills development. Assistant Administrator Poirier mentioned that the Mills development already paid the higher fees.

Motion carried. 7-0 vote

Discussion and possible action on awarding bid received for Public Improvements for Golden Oil – Somers Gateway Center Project to PTS Contractors, Inc. in the amount of \$332,270.00.

Trustee Nelson moved to approve awarding bid received for Public Improvements for Golden Oil – Somers Gateway Center Project to PTS Contractors, Inc. in the amount of \$332,270.00.

Seconded by Trustee Smith

Trustee Harbach questioned the huge cost difference in the bids that were received.

President Stoner questioned why the developer was quoted 3.5M for sewer and water. Village Engineer Biwer stated it may be due to an older number estimate. President Stoner mentioned that high estimates like this discourages future developers so in the future he would like to get estimates that are closer to the actual cost.

Trustee Nelson also mentioned that this will change the payment calculation on the TID.

Motion carried. 7-0 vote

Discussion and possible action to share cost with other municipalities to hire a lobbyist to advance Bills in Congress to have municipalities get their own ZIP Code.

Trustee Aupperle moved to approve the share cost with other municipalities to hire a lobbyist to advance Bills in Congress to have municipalities get their own ZIP Code.

Trustee Fredrick seconded.

Motion carried. 7-0 vote.

Action on Operator's Licenses: Ella Cater, Himabahen Joshi, Rakesh Joshi, Carla Lamos, and Anna Vignali

Trustee Harbach moved to approve Operator's Licenses: Ella Cater, Himabahen Joshi, Rakesh Joshi, Carla Lamos, and Anna Vignali

Seconded by Trustee Aupperle

Motion carried. 7-0 Vote

Motion to convene into closed session per Wisconsin State Statute §19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility, specifically Village/Town Administrator position. (Roll call required)

Trustee Fredrick moved to approve closed session per Wisconsin State Statute §19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility, specifically Village/Town Administrator position.

Seconded by Trustee Aupperle

Roll call: President Stoner: Aye; Trustee Fredrick: Aya; Trustee Nelson: Aye; Trustee Harbach: Aye; Trustee Aupperle: Aye; Trustee Smith: Aye; Trustee Ostby: Aye.

Motion carried. 7-0 vote

Motion to reconvene into Open Session

Trustee Nelson moved approve into Open Session

Seconded by Trustee Aupperle

Roll call: President Stoner: Aye; Trustee Fredrick: Aya; Trustee Nelson: Aye; Trustee Harbach: Aye; Trustee Aupperle: Aye; Trustee Smith: Aye; Trustee Ostby: Aye.

Motion carried. 7-0 vote

Adjourn

Trustee Harbach motioned to adjourn the meeting at 7:20pm

Seconded by Trustee Nelson.

Motioned carried. 7-0 vote.

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

05/28/2025 09:28 AM

User: HKRUK

DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 05/28/2025 - 05/28/2025

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
05/28/2025	POOL	64856	SPECTRUM	CHARTER COMMUNICATIONS	183.34
05/28/2025	POOL	64857	GENCOM	GENERAL COMMUNICATIONS INC	395.00
05/28/2025	POOL	64858	ACEHARDWAR	KENOSHA ACE HARDWARE	15.70
05/28/2025	POOL	64859	MEN001	MENARDS - RACINE	88.69
05/28/2025	POOL	64860	NAP001	NAPA AUTO PARTS	655.88
05/28/2025	POOL	64861	PUBLICADM	PUBLIC ADMINISTRATION ASSOCIATES	8,835.00
05/28/2025	POOL	64862	SHI001	SHERWIN INDUSTRIES INC	3,912.50
05/28/2025	POOL	64863	STERICYCLE	STERICYCLE INC	17.65
05/28/2025	POOL	64864	WEE001	WE ENERGIES	19.15

POOL TOTALS:

Total of 9 Checks:

Less 0 Void Checks:

Total of 9 Disbursements:

14,122.91

0.00

14,122.91

<u>Village of Somers</u>			
<u>ACH payments and checks from Payroll system during the month of May 2025</u>			
<u>DATE</u>	<u>CHECK#</u>	<u>PAYABLE TO</u>	<u>AMOUNT</u>
5/1/2025	ACH	PNP BILLPAYMENT	\$ 283.50
5/2/2025	EFT1219	INTERNAL REVENUE SERVICE	\$ 30,005.93
5/2/2025	EFT1220	WI DEPT. OF REVENUE	\$ 5,062.53
5/2/2025	EFT1221	WISCONSIN DEFERRED COMP	\$ 2,031.61
5/2/2025	EFT1222	WI SCTF	\$ 403.85
5/2/2025	EFT1223	SOMERS FIRE FIGHTERS	\$ 360.00
5/2/2025	64726	TIMM, MARTHA	\$ 71.48
5/2/2025	64727	JACKSON, HEZACIAH	\$ 177.32
5/2/2025	64728	BRIGHTHOUSE FINANCIAL	\$ 215.00
5/2/2025	ACH	PNP BILLPAYMENT	\$ 283.50
5/2/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED CK#1741	\$ 82,123.53
5/2/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED	\$ 15.00
5/2/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED CK#1743	\$ 896.45
5/2/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED	\$ 15.00
5/2/2025	ACH	SOMERS PAYROLL	\$ 82,840.29
5/6/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED CK#116	\$ 50.00
5/6/2025	ACH	MISC FEES/DEPOSIT ITEM RETURNED	\$ 15.00
5/8/2025	ACH	PNP BILLPAYMENT	\$ 73.60
5/9/2025	ACH	MISC DEBIT - DEP 15,792.70 S/B 15,392.70	\$ 400.00
5/12/2025	ACH	PNP BILLPAYMENT	\$ 876.00
5/13/2025	ACH	ANALYSIS LOSS FEE/MISC FEE	\$ 651.89
5/15/2025	ACH	DEBIT ADJ - DEP 21,042.18 S/B 21,024.18	\$ 18.00
5/15/2025	ACH	PNP BILLPAYMENT	\$ 174.00
5/16/2025	ACH	SOMERS PAYROLL	\$ 100,440.18
5/16/2025	EFT1224	INTERNAL REVENUE SERVICE	\$ 44,033.55
5/16/2025	EFT1225	WI DEPT. OF REVENUE	\$ 7,188.12
5/16/2025	EFT1226	EMPLOYEE TRUST FUNDS	\$ 68,724.72
5/16/2025	EFT1227	WISCONSIN DEFERRED COMP	\$ 1,979.66
5/16/2025	EFT1228	WI EMPLOYEE TRUST FUNDS	\$ 36,835.46
5/16/2025	EFT1229	WI SCTF	\$ 403.85
5/16/2025	EFT1230	SOMERS FIRE FIGHTERS	\$ 360.00
5/16/2025	EFT1231	DELTA DENTAL	\$ 3,060.05
5/16/2025	EFT1232	DELTA DENTAL & VISION	\$ 434.58
5/16/2025	64805	SECURIAN FINANCIAL GROUP, INC	\$ 733.47
5/16/2025	64806	SECURIAN FINANCIAL GROUP, INC	\$ 66.18
5/16/2025	64807	BRIGHTHOUSE FINANCIAL	\$ 215.00
5/27/2025	ACH	STOP PAY CHARGE CK# 64822	\$ 35.00
5/27/2025	ACH	STOP PAY CHARGE CK# 64847	\$ 35.00
5/28/2025	ACH	PNP BILLPAYMENT	\$ 225.00
5/30/2025	ACH	SOMERS PAYROLL	\$ 86,425.52
5/30/2025	EFT1233	AFLAC INSURANCE	\$ 319.20
5/30/2025	EFT1234	INTERNAL REVENUE SERVICE	\$ 28,809.79
5/30/2025	EFT1235	WI DEPT. OF REVENUE	\$ 4,833.31
5/30/2025	EFT1236	WISCONSIN DEFERRED COMP	\$ 1,612.54
5/30/2025	EFT1237	WI SCTF	\$ 403.85
5/30/2025	EFT1238	SOMERS FIRE FIGHTERS	\$ 360.00
5/30/2025	64855	BRIGHTHOUSE FINANCIAL	\$ 215.00
5/30/2025	ACH	PNP BILLPAYMENT	\$ 50.00
		TOTAL	\$ 594,842.51
		2025 LOAN PAYMENTS & AGENT FEES	
5/21/2025	ACH	WIRE TRANSFER - WELLS FARGO	\$ 268,023.75
5/21/2025	ACH	WIRE TRANSFER - BTSC PAYING AGENT	\$ 125,550.00
5/21/2025	ACH	WIRE TRANSFER - WELLS FARGO	\$ 500.00
5/21/2025	ACH	WIRE TRANSFER - BTSC PAYING AGENT FEE	\$ 500.00
		TOTAL	\$ 394,573.75

06/05/2025 10:18 AM

User: HKRUK

DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 06/05/2025 - 06/05/2025

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
06/05/2025	POOL	64866	BRUM	ANN BRUMBACK	64.01
06/05/2025	POOL	64867	AAC001	ASSOCIATED APPRAISAL	4,979.72
06/05/2025	POOL	64868	AT&T001	AT&T	62.52
06/05/2025	POOL	64869	AT&TMOB	AT&T MOBILITY	688.73
06/05/2025	POOL	64870	AT&TMOB	AT&T MOBILITY	219.10
06/05/2025	POOL	64871	BTM001	BOUND TREE MEDICAL LLC	1,329.05
06/05/2025	POOL	64872	SPECTRUM	CHARTER COMMUNICATIONS	32.88
06/05/2025	POOL	64873	COLUMNS	COLUMN SOFTWARE PBC	45.10
06/05/2025	POOL	64874	DAV001	DAVISON LAW OFFICE, LTD	214.50
06/05/2025	POOL	64875	TRI-VISA	ELAN FINANCIAL SERVICES	1,283.44
06/05/2025	POOL	64876	EMC	EMC INSURANCE COMPANIES	842.10
06/05/2025	POOL	64877	STO001 --	GEORGE STONER	211.60
06/05/2025	POOL	64878	HEARTLAND	HEARTLAND BUSINESS SYSTEMS LLC	1,915.00
06/05/2025	POOL	64879	HINCKLEY	HINCKLEY SPRINGS	40.95
06/05/2025	POOL	64880	JEFF001	JEFFERSON FIRE & SAFETY INC	1,344.14
06/05/2025	POOL	64881	SOR001	JOHN E SORENSEN	71.78
06/05/2025	POOL	64882	JOHNS	JOHNS DISPOSAL SERVICE INC	49,253.65
06/05/2025	POOL	64883	KEN002	KENOSHA COUNTY TREASURER	1,717.21
06/05/2025	POOL	64884	KWU001	KENOSHA WATER UTILITY	32,178.01
06/05/2025	POOL	64885	KOLOEN	KEVIN KOLOEN	23.20
06/05/2025	POOL	64886	LAWEVANS	LAW OFFICE OF TIMOTHY R EVANS	4,343.75
06/05/2025	POOL	64887	MTT001	MASTER TRUCK & TRAILER LLC	180.08
06/05/2025	POOL	64888	MCDEVITTS	MCDEVITTS TOWING & REPAIR	1,458.40
06/05/2025	POOL	64889	MATC	MILWAUKEE AREA TECH COLLEGE	2,944.50
06/05/2025	POOL	64890	PARAGON	PARAGON DEVELOPMENT SYSTEMS	220.95
06/05/2025	POOL	64891	PUBLICADM	PUBLIC ADMINISTRATION ASSOCIATES	8,260.00
06/05/2025	POOL	64892	STAPLEAD	STAPLES	55.40
06/05/2025	POOL	64893	T0000175	STEVEN KRAUSE	100.75
06/05/2025	POOL	64894	PEREZT	TERESA PEREZ	500.00
06/05/2025	POOL	64895	USPOST	US POSTMASTER	435.00
06/05/2025	POOL	64896	USPOST	US POSTMASTER	312.00
06/05/2025	POOL	64897	WEE001	WE ENERGIES	116.43
06/05/2025	POOL	64898	WEE002	WE ENERGIES	87.02
06/05/2025	POOL	64899	WELDSTAR	WELDSTAR COMPANY	243.00
06/05/2025	POOL	64900	WICOURT	WI COURT FINES & SURCHARGES	6,928.38
06/05/2025	POOL	64901	WAM001	WILLIAM A MORRIS	149.42
06/05/2025	POOL	64902	WSESI	WISCONSIN SOCIETY OF EMERGENCY	900.00

POOL TOTALS:

Total of 37 Checks:

123,751.77

Less 0 Void Checks:

0.00

Total of 37 Disbursements:

123,751.77

2025 VILLAGE OF SOMERS MONTHLY INVESTMENT INCOME

APRIL	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS
INTEREST	\$ 14,265.86	\$ 21,369.22	\$ 589.78	\$ 30,815.54	\$ 2,200.02	\$ 43,577.22	\$ 112,817.64
							\$ -
TOTAL INCOME	\$ 14,265.86	\$ 21,369.22	\$ 589.78	\$ 30,815.54	\$ 2,200.02	\$ 43,577.22	\$ 112,817.64

APRIL	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS
ENDING BALANCES	\$ 3,885,264.58	\$ 4,774,674.72	\$ 1,089,430.81	\$ 8,372,746.93	\$ 612,944.59	\$ 10,690,310.68	\$ 29,425,372.31

*T-Bill MD6-Cell Tower
\$ 508,000.00

APRIL	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY
INTEREST RATE	4.50%	4.28%-Average	3.80%	4.39%	4.39%	4.375%

APRIL	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS	PROJECTED FOR YEAR END
Interest year to date GF	\$ 22,197.53	\$ 13,464.65	\$ -	Included in Tri-City Interest	\$ 8,687.26	\$ 130,859.03	\$ 175,208.47	450,000
Interest year to date all Funds	\$ 57,357.97	\$ 34,792.39	\$ 11,193.20	\$ 123,468.46	\$ 8,687.26	\$ 206,216.90	\$ 441,716.18	
GF INTEREST PERCENTAGE	38.70%	38.70%		Included in Tri-City Interest	100%	40%	40%	

LGIP = Local Government Investment Pool

V = Village

T = Town

Ehlers= 2023 borrowing for CIP

GF = General Fund

FEES

APRIL	EHLERS	YEAR TO DATE
	\$ (230.54)	\$ (230.54)
		\$ -
	\$ (230.54)	(230.54)

Accrued Interest

APRIL	PERSHING-BORROWING
	\$ -
	\$ -

May 2024

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Building	37	5,963.46
Electric	15	1,226.00
Engineering / Public Works	3	230.00
Land Fill	1	65.00
Mechanical	4	455.00
Plumbing	10	7,385.00
TOTAL:	70	15,324.46

May 2025

+ \$162,144.98

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Building	17	148,662.66
Dumpster	4	100.00
Electric	7	7,721.25
Engineering / Public Works	7	630.00
Land Disturbance	4	9,302.98
Mechanical	1	130.00
Plumbing	7	795.00
Single Family	2	10,127.55
TOTAL:	49	177,469.44

YTD 2024

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Building	106	52,882.82
Electric	49	26,404.55
Engineering / Public Works	3	230.00
Land Disturbance	2	130.00
Land Fill	2	130.00
Mechanical	18	4,925.02
Plumbing	47	63,608.11
ROW	11	1,100.00
Single Family	3	18,428.64
TOTAL:	241	167,839.14

YTD 2025

+ \$117,922.29

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Building	64	227,418.29
Change of Occupancy	1	200.00
Dumpster	13	325.00
Electric	24	12,305.35
Engineering / Public Works	16	1,530.00
Land Disturbance	9	17,150.89
Land Fill	1	65.00
Mechanical	8	585.00
Plumbing	31	4,954.00
Single Family	4	21,227.90
TOTAL:	171	285,761.43



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #7 Motion to approve proposed Village Ordinance 2025-003 to Repeal and Recreate Section ZN 4.08(1)(a)5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions.

BACKGROUND:

In 2022, the Village of Somers, along with several other municipalities, applied for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency to revise several FIRM panels along the South Branch of the Pike River. This LOMR utilizes new river models developed as part of a program to provide updated flood hazard mapping in conjunction with the Southeast Wisconsin Regional Planning Commission (SEWRPC).

New maps were created updating the 100-year flood mark. Residents were notified and FEMA allowed a time for public review and comment on the new maps. The public comment window now being closed, municipalities need to adopt the new maps.

A Public Hearing was held at the May 12 Plan Commission meeting. The Plan Commission recommended the approval of the new maps.

Attorney Jeff Davison and Kenosha County Planner Luke Godshall collaborated on proposed Ordinance 2025-003.

PRIOR ACTION TAKEN:

This item was presented and reviewed at the June 3 Village Board 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 waive first reading of Ordinance No. 2024-003”

“Motion to approve proposed Ordinance 2024-003, an Ordinance to Repeal and Recreate Section ZN 4.08(1)(a)5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions.”

ATTACHMENTS:

Marked Plan Commission minutes from May 12

FEMA Letter dated July 25, 2025

FEMA Letter of Map Revision

Proposed Ordinance 2025-003



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
May 12, 2025**

1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**

Absent:

- Commissioner Gregg **Thompson**
- Alternate Pat Juliana
- Commissioner Jerry **Romanowski**

Staff present in person: Assistant Administrator Kevin Poirier, Deputy Clerk Treasure Eugenia Lara, Chief Ben Anderson
Village Trustees: Ben Harbach, Jackie Nelson, Joe Smith
Kenosha County Planners: Andy Buehler
Others: Gregg Sinnen, Luke Zoning, Brett Engineer

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of March 10, 2025 Meeting

Commissioner Donald Boxx moved to approve to the minutes.
Seconded by Commissioner Troy Steege.
Motion carried. 5-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. Discussion and Action on Changing the mode of delivery documents to Plan Commissioners to e-delivery only and recommending that the Village Board update Ordinances accordingly.

Admin Assistant Poirier requesting the change of delivery of documents to Plan Commissioners. It takes a significant amount of time from staff.

Commissioner Donald Boxx asked what the Trustees are doing.

Admin Assistant Poirier stated that the Trustees do online.

Commissioner Troy Steege is okay with online documents to be sent through email.

Commissioner Michael Deluca is not in favor of having to print out documents.

Chairman George Stoner mentioned that if someone would like a copy of packet to contact Kevin and he will make sure to get the information out to who would like a hard copy.

7. FEMA Maps

Public Hearing and Action on proposed Village Resolution regarding FEMA's recent Letter of Map Revision and proposed Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of Code of Ordinance of the Village of Somers Relating to the Official Map and Revisions.

Commissioner Donald Boxx motion to accept FEMA letter of Map Revision.
Seconded by Commissioner Troy Steege
Motion carried 5-0 vote.

Chairman George Stoner mentioned FEMA went through entire area and revised flood plain. If anyone would like to see this Admin Assistant Kevin could give you a copy.

8. Rezoning

Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142(Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **rezoning from R-9 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-5 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the**

property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).

Commissioner Donald Boxx moved to motion for rezoning.
Seconded by Commissioner Troy Steege
Motion carried. 5-0 vote.

S.R. Mills Bear Development, not much of a change, other than importing some dirt converted into single family homes. Had some two-family homes but had some purchase ground water issues and ducts can only do slab on grade. Mitigated that as best as we can. I still have some engineering work from Prelim to final. Assuming we can get to the prelim Plat. I appreciate the staff efforts to move forward thank you.

9. Preliminary Plat (land division)

Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC. 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **preliminary plat** (dated March 20, 2025, and prepared by John P. Konopacki of Pinnacle Engineering Group), on Tax Parcel #'s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).

Commissioner Donald Boxx motion to approve the Preliminary Plat and Rezoning.
Seconded by Commissioner Michael DeLuca
Motion carried. 5-0 vote.

S.R. Mills gave handouts on what homes could look like, not exactly. Homes that have been constructed in the last 24-36 months in Paddock Lake, Union Grove and Pleasant Prairie. Lot house packages prices jump 13,500 sq ft and 83ft wide to 3 car garages. It's a step up from Paddock Lake and Salem ranging from 525,000-700,000. We can do any house plan. This has been a long time since Somers single family with basements.

Commissioner Donald Box had a question regarding the exterior finishes.

S. R. Mills 15% stone/brick in front and high-grade vinyl and many people like the variety of vinyl packages. Pictures that you have in front of you will be similar to the homes that will be built.

Commissioner Donald Boxx questioned the elevation change, what looks like a mountain of fill that was brought in and what will be the increase.

S.R. Mills dirt fill would be spread out and not be so dramatic as it is currently, and the elevation would be 3-4ft on average. We had a water table issue on a 1/3 of this site about 6ft, and by pushing back a little. We can pull it out of the water table so we can do full basements.

Chairman George Stoner there were water issues in that area because Hawthorne put apartments there, they were unable to do basements because of that.

Daniel Szczap of Willow Creek the water issues or soil issues NE is on SW.

Commissioner Donald Boxx, it's refreshing not to have to consider PUD in subdivision finally.

Commissioner Troy Steege as far as zoning everything complies. It is a great package excited for the single-family homes.

Commissioner Michael DeLuca everything is good, and we need Single family homes.

Chairman Stoner mentioned the only concerns that he has is all utilities will be on back of homes not in the front. That is what is asked of all homes with a 10ft walking path of gravel along sewer. The Vision of the Village Hwy E from 31st St by Walmart and some point in time that is where sewer goes. Requirement of all subdivisions. People can stay off Green Bay Road and other road that connects. It only makes sense and if we can work that it would be great.

S.R Mills mentioned this shouldn't be a problem, but some homeowners may complain but understand. We may have a little push back from the owners for having a path in their backyard. You have an easement for the sewer which makes sense.

Chairman George Stoner a 50ft easement. If you have a problem with, WE Energies have them, come and talk to me at the Village and we will set up a meeting at the Village Hall.

S.R. Mills we may have to render it a little bit due we have some PC and Wetlands and things, but we can figure it out.

Chairman George Stoner mentioned S.R we have had a phenomenal relationship so far and I am really excited for this subdivision.

S.R. Mills great so are we.

Chairman George mentioned that the board as well is very receptive of things but may have some concerns in certain areas, but it is 100% better than what we have seen at first. Not that it was better, but we took the duplexes away and now have single family homes and there is a big need for that. I have visited two subdivisions that were single family homes. As soon as those have gone up, they are gone. There is a need for that. I appreciate all you have done and the partnership with the Village. I hope it continues, and I know it will.

S.R. Mills mentioned like wise.

10. Comprehensive Plan Amendment

Public hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Park and Recreational”, “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved “ on Tax Parcel #82-4-222-201-0100, located in located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Ken Frank- 1435 W. Capitol Drive, Brookfield, WI of Home Path Financial we are asking for three things.

1. Revision (Comp Plan & Revision from the Park Recreation to Medium density residential and High residential)
2. CSM Land Division to 4 lots
3. Change to current PR-1 zoning current land division to R5 zoning and R11 zoning for a multi-family section or piece with PUD overlay

The existing site is 161 acres formally Maple Crest Golf Club, located SW corner of Hwy H and 18th Street 2 acres low grade wetland and existing 1 acre pond on site will remain. 4 buildings that will be removed from some scattered low quality wooded areas that will be impacted. In the final land plan, it will shake out. History on site it has been brought to the Village in the past several years. Last proposal last spring of 2024 was voted to approve by the Village and Plan Commission. Generally, in conformance to that overall density 4.4 unit to acre. 230 single-family detached homes, 46 twin homes, 276 residential lots in total. The multi-family that proposed 443 apartment units had variation with PUD 9000sq ft lots 14ft total side yard separation 5 & 9 ft. The open space was approximately 34%. So, what we are bringing forth to you tonight is generally in conformance to that some differences but for the most part is consistent to that. What is on the screen is an early version.w23

Admin Assistant Kevin Poirier mentioned that what was being viewed has not been seen by the Village Board and believe they will like it.

Ken Frank mentioned he has been around for 30 years and have multiple divisions. We are currently building in Somers as well as numerous other sites. 24 communities around southeast are of Wisconsin, those are some of the communities we are in. Some of the developments we are in doing from dirt through vertical. Prior proposal from PR-1 to and 8 4 holding 276 single-family and 443 apartments. What we are proposing is rezoning PR-1 to R5 and R-11 with PUD overlay. We are asking for 4 deviations with an overlay. Minimum lot size 9,000 from 10,000 ft. We are dropping 1000 sq ft. 75ft frontage to go to

64ft and asking for front yard setbacks to go from 30ft to 20ft. The last variance we are to go to 7ft side yard totaling the 14. Which was approved from the prior project. We do have a foot of slop in those setbacks for the larger product. For our product it will effectively be 16ft. between buildings. We just like to have a little bit of wiggle room for layout extra for errors or mistakes that might occur. The other part with the setbacks there were some discussions earlier concerned with the 7ft, and I did include as exhibits and back part of presentation there are only two instances that they would come close to 16ft separation between buildings. One if the building was built in 3 consecutive lots. Which we wouldn't do just doesn't make sense. To build the same unit next to each other. It's really to accommodate the much larger product on part of site rather than having to restrict it to a certain percentage of lots. That ask on deviations.

We came up with a plan and this was submitted 60 days ago that is in your packet so we can discuss to be on today's agenda. We have been working with the Village to come up with a better plan. Zoning and variances have not changed. Everything asking tonight is the same. Regardless, land plan is preferable all the things being asked and act on tonight will remain. None of that has changed. Eric will be go over more of site but this is currently what we have honed in on with staff and others in the Village. We think it is a better plan. There are fewer single-family units on it we laid out a general concept of the multi-family site. Right now the multi-family site we are at 250 units versus the 443 that was originally planned for that. We are asking for R11 zoning on there, which would allow 400. We are not a multi-family developer. We will build 8-unit buildings that cluster buildings on the screen. 88 of those we will build. We would build roughly 150 common entry buildings. Asking for R11 to leave options open for a multi-family developer. We don't build that product. We want to market to those folks. Would like to move this alternate plan into workshop.

Eric Issacs project manager of Manhart Consultants. Trying to tweak the prior plans. The lighter color yellow lots interior those will be the Pathway series that is being offered those are the smaller of the lots but there is a mix of 2-3 cars shown. The Orange in color are the Flagship series that are found on the perimeter South a little on East and Southwest of the area are the bigger models. Duplexes remaining on the Northend. The multifamily portion is just a conceptional layout that can prove out what is possible. What could be there and its function amongst the single portion on the site. On the interior sidewalks along all right ways and showing a path currently navigating from current access point off 18th street and 88th South binds around wetland and ponds and backs interior to site and connecting back into the network . Realistically people can walk quite a way as far as they would like to walk. Interior on the site and beneath the proposed retention pond currently proposed a dog park there. Which is connected by a trail, also navigating around the pond and getting people from East to West and North to South are all taken care of by the paths. There is a proposed club house for the single-family portion of the site and a clubhouse for the multifamily to have their own. Landscaping that was added is a conceptional landscaping but a realistic of potentially be there adding tree and shrubs and making landscaping layout pop. Landscaping islands in the center. On the rear yards of all Pathway series a lot of green and open yards will be big.

Ken Frank regarding product. 37 Flagship products around perimeter better known as the premium lots 2,000 to 3,000 sq ft. 234 Pathway single-family 1450sq ft and 22 Ranch Villas duplex 1600 sq ft all with garages.

Chairman George Stoner asked the lot sizes along if all had garages.

Eva Fryer – Stepping Stone Homes, Division President all have garages and the biggest of the buildings are the Flagship series at 2,000 to 3,000 sq ft.

Ken Frank mentioned this revised land plan. One of the ways we have made it work is to get rid of the 4 Plexes that the unit that looks like a long town home with all the garage doors. We introduced as part of the multi-family this stacked 4 unit building which we call and 8 plex. We are currently building that one and show you a few elevations, all single-entry units garages, that is what we are looking at for the multi-family site. We don't build the bigger building but guess that you probably in the range of 150-200 of the total units for multi-family site. Probably about 150 for the bigger buildings. Again, I want to leave that zoning somewhat flexible so we can have those types of buildings some flexibility.

Chairman George Stoner I like the look of those 8 units, and I understand that. The units that are on the other side. The right-hand side up at the top. Apartment building George likes everything but the cluster in corner not a friend.

Ken Frank mentioned those are the common hallway building duplexes. Common entry buildings are like an apartment. We are not building those. We would be building 8 plexes and the single-family detached products. This is just to prove out what a multi-family site would look like. It is well below the R-11, which allows 450 units in there we are considerably below that.

Chairman George Stoner I personally like the whole layout except that one section and have a big concern. I can envision what it looks like, but I am not a friend of that. If it was more of the 8 units that is more attractive to me, and I understand the philosophy that you must have on that. I am not in propionate to the long hallways in between.

Ken Frank we can work on these on the workshop level we are just asking for the zoning and comp plan overlay and PUD.

Chairman George Stoner had the same concerns as Chris Interim Administrator and Andy in planning and zoning is out there now. We usually don't pre zone anything until we see the product.

Andy B planning from Kenosha County we would not rezone without knowing product. Just seen today not saying that it would not be good for the Village. Once zoning is granted it been granted. Zoning is the biggest card what will be built there.

Chairman George Stoner if given zoning forgets the blank area the 8 units would go there. What was presented is that they can't change and put high rises because it falls in zoning.

Andy B planning That area is not a plat so what you see is what you are going to get. Once R11 is there the density could be utilized from low end that they are proposing to a high end as it was mentioned and in previous developers and anything in between. Up for everyone to discuss. Even with last proposals worked with using PUD overlay for entire property to allow for flexibility and in the future areas that were not being developed. Which in this case was flip flopped The residential areas but then we were not going to zone those areas those would be left for A4 because we did not know enough about them. That is just the recommendations to the Plan Commission and up to you to decide.

Commission Troy Steege would be in position to qualify how we would look at this. Potentially we would be acting on zoning or looking at a plan only for the single family duplex by keeping the zoning for the upper west corner as is right now until there is a plan on how everything is going to be developed.

Andy B, that is correct, that is how we would recommend that.

Commissioner Michael DeLuca, for lack of experience and all technicalities would a conditional use permit in that section limit what would could be done and control what could be built?

Andy B, a conditional use, is not a part a village code for multi-family. In some communities but not the Village Avenue. But it could be if it was available.

Chairman George Stoner protect the Village we could zone all single family and duplexes and zone for that and leaving the upper portion to A4. Until someone comes up with a plan and says this is what we want there. Then decides and rezone A4 to protect the Village.

Commissioner Michael DeLuca still move project along tonight is not a bad thing we can change later.

Ken Frank This is what we would like to get out to the workshop before it goes to the board. Address issues and concerns.

Andy B Concerns should be addressed prior to the board so proper language goes to the agenda. If you want the A4 there Its not possible they are not asking for it. Then it will be left to PR-1 which in one sense is okay but not practical. To move forward you could but Village would have to take additional action to A4. From a standpoint now it's kind of being introduced. It's new for all to digest. Maybe that is an area that will remain, or Plan Commission will have the ability change it to A4. Work out and figure out what that might be and everyone is comfortable at this point.

Commissioner Michael DeLuca a lot of things need to be worked out its moving to the next level.

Commissioner Donald Boxx is this just broad base or are we just on item 10?

Chairman George We are talking about the entire project.

Andy B if you keep this in mind the Plan Commission is the recommendation to the board. With the conversation and some are present sitting here. They are understanding your concerns, those are things that can be worked on and through.

Commissioner Donald Boxx, you mentioned a couple of things regarding setbacks why ask for things that you wouldn't do?

Ken Frank, We need that for larger units and don't want to drop those. Would like flexibility to put units on any lots within that subdivision. That can be put as additional condition 7 and 7 can't exceed certain dimensions or less than 16 or 14 ft. Restrictions can be put. We just don't want to build those two units on any lot within the subdivision. We still have a foot of slop for errors and mistakes.

Commissioner Donald Boxx, you mentioned several times precedent referring to prior developers plan for the land. But several months ago, several commissioners expressed their concerns about variance and specific lots size and setbacks. How did you mitigate our concerns.

Ken Frank trying to get apartment count down and add more single detached family homes. It's a map game to make site work. Dropped 200 apartments and added single family detached products.

Commissioner Donald Boxx as I recall the concern, I heard was minimum lot sq ft and setbacks not for multi-family but for single family residential. You're not trying to hear what the Village is asking. Asking for a variance front yard 20ft not acceptable.

Commissioner Vinnie Chambers Flagship front entry and front setbacks.

Chairman George Depth of garage 24-25ft and comprise 25ft.

Admin Assistant Kevin Poirer Bear Development is a TID District and will be asking for help of the Village.

Commissioner Boxx is rejecting all and not in agreement.

Ken Frank if the Village put money, then we can do a lot. Address variances.

Andy B apologizes for the misunderstanding.

Commissioner Michael DeLuca would like to see this project moving forward. We will learn as we go forward. I would like to make this happen.

Commissioner Vince Chambers appreciates and wants to see single family communities growing. Agrees to move project forward and being smart about it. Negotiating and agreeing. We may not all agree but learn and keep it going. Concerned for the front setbacks and willing to compromise.

Commissioner Troy Steege agrees and disagrees with agreeing to move forward suggest isolating the deviations. Is in between.

Chairman George Stoner 20-30ft front, separation, side by side does not want homes like Chicago not comfortable with apartments. What is the consensus does not want to pre-zone without knowing end result and leave it up to the Village Board.

Commissioner Donald Boxx would like to see more specifically on this plan deviates from our five and will not vote unless there is a better understanding of variances request come into play.

Andy B point comprehensive plan and corner to change. Rezone everything except R11 require setback 25ft.

Commissioner Michael DeLuca moved to approve comprehensive Plan Amendment.

Second by Commissioner Vinnie Chambers
Motion carried 4-0 vote
Commissioner Donald Chambers Abstain

11.Rezone

Public Hearing and Action on request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), request a rezoning from PR-1 Park Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist. and PUD Planned Unit Development Overlay Dist. On Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Chairman George Stoner amends the motion to have PUD changed to a minimum front yard setback of 25ft.

Seconded by Commissioner Michael DeLuca
Motion carried 4-0 votes.
Commissioner Donald Boxx Abstain

12. Certified Survey Map:

Public Hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Commissioner Michael DeLuca motion to carry Certified Survey Map.

Seconded by Commissioner Troy Steege

Commissioner Donald Boxx

Abstain

Motion carried 4-0 votes.

13. Site Plan Review & Exterior Fenestration:

Discussion and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))*

Commissioner Michael DeLuca motion to discuss action on request **dated 5/8/2025** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))*

Chairman George Stoner mentioned only concerns were walking trails and detention ponds. My biggest concern is 18th street now is the time to fix this. Update sewer and water prior to Village counsel.

Second by Commissioner Troy Steege

Commissioner Donald Boxx No

Motion carried 4-1 votes

14. Adjourn

Chairman George moved to adjourn at 7:22 p.m.

Seconded by Commissioner Boxx.

Motion carried 5-0 votes.

Drafted May 15, 2025.

These minutes are not official until approved by the Plan Commission. Submitted by Deputy Clerk/Treasurer Eugenia Lara.



Federal Emergency Management Agency

Washington, D.C. 20472

March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

George Stoner
President, Village of Somers
P. O. Box 197
Somers, WI 53171

IN REPLY REFER TO:

Case No.: 23-05-0545P
Community Name: Village of Somers, WI
Community No.: 550406
Effective Date of
This Revision: July 25, 2025

Dear George Stoner:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5500, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: The Honorable David Bogdala
Mayor, City of Kenosha

The Honorable John P. Steinbrink
President, Village of Pleasant Prairie

The Honorable Samantha Kerkman
Kenosha County Executive

Jason J. Peters, JD/MPA
Administrator, Village of Somers

Rich Schroeder
Deputy Director of City Development
City of Kenosha

Rob Hanson
Community Development Director
Village of Pleasant Prairie

Andy M. Buehler
Director of Planning and Development
Kenosha County

Zijia Li
Southeastern Wisconsin Regional Planning Commission

Laura K. Herrick, P.E., CFM
Chief Environmental Engineer
Southeastern Wisconsin Regional Planning Commission

Sarah Rafajko, CFM
State NFIP Coordinator
Wisconsin Department of Natural Resources



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Somers Kenosha County Wisconsin	CULVERT	1D HYDRAULIC ANALYSIS BASE MAP CHANGES FLOODWAY HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 550406		
IDENTIFIER	2022 South Branch Pike River Watershed PMR	APPROXIMATE LATITUDE AND LONGITUDE: 42.616, -87.893 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 55059C0066D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0067D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0068D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0069D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0088D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0181D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0182D DATE: June 19, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P, 71P-73P, 73P(a), 75P-76P, 76P(a), 79P, 82P-83P, 126P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES	See Page 2 for Additional Flooding Sources
South Branch Pike River - from the confluence with the Pike River to approximately 1,550 feet upstream of Highway 50	

SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Branch Pike River	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	BFEs*	BFEs	NONE	YES
	No Floodway	Floodway	YES	NONE

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

30/271

23-05-0545P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

School Tributary - from the confluence with South Branch Pike River to just downstream of 88th Avenue
 School Tributary North Branch - from the confluence with School Tributary to approximately 3,090 feet upstream of the confluence with School Tributary
 Somers Branch - from the confluence with South Branch Pike River to just downstream of 12th Street
 Tributary to Somers Branch - from the confluence with Somers Branch to approximately 2,530 feet upstream of the Railroad
 Unnamed Tributary to South Branch Pike River - from the confluence with South Branch Pike River to approximately 2,200 feet upstream of 88th Avenue

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
School Tributary	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE
School Tributary North Branch	No BFEs	BFEs	YES	NONE
	No Floodway	Floodway	YES	NONE
	Zone A	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
Somers Branch	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	no BFEs	BFEs	YES	NONE
Tributary to Somers Branch	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE
Unnamed Tributary to South Branch Pike River	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibt, P.E.
 Chief, Engineering Services Branch
 Risk Analysis, Planning, and Information Directorate | Resilience 23-05-0545P



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 550209 **Name:** City of Kenosha, Wisconsin

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 55059C0181D	DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P, 01P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23
TYPE: FIRM	NO.: 55059C0182D	DATE: June 19, 2012	
TYPE: FIRM	NO.: 55059C0183D	DATE: June 19, 2012	
TYPE: FIRM	NO.: 55059C0184E	DATE: March 7, 2017	

CID Number: 550523 **Name:** Kenosha County (Unincorporated Areas), Wisconsin

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 55059C0181D	DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P, 01P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23
TYPE: FIRM	NO.: 55059C0182D	DATE: June 19, 2012	
TYPE: FIRM	NO.: 55059C0184E	DATE: March 7, 2017	

CID Number: 550613 **Name:** Village of Pleasant Prairie, Wisconsin

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 55059C0183D	DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23
TYPE: FIRM	NO.: 55059C0184E	DATE: March 7, 2017	
TYPE: FIRM	NO.: 55059C0192E	DATE: March 7, 2017	

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbitt, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the submitted hydrologic model without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

The corporate limits for your community have changed because of annexations. A portion of the revision area that is shown to be within Unincorporated Areas of Kenosha County on the effective FIRM panels is now within the Village of Somers. We have not reflected these corporate limits changes in this LOMR.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: March 20, 2025 and March 27, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbabit".

Patrick "Rick" F. Sacbabit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

23-05-0545P

102-I-A-C

Table 9: Summary of Discharges (continued)

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Kilbourn Road Ditch	At confluence with Des Plaines River	23.7	944	*	1,430	1,670	*
Kilbourn Road Ditch	At 75th Street / State Highway 50	22.3	883	*	1,340	1,550	*
Kilbourn Road Ditch	Downstream of County Highway S	17.1	656	*	1,110	1,370	*
Kilbourn Road Ditch	Upstream of County Highway A	9.0	406	*	634	772	*
Mud Lake Outlet	At confluence with Dutch Gap Canal	2.4	90	*	117	128	*
Nelson Creek	At confluence with Sorenson Creek	0.7	119	*	208	236	*
Nelson Creek	At County Hwy KR	0.4	140	*	225	255	*
New Munster Creek	At State Highway 83	7.8	431	638	839	1,181	2,088
New Munster Creek	At County Highway KD	7.0	433	639	841	1,191	2,043
New Munster Creek	At confluence approximately 900 feet upstream of 368th Avenue	5.3	423	598	917	1,280	2,026
New Munster Creek	At 376th Avenue	1.2	86	132	176	230	364
New Munster Creek	Approximately 5,000 feet upstream of 376th Avenue	0.6	25	49	73	103	182
Peterson Creek	At County Highway W (Fox River Road)	12.6	405	*	630	730	1,000
South Branch Pike River	At confluence with Pike River	18.9	804	973	1,101	1,231	1,546
South Branch Pike River	Upstream of Confluence of School Tributary	16.2	689	849	975	1,107	1,438

*Data not available

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

Revised
Data

Table 9: Summary of Discharges (continued)

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
South Branch Pike River	Upstream of Confluence of Somers Branch	14.3	597	756	885	1,024	1,388
South Branch Pike River	Upstream of Confluence of Unnamed Tributary to South Branch Pike River	12.5	584	752	892	1,044	1,467
South Branch Pike River	Upstream of Confluence of Airport Branch	11.2	320	368	404	441	584
Pike River	At confluence with Lake Michigan	50.8	2,430	*	3,560	4,130	*
Pike River	Approximately 3,200 Feet upstream of confluence With Lake Michigan (RM 0.61)	50.1	2,431	*	3,560	4,130	*
Pike River	At County Highway Y	39.4	2,260	*	3,510	4,170	*
Pleasant Prairie Tributary	At confluence with Des Plaines River	*	385	*	509	562	*
Powers Lake Tributary	At Powers Lake Outlet (Powers Lake Road)	2.9	21	27	31	35	51
Powers Lake Tributary	At County Highway P	1.4	54	58	60	61	67
Powers Lake Tributary	Approximately 600 feet upstream of County Highway P	0.6	44	56	66	76	103
Salem Branch Brighton Creek	At confluence with Brighton Creek	7.0	286	*	456	543	*
School Tributary	At confluence with South Branch Pike River	2.7	279	377	455	536	736
School Tributary North Branch	At confluence with School Tributary	1.2	83	126	172	218	338
Silver Lake Outlet	At County Highway B	6.4	105	*	150	170	220
Silver Lake Outlet	At County Highway F	6.0	55	*	75	85	110

*Data not available

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

Table 9: Summary of Discharges (continued)

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Somers Branch	At confluence with South Branch Pike River	1.97	211	247	273	299	358
Somers Branch	Upstream of confluence of Tributary to Somers Branch	0.9	197	264	321	384	560
Sorenson Creek	At confluence with Pike River	3.2	630	*	1,010	1,080	*
Sorenson Creek	At County Highway KR	2.0	720	*	1,150	1,240	*
Tributary to Somers Branch	At confluence with Somers Branch	0.6	148	184	211	243	320
Union Grove Industrial Tributary	At confluence with Des Plaines River	2.6	163	*	456	557	*
Unnamed Tributary to Center Lake	At outlet	0.9	200	*	369	453	673
Unnamed Tributary to South Branch Pike River	At confluence with South Branch Pike River	2.0	125	180	228	283	438
Unnamed Tributary No. 1 to Center Creek	At confluence with Center Creek	*	168	*	308	383	*
Unnamed Tributary No. 1 to Des Plaines River	At Wisconsin State Boundary	4.3	270	*	500	629	*
Unnamed Tributary No. 1 to Hooker Lake	At confluence with Hooker Lake	0.7	104	*	192	241	*
Unnamed Tributary No. 1 to Kilbourn Road Ditch	At confluence with Kilbourn Road Ditch	0.2	30	*	45	55	*
Unnamed Tributary No. 1 to Salem Branch Brighton Creek	At confluence with Salem Branch Brighton Creek	2.4	155	*	269	329	*

*Data not available

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REFLECT LOMR
EFFECTIVE: July 25, 2025

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
PETERSON CREEK A-F	*	*	*	*	*	*	*	*
SOUTH BRANCH PIKE RIVER	465	89	303	4.1	645.5	641.4 ²	641.4	0.0
	3,242	332	527	2.1	647.2	647.2	647.2	0.0
	5,498	129	382	2.9	650.9	650.9	650.9	0.0
	7,673	238	555	2.0	654.1	654.1	654.1	0.0
	9,220	193	445	2.5	656.5	656.5	656.5	0.0
	10,462	44	192	5.3	658.9	658.9	658.9	0.0
	11,478	58	285	3.6	661.6	661.6	661.6	0.0
	13,506	54	315	3.3	664.8	664.8	664.8	0.0
	15,335	54	236	4.4	666.4	666.4	666.4	0.0
	16,221	43	237	4.4	667.6	667.6	667.6	0.0
	16,908	98	323	3.2	668.7	668.7	668.7	0.0
	17,362	56	285	3.7	669.3	669.3	669.3	0.0
	18,079	139	263	4.0	670.2	670.2	670.2	0.0
	19,154	95	344	3.0	671.2	671.2	671.2	0.0
	21,197	318	542	0.8	671.9	671.9	671.9	0.0
	22,490	84	268	1.6	672.1	672.1	672.1	0.0
	23,442	80	341	1.3	672.3	672.3	672.3	0.0
	24,650	98	291	1.5	672.6	672.6	672.6	0.0
	25,948	451	1991	0.1	673.4	673.4	673.4	0.0
	27,200	184	465	0.5	673.4	673.4	673.4	0.0

¹Feet above confluence with Pike River

*Data not available

²Elevation computed without consideration of backwater effects from Pike River

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EFFECTIVE: July 25, 2025

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: PETERSON CREEK - SOUTH BRANCH PIKE
RIVER

TABLE 23

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY				1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
U	29,360	38	140	1.7	673.8	673.8	673.8	0.0	
V	29,991	30	114	1.3	674.0	674.0	674.0	0.0	
W	31,106	28	100	1.7	674.8	674.8	674.8	0.0	
X	33,415	24	60	2.8	677.5	677.5	677.5	0.0	
Y	34,620	235	320	0.2	679.4	679.4	679.4	0.0	
Z	35,793	137	171	0.5	679.7	679.7	679.7	0.0	
AA	36,444	270	403	0.0	679.8	679.8	679.8	0.0	
AB	37,791	25	10	1.3	680.6	680.6	680.6	0.0	
AC	38,777	28	28	0.1	681.9	681.9	681.9	0.0	
*Data not available									
FEDERAL EMERGENCY MANAGEMENT AGENCY		REVISED TO							
KENOSHA COUNTY, WI		REFLECT LOMR							
AND INCORPORATED AREAS		EFFECTIVE: July 25, 2025							
		FLOODWAY DATA							
		FLOODING SOURCE: SOUTH BRANCH PIKE CREEK							

TABLE 2:

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SOMERS BRANCH	910 ¹	43	90	3.3	658.5	658.5	658.5	0.0
	2,520 ¹	60	77	3.9	663.8	663.8	663.8	0.0
	3,350 ¹	198	169	1.8	667.2	667.2	667.2	0.0
	3,742 ¹	82	140	2.1	668.8	668.8	668.8	0.0
	4,390 ¹	56	99	3.0	671.4	671.4	671.4	0.0
	5,970 ¹	32	81	3.7	674.9	674.9	674.9	0.0
	6,425 ¹	39	69	1.8	676.4	676.4	676.4	0.0
	7,355 ¹	22	32	3.9	680.9	680.9	680.9	0.0
	8,301 ¹	69	62	2.0	685.9	685.9	685.9	0.0
	9,577 ¹	21	42	3.0	690.0	690.0	690.0	0.0
	10,110 ¹	20	47	2.7	691.2	691.2	691.2	0.0
	10,605 ¹	9	44	1.8	692.2	692.2	692.2	0.0
	10,870 ¹	250	888	0.1	693.3	693.3	693.3	0.0
	11,470 ¹	26	28	2.9	693.8	693.8	693.8	0.0
	12,477 ¹	235	190	2.0	698.6	698.6	698.6	0.0
	13,253 ¹	89	104	3.7	703.5	703.5	703.5	0.0
TRIBUTARY TO SOMERS BRANCH	71 ²	24	53	4.6	676.1	676.1	676.1	0.0
	790 ²	130	116	2.1	680.7	680.7	680.7	0.0
	1,780 ²	47	62	3.9	683.8	683.8	683.8	0.0
	3,050 ²	31	50	4.8	689.7	689.7	689.7	0.0
¹ Feet above confluence with South Branch Pike River								
² Feet above confluence with Somers Branch								
FEDERAL EMERGENCY MANAGEMENT AGENCY		FLOODWAY DATA						
KENOSHA COUNTY, WI		REFLECT LOMR						
AND INCORPORATED AREAS		EFFECTIVE: July 25, 2025						
TABLE 23		FLOODING SOURCE: SOMERS BRANCH - TRIBUTARY TO SOMERS BRANCH						

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SORENSEN CREEK								
A	1954 ¹	*	*	*	600.0 ²	*	*	*
B	3274 ¹	*	*	*	600.3	*	*	*
C	4488 ¹	*	*	*	603.0	*	*	*
D	6072 ¹	*	*	*	605.3	*	*	*
E	7762 ¹	*	*	*	610.4	*	*	*
F	8131 ¹	*	*	*	611.4	*	*	*
TRIBUTARY TO SOMERS BRANCH A-B								
UNION GROVE INDUSTRIAL TRIBUTARY								
A	729 ³	*	*	*	707.6	REVISED DATA	*	*
B	950 ³	*	*	*	708.1		*	*
C	1,505 ³	*	*	*	710.0		*	*
D	2,276 ³	*	*	*	713.3		*	*
E	4,166 ³	*	*	*	721.0		*	*
F	5,428 ³	*	*	*	728.9		*	*
G	6,046 ³	*	*	*	735.2		*	*
H	6,574 ³	*	*	*	739.0		*	*

¹Feet above confluence with Pike River³Feet above confluence with Des Plaines River²Includes backwater effects from Pike River

*Data not available

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: SORENSON CREEK -

UNION GROVE INDUSTRIAL TRIBUTARY

TABLE 23

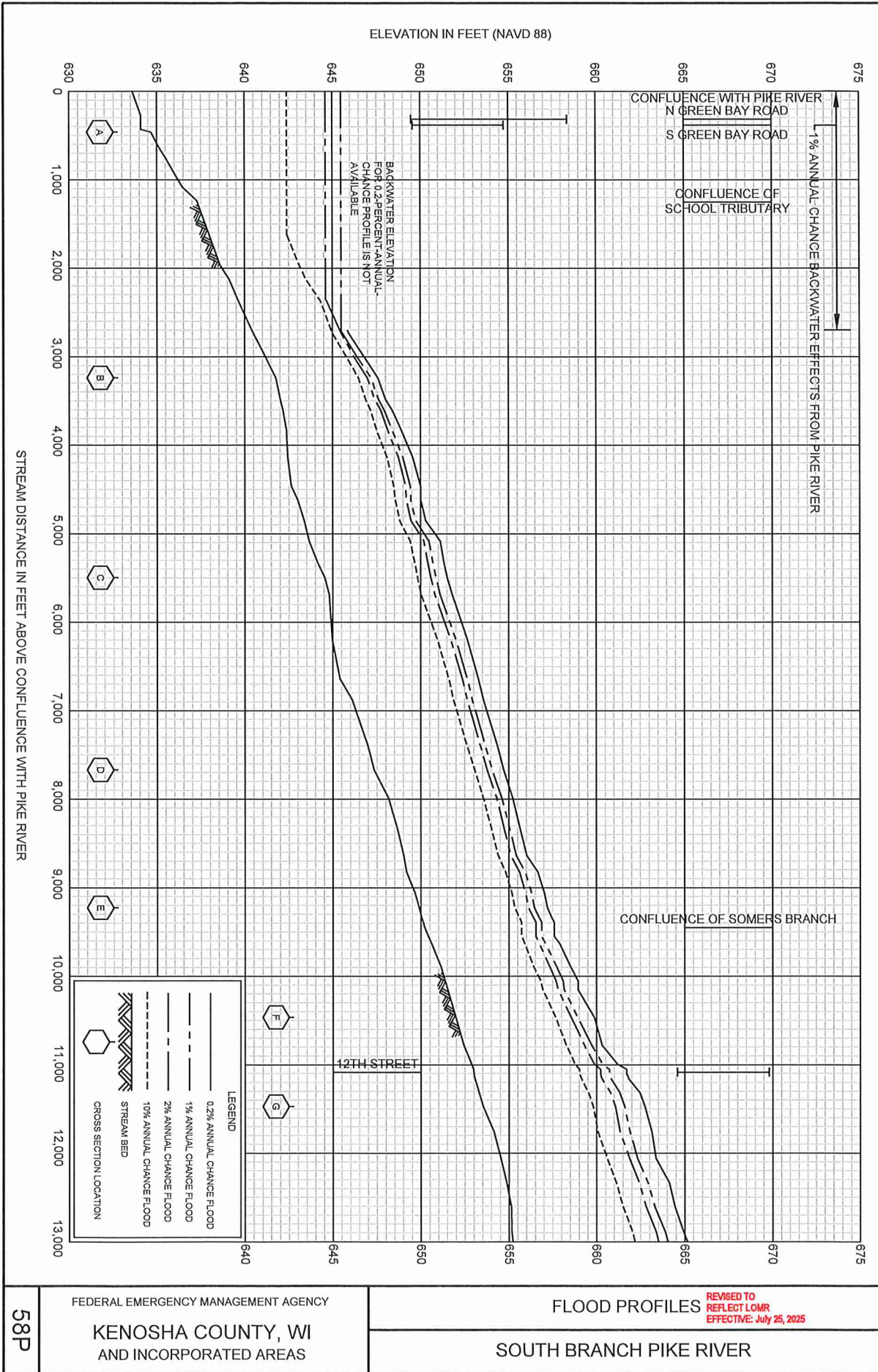
Table 23: Floodway Data (continued)

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SCHOOL TRIBUTARY	980 ¹	165	258	2.1	646.7	646.7	646.7	0.0
	1,730 ¹	127	295	1.8	650.5	650.5	650.5	0.0
	2,440 ¹	73	180	3.0	652.4	652.4	652.4	0.0
	3,435 ¹	88	150	3.6	656.9	656.9	656.9	0.0
	4,720 ¹	58	109	4.9	662.7	662.7	662.7	0.0
	6,320 ¹	114	98	5.5	668.5	668.5	668.5	0.0
	6,570 ¹	72	434	1.2	673.3	673.3	673.3	0.0
	8,828 ¹	89	93	4.1	677.8	677.8	677.8	0.0
	9,810 ¹	21	65	5.8	683.1	683.1	683.1	0.0
	10,850 ¹	24	66	5.1	686.6	686.6	686.6	0.0
	12,395 ¹	28	70	4.8	692.0	692.0	692.0	0.0
	13,330 ¹	77	29	1.5	698.3	698.3	698.3	0.0
	14,400 ¹	44	48	3.5	706.5	706.5	706.5	0.0
	16,380 ¹	33	35	4.0	713.3	713.3	713.3	0.0
SCHOOL TRIBUTARY NORTH BRANCH	60 ²	25	45	4.9	692.7	692.7	692.7	0.0
	524 ²	29	153	1.4	698.9	698.9	698.9	0.0
	2,410 ²	117	76	2.2	703.0	703.0	703.0	0.0
¹ Feet above confluence with South Branch Pike River ² Feet above confluence with School Tributary								
FEDERAL EMERGENCY MANAGEMENT AGENCY		REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025						
KENOSHA COUNTY, WI		FLOODWAY DATA						
AND INCORPORATED AREAS		FLOODING SOURCE: SCHOOL TRIBUTARY - SCHOOL TRIBUTARY NORTH BRANCH						

TABLE 23

Table 23: Floodway Data (continued)

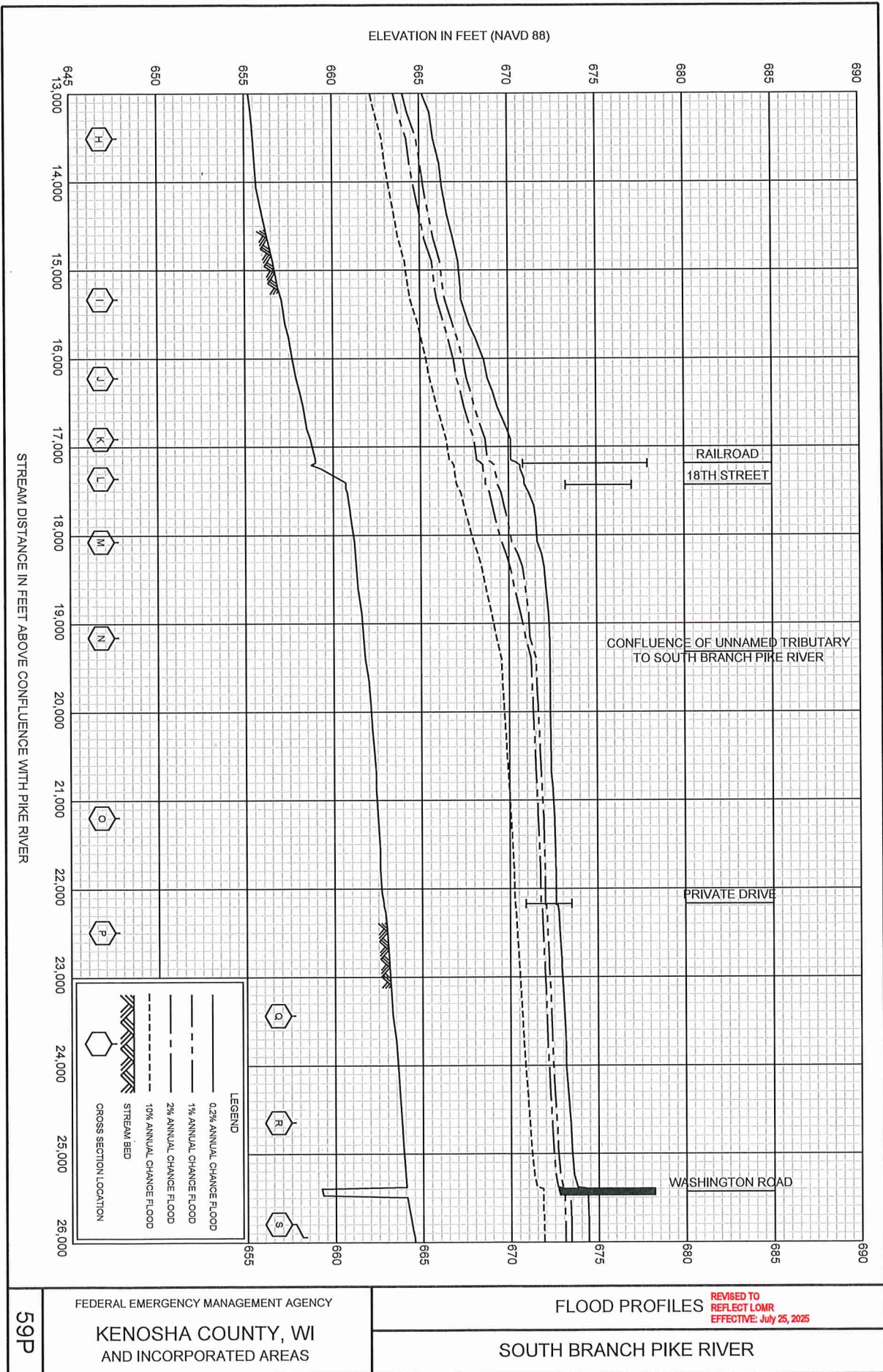
LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)				
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
UNNAMED TRIBUTARY TO CENTER LAKE									
A	356 ¹	570	287	1.8	744.3	742.8 ²	742.8	0.0	
B	993 ¹	87	99	5.1	747.6	747.6	747.6	0.0	
C	1,365 ¹	78	163	3.1	749.9	749.9	749.9	0.0	
D	2,137 ¹	17	97	9.6	754.3	754.3	754.3	0.0	
E	2,595 ¹	288	511	0.7	758.6	758.6	758.6	0.0	
F	3,539 ¹	51	62	5.8	759.6	759.6	759.6	0.0	
UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER									
A	835 ³	345	971	0.3	673.9	673.9	673.9	0.0	
B	5,035 ³	41	109	2.6	676.4	676.4	676.4	0.0	
C	5,177 ³	23	118	1.3	680.2	680.2	680.2	0.0	
D	5,440 ³	205	335	0.5	680.3	680.3	680.3	0.0	
E	8,050 ³	265	1446	0.1	686.1	686.1	686.1	0.0	
							REVISED DATA		
¹ Feet above mouth at Center Lake Inlet									
² Elevation computed without consideration of backwater effects from Center Lake									
					³ Feet above confluence with South Branch Pike River				
FEDERAL EMERGENCY MANAGEMENT AGENCY					REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025				
KENOSHA COUNTY, WI					FLOODWAY DATA				
AND INCORPORATED AREAS					FLOODING SOURCE: UNNAMED TRIBUTARY TO CENTER LAKE - UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER				
TABLE 23									

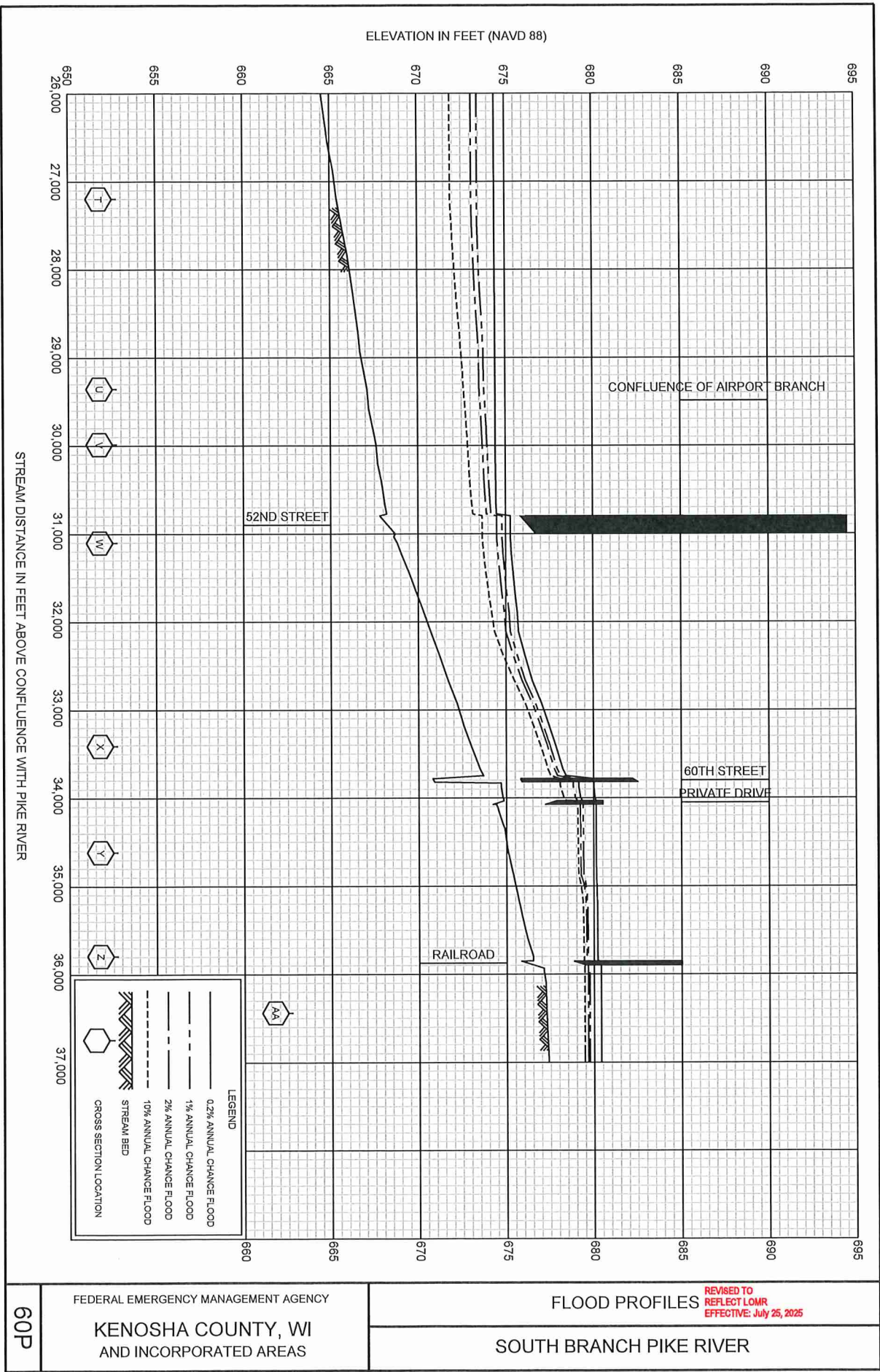


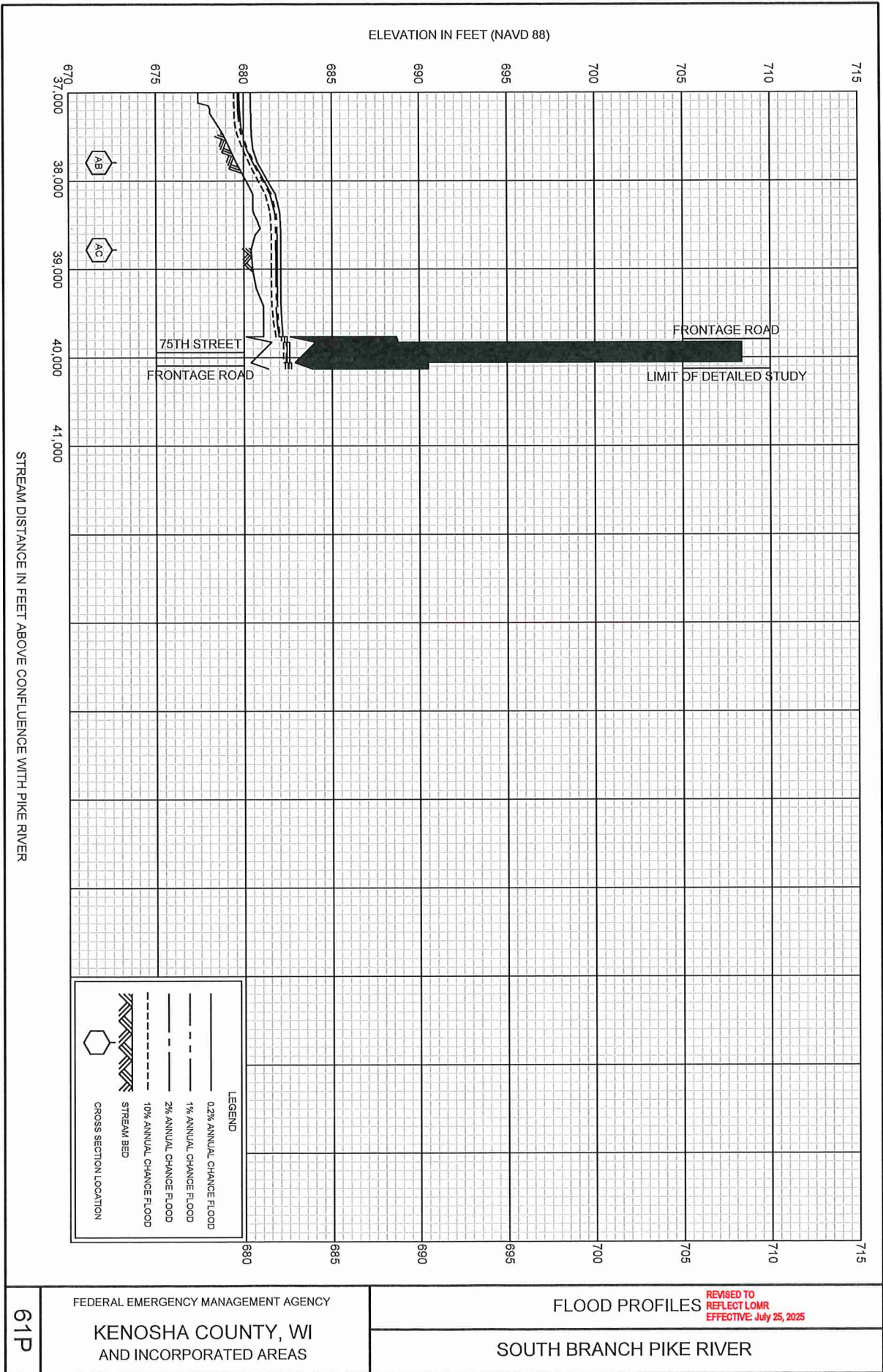
58P

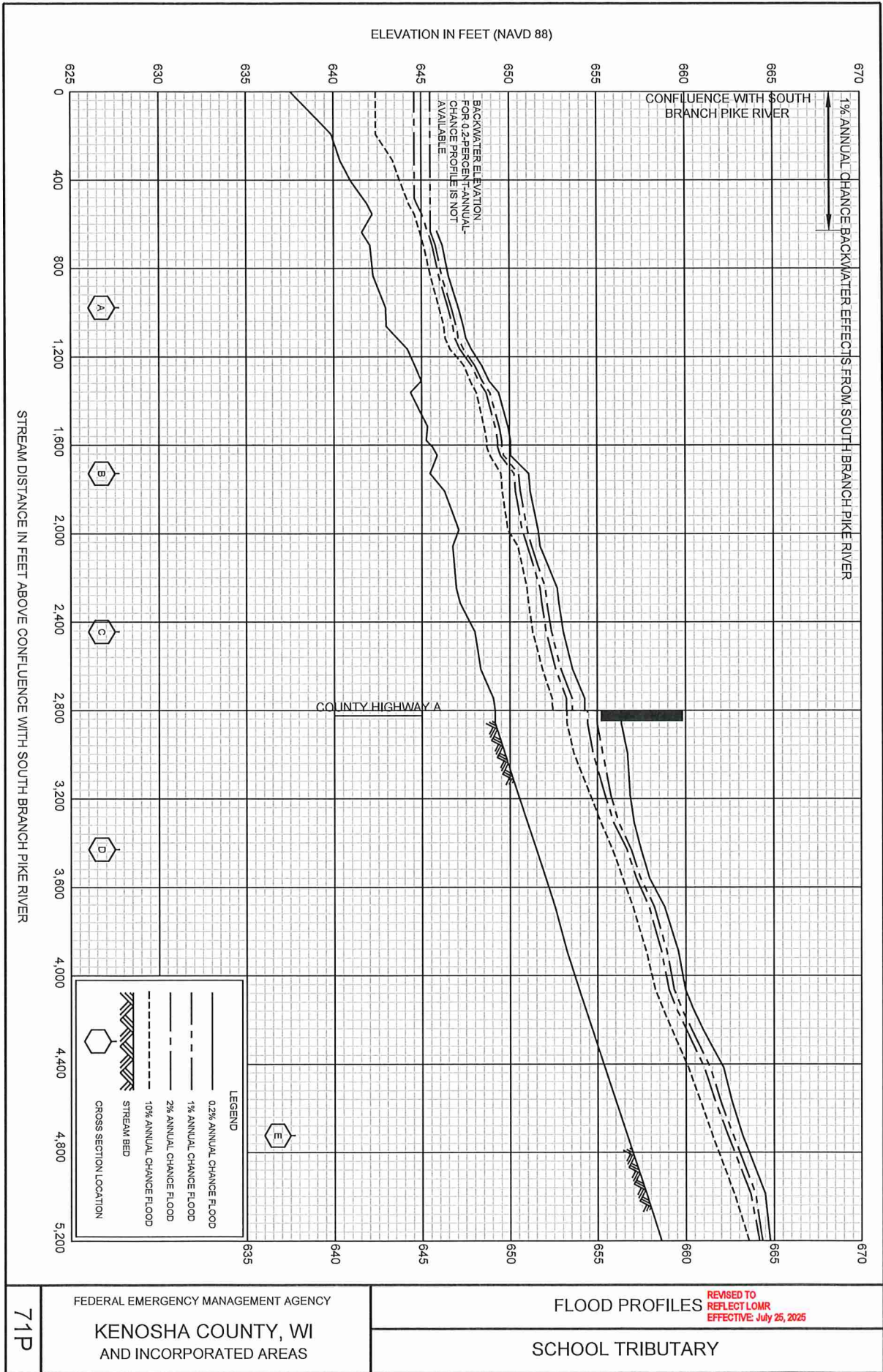
FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES
REVISÉ TO
REFLECT LOMR
EFFECTIVE: July 25, 2025
SOUTH BRANCH PIKE RIVER









FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

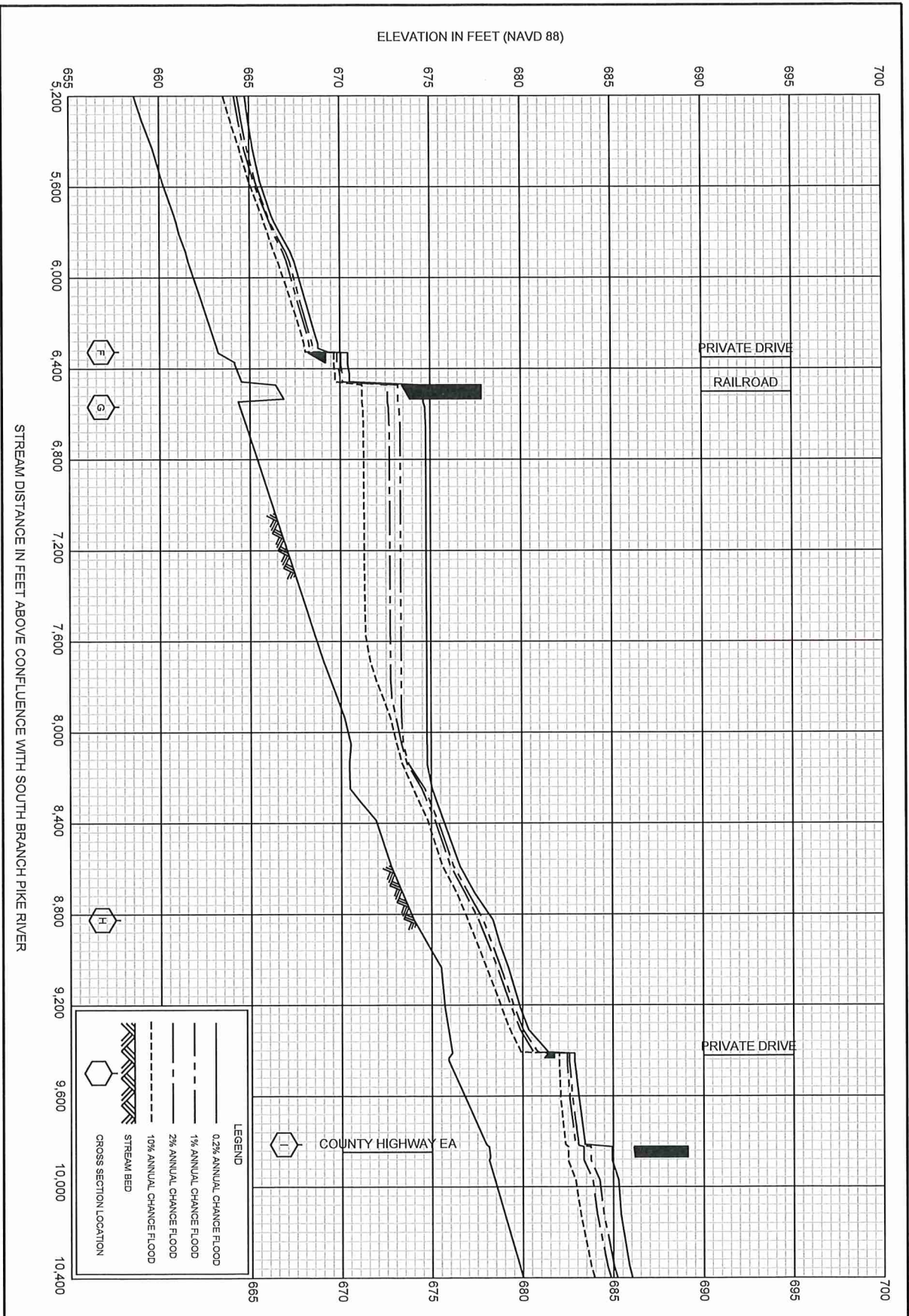
AND INCORPORATED AREAS

FLOOD PROFILES

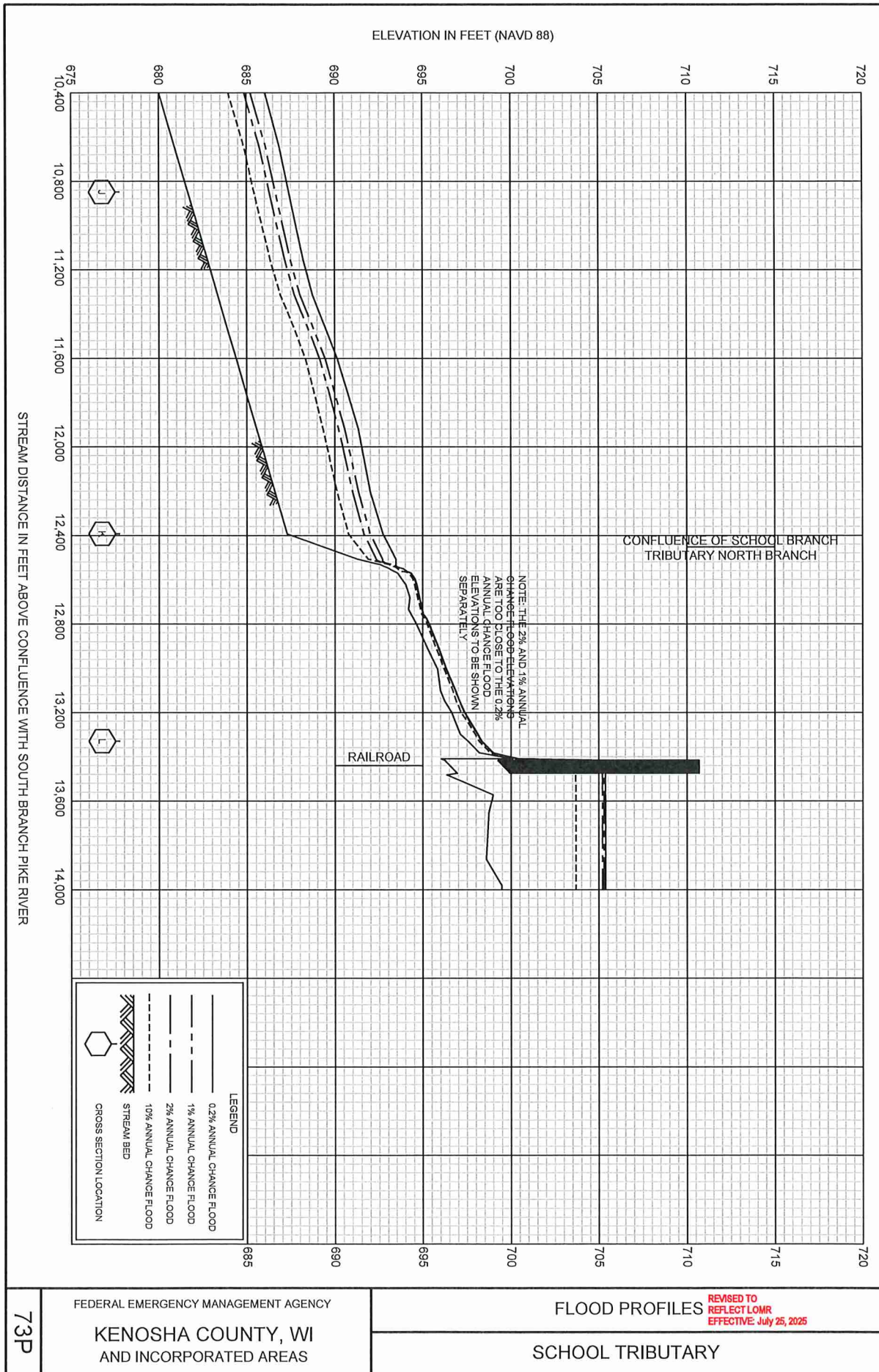
REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

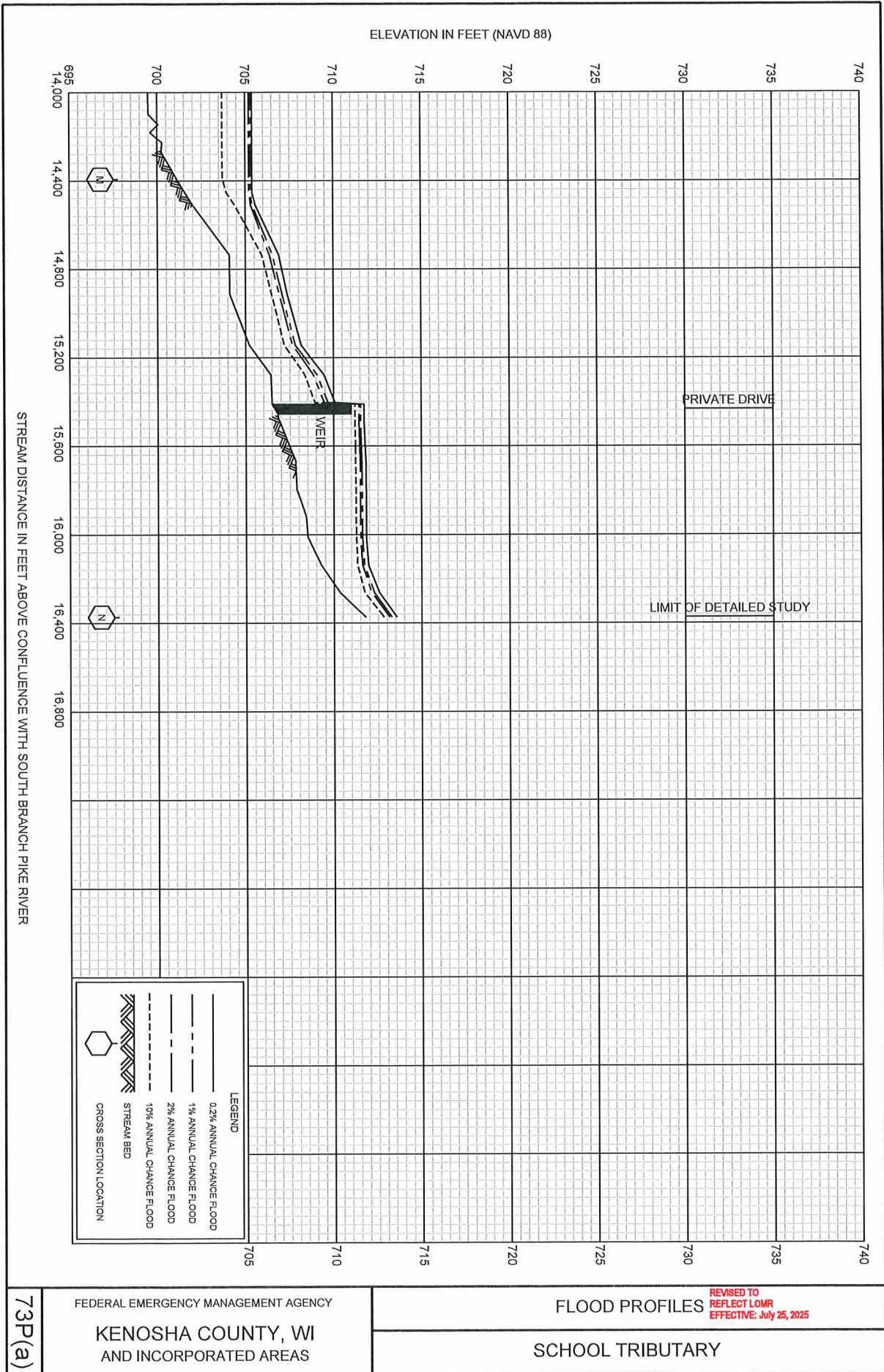
SCHOOL TRIBUTARY

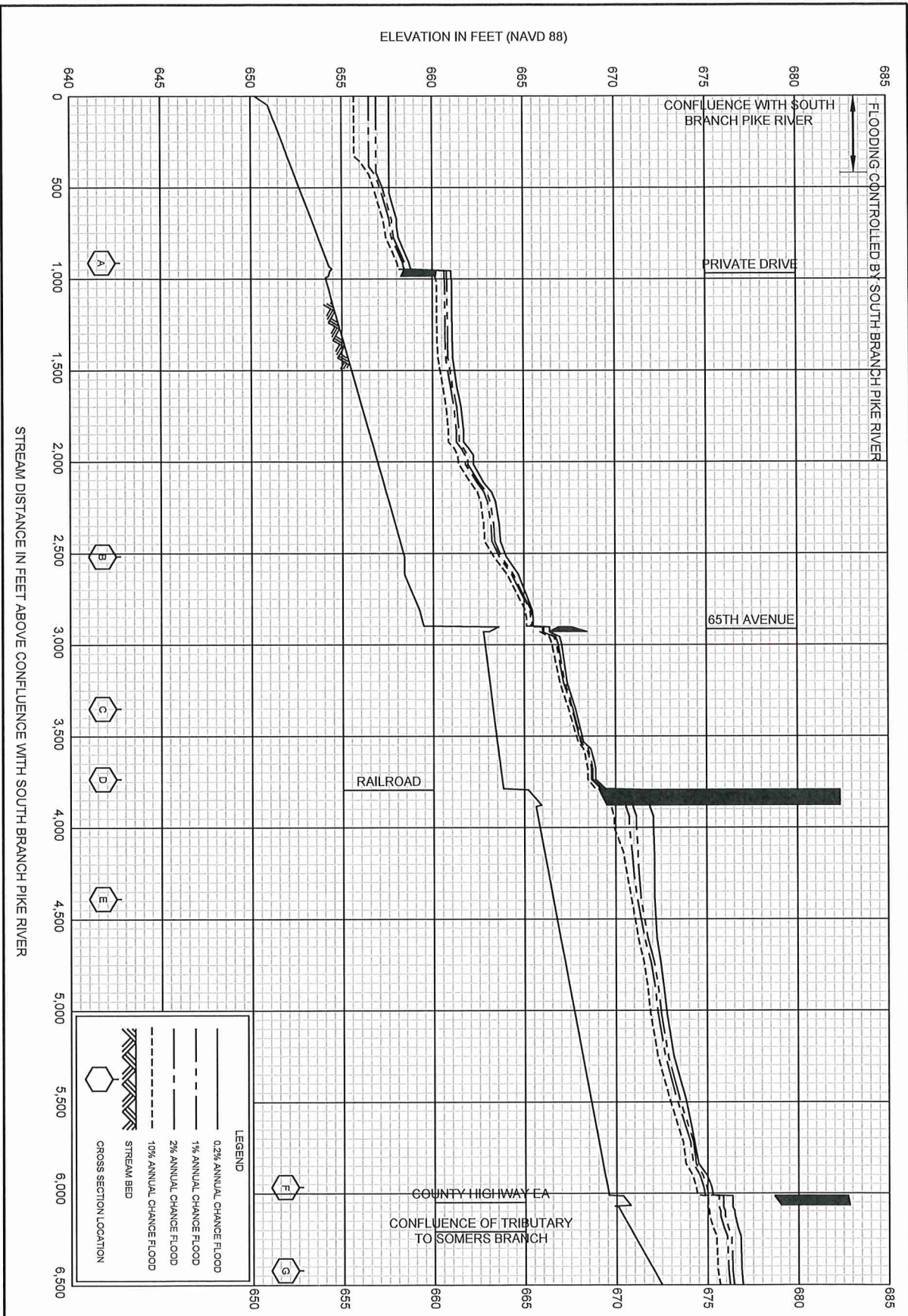
71P

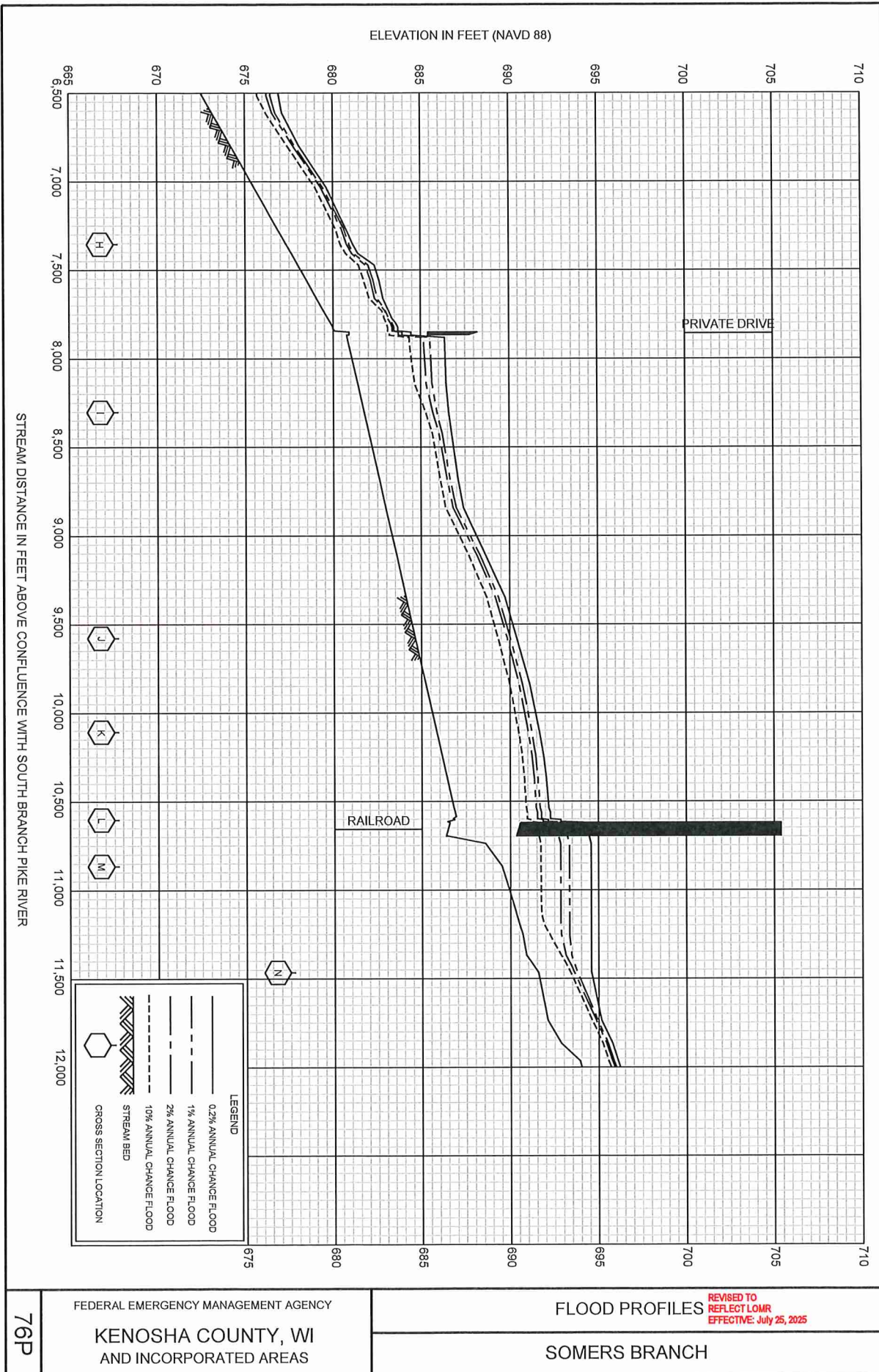


72P	FEDERAL EMERGENCY MANAGEMENT AGENCY	FLOOD PROFILES		REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025
		KENOSHA COUNTY, WI AND INCORPORATED AREAS		SCHOOL TRIBUTARY









76P

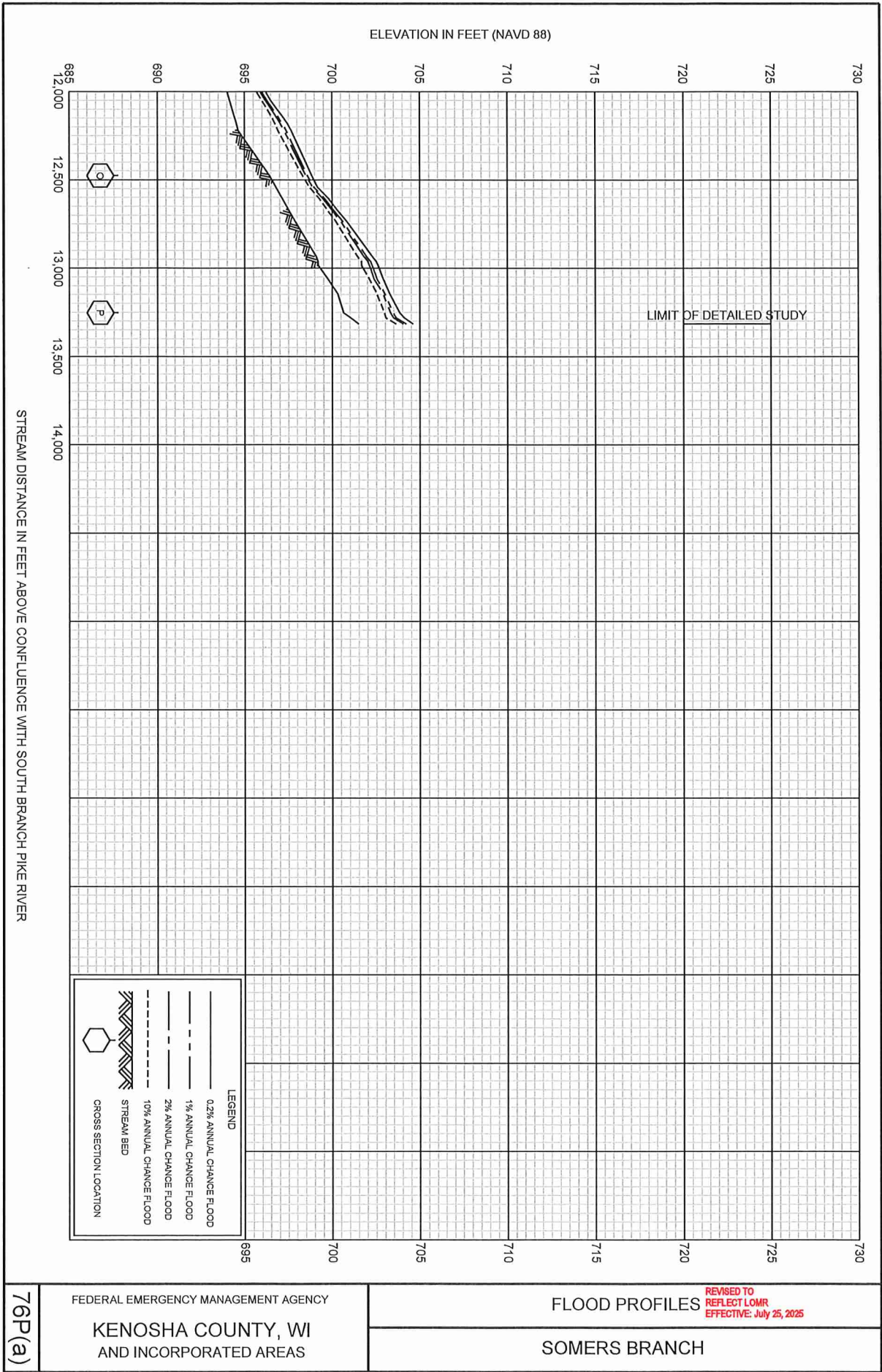
FEDERAL EMERGENCY MANAGEMENT AGENCY

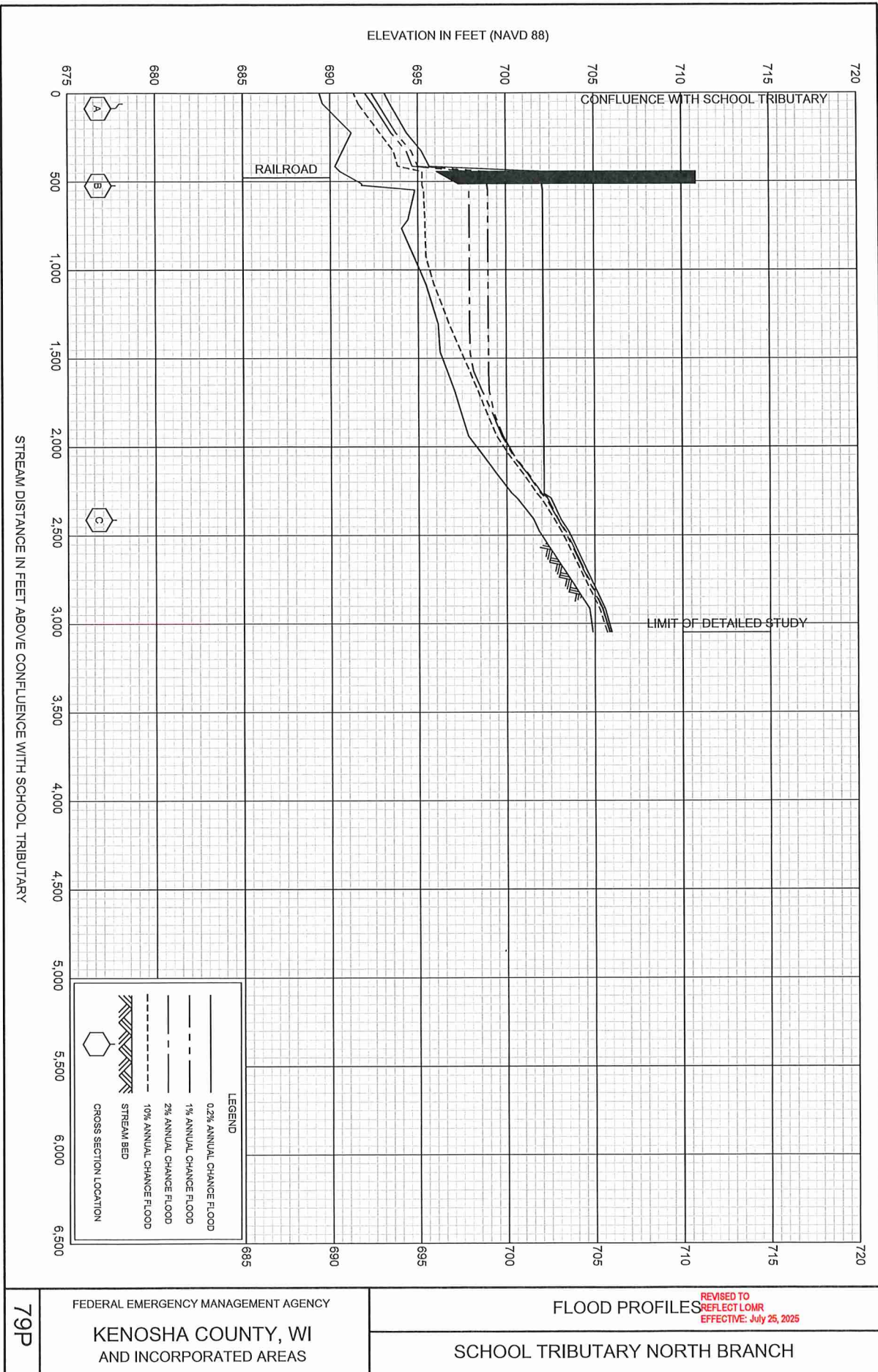
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

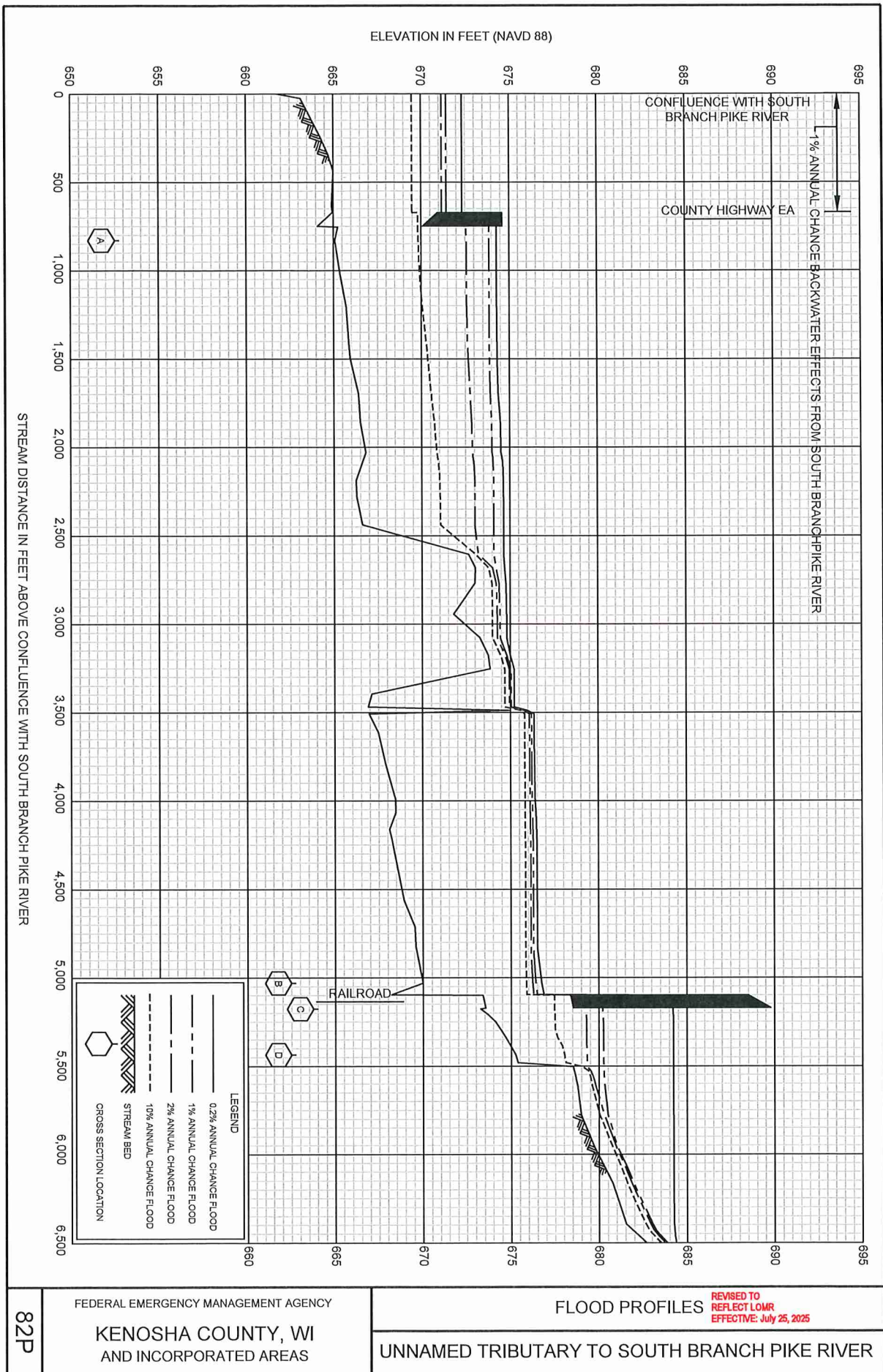
FLOOD PROFILES

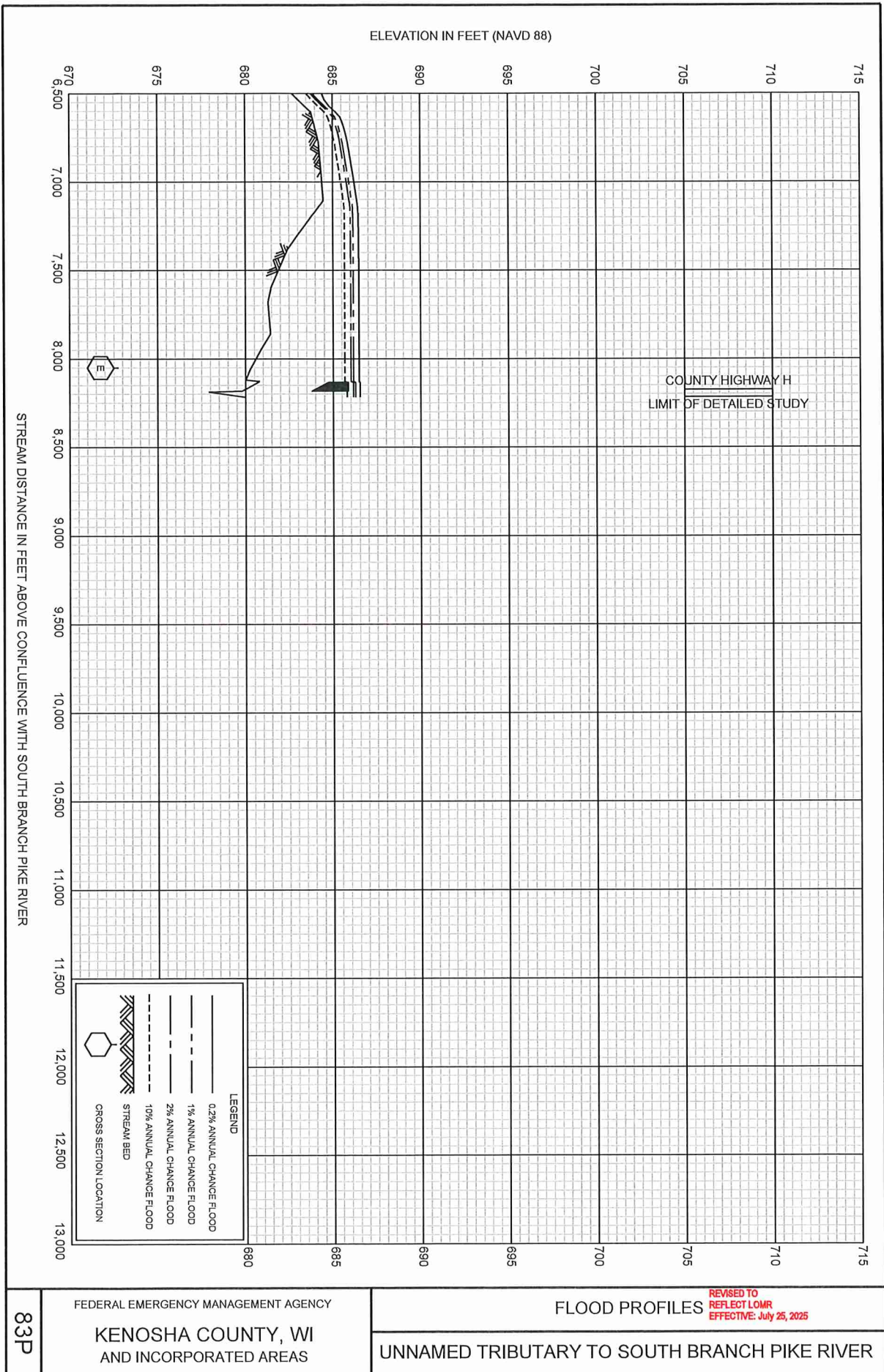
REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

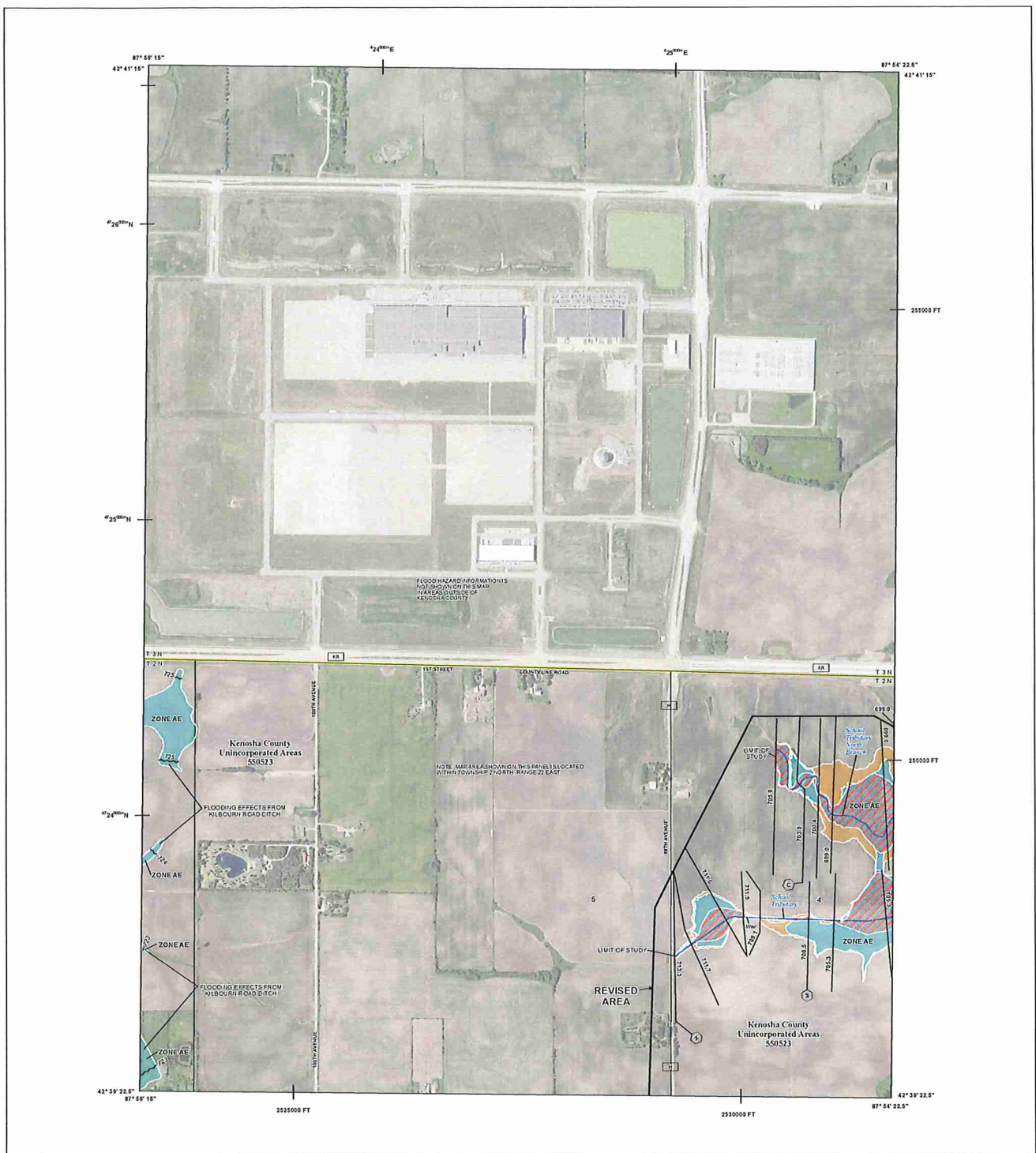
SOMERS BRANCH





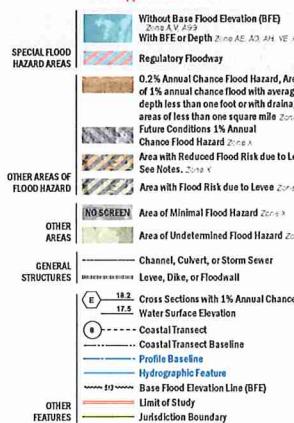






FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and guidance about this Flood Insurance Rate Map (FIRM), available products, associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please visit the FEMA Mapping Insurance Exchange at <http://fema.gov> (1-877-336-2677) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities desiring to use an adjacent FIRM panel must obtain a current copy of the adjacent panel as well as the current FIRM data. These may be ordered directly from the Flood Map Service Center at the number listed above.

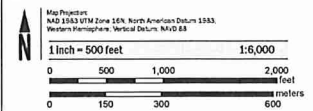
For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available to this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-455-6620.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP).

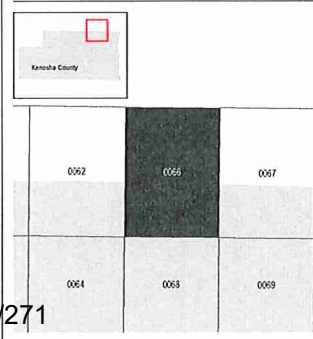
NOTE: BASEMAP IMAGERY DATED 2022 WAS OBTAINED FROM NAIP.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geographic Survey at (202) 713-3142 or visit the website at <http://www.ngs.noaa.gov>.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN

and Incorporated Areas

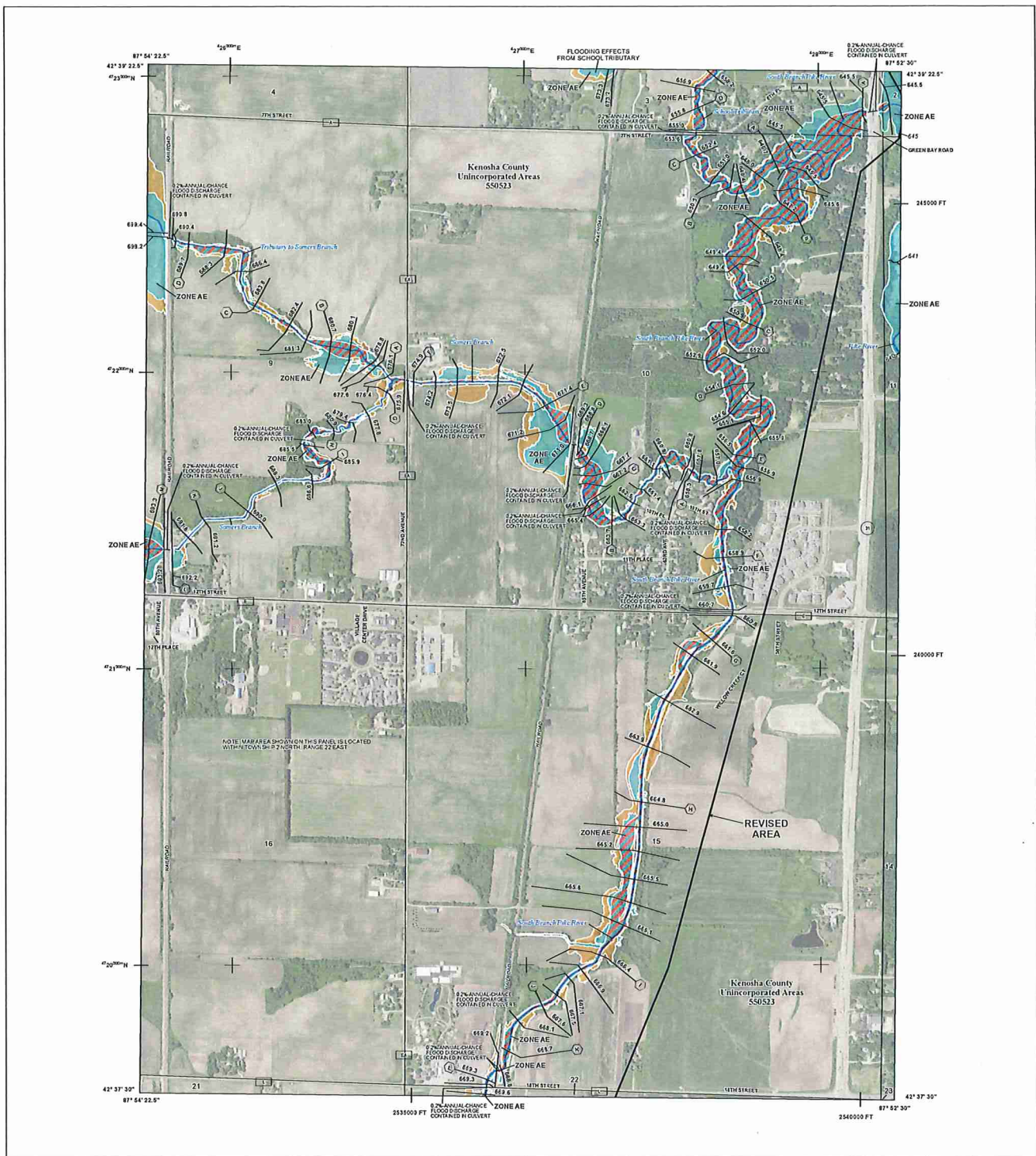
PANEL 66 OF 331

COMMUNITY NUMBER PANEL SUFFIX

KENOSHA COUNTY 550523 0066 D

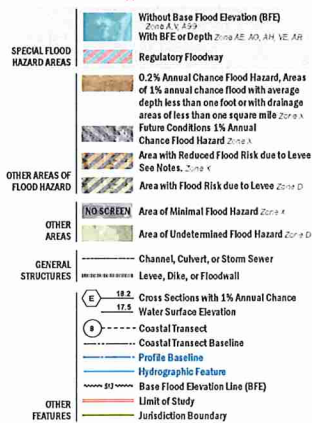
REMOVED TO REDUCE CLASH EFFECTIVE: July 19, 2012

VERSION NUMBER
2.1.3.0
MAP NUMBER
550523C0066D
EFFECTIVE DATE
JUNE 19, 2012



FLOOD HAZARD INFORMATION

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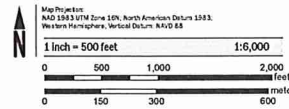
For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-358-6620.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP).

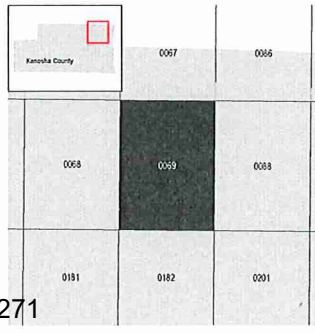
NOTE: AIR-RENDERED IMAGERY DATED 2022 WAS OBTAINED FROM NAIP.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geospatial Survey at (202) 715-3244 or visit the website at <https://www.ngs.noaa.gov>.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN

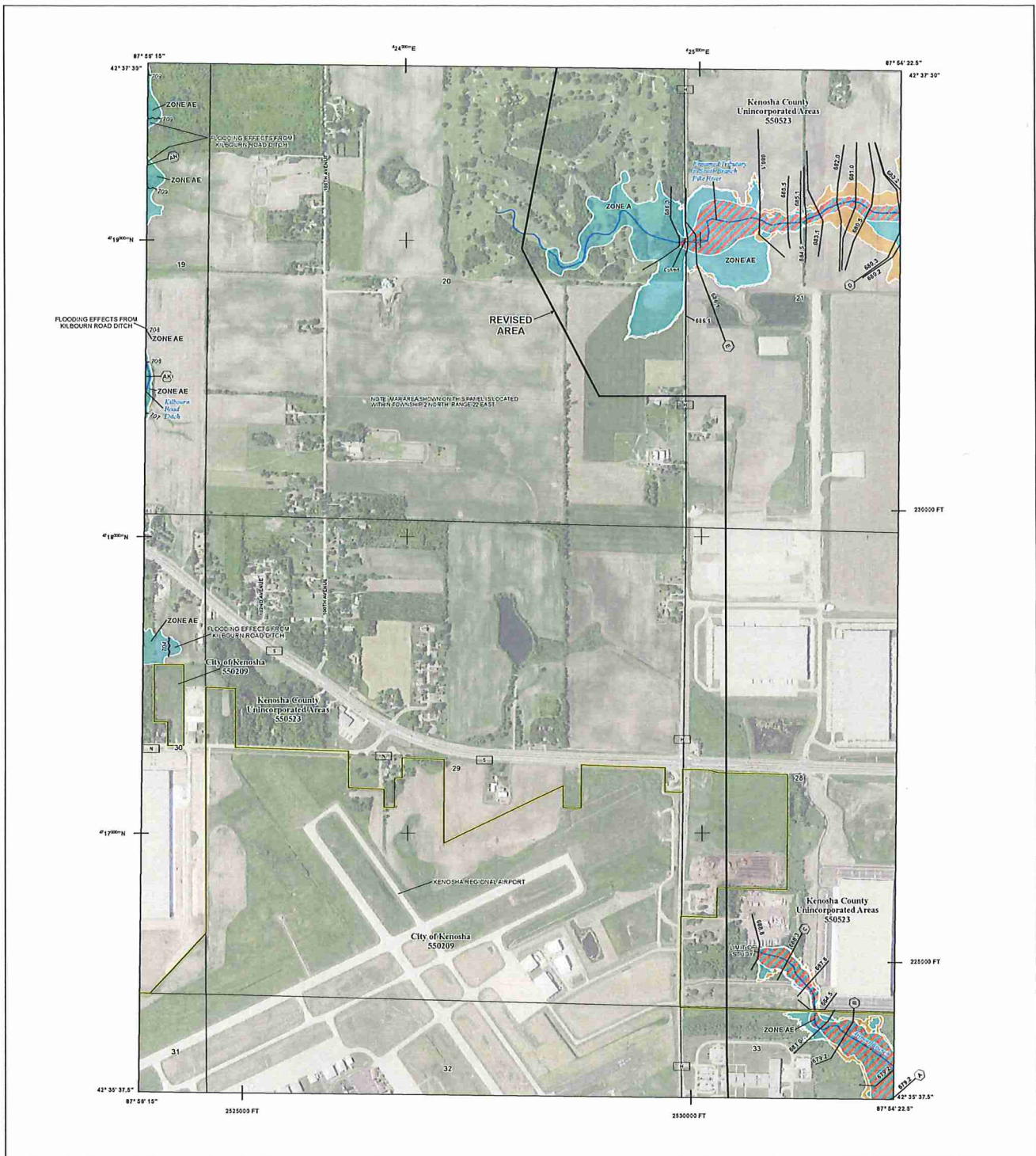
PANEL 69 OF 331



Panel Contains
 COMMUNITY
 KENOSHA COUNTY
 NUMBER
 550523
 PANEL SUFFIX
 0069 D

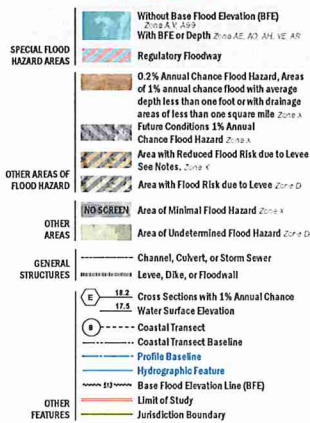
REMOVED TO
 REFLECT LOMA
 EFFECTIVE AUG 16, 2022

VERSION NUMBER
 2.1.3.0
 MAP NUMBER
 5505230069D
 EFFECTIVE DATE
 JUNE 19, 2012



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
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[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

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Communities receiving an adjacent FIRM panel must obtain a current copy of the adjacent panel as well as the current FIRM data. These may be ordered directly from the Flood Map Service Center at the location listed below.

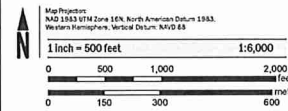
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6625.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP).

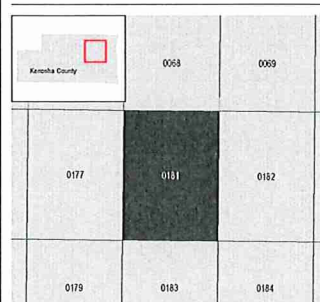
NOTE: BASEMAP IMAGERY DATED 2021 WAS OBTAINED FROM NAIP.

Local vertical elevations were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geospatial Survey at (202) 713-2342 or visit the website at <http://www.ngs.noaa.gov/>.

SCALE



PANEL LOCATOR



65/271

FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
 and Incorporated Areas

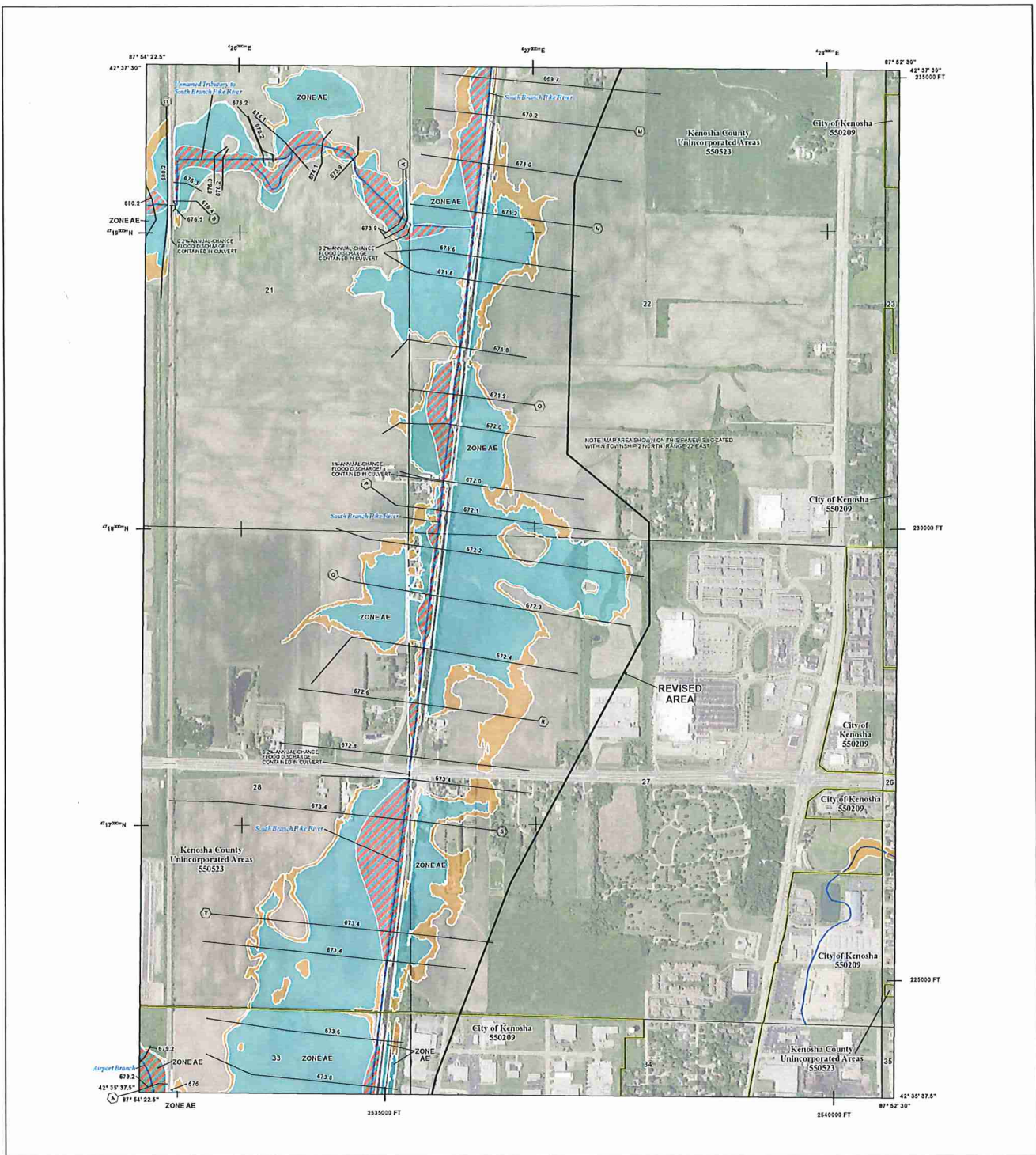
PANEL 181 OF 331



COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA CITY OF	550529	0181	0
KENOSHA COUNTY	550523	0181	0

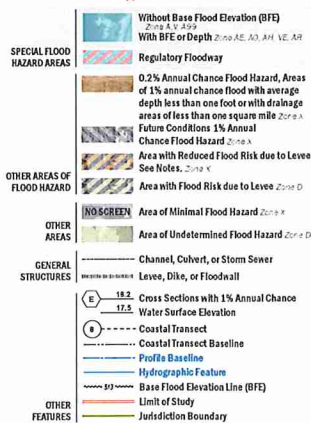
REVISED TO
 REFLECT DATA
 EFFECTIVE: JULY 16, 2024

VERSION NUMBER
 2.1.3.0
 MAP NUMBER
 55050001010
 EFFECTIVE DATE
 JUNE 19, 2012



FLOOD HAZARD INFORMATION

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DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

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Communities receiving flood on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction.

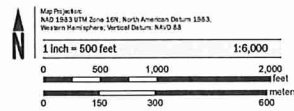
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5623.

Base map information shown on this FIRM panel was provided in digital format by the USDA National Agriculture Imagery Program (NAIP).

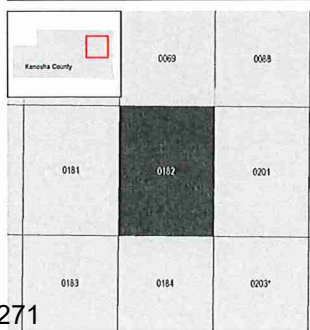
NOTE: AIR-TO-SPACE IMAGERY DATED 2022 WAS OBTAINED FROM NAIP.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geodetic Survey at (202) 733-3242 or visit the website at <http://www.ngs.noaa.gov/>.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN

PANEL 182 OF 331

COMMUNITY NUMBER PANEL SUFFIX

KENOSHA, CITY OF 550209 0182 D

KENOSHA, COUNTY OF 550523 0182 D

REVISED TO REFLECT LOMA EFFECTIVE JULY 26, 2018

VERSION NUMBER
2.1.3.0
MAP NUMBER
55059C0182D
EFFECTIVE DATE
JUNE 19, 2012

ORDINANCE NO. 2025-003

AN ORDINANCE TO REPEAL AND RECREATE SECTION ZN 4.08(1)(a)5b
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO OFFICIAL MAPS AND REVISIONS

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby repeals and recreates Section ZN 4.08(1)(a)5b of the Code of Ordinances of the Village of Somers relating to the official maps and revisions to read as follows:

- b) Official Maps & Revisions. Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, AO, VE, V1-30, or V on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subsec. 1) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR. These maps and revisions are on file in the office of the Village of Somers Clerk.

1) Official Maps : Based on the Flood Insurance Study (FIS):

- a) Flood Insurance Rate Map (FIRM), panel numbers (55059C0062D, 55059C0064D, 55059C0066D, 55059C0067D, 55059C0068D, 55059C0069D, 55059C0086D, 55059C0087D, 55059C0088D, 55059C0177D, 55059C0181D, 55059C0182D and 55059C0201D, dated 06/19/2012.
- b) Flood Insurance Rate Map (FIRM), panel number 55059C0184E, dated 03/17/2017.
- c) Flood Insurance Rate Map (FIRM), panel numbers 55059C0089E, 55059C0091E, 55059C0093E, 55059C0202E dated 4/11/2024.
- d) Flood Insurance Study (FIS) for Kenosha County, dated 4/11/2024.
- e) Letter of Map Revision Case No. 22-05-3273P, effective 8/16/2023.
- f) Letter of Map Revision Case No. 17-05-6202P, effective

DAVISON LAW OFFICE, LTD.

1207 55th Street, Kenosha, Wisconsin 53140

Telephone No. (262) 657-5165 Fax No. (262) 657-5517 E-mail: dmltd@sbcglobal.net
67/271

06/14/2021.

- g) Letter of Map Revision Case No. 23-05-0545P, effective July 25, 2025.

Approved by: The DNR and FEMA

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

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Wendy Burnette, Clerk/Treasurer



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #8 Review and possible action on request to build berms at 8737 18th Street (Parcel # 82-4-222-212-0300) per Ordinance 14.265.

BACKGROUND:

Staff was contacted by the owner of the property at 8737 18th Street regarding a landscaping project that includes berms at 8737 18th Street (Parcel # 82-4-222-212-0300).

Ordinance 14.256 (a copy provided below) requires owners who want to build a berm to get Village Board approval.

§ 14.265BERMS.

(A) Purpose. The land forms and landscape will be preserved in their natural state, insofar as practicable, by minimizing soil and tree removal that is not essential to project development and by retaining grades and contours in keeping with the general appearance of neighboring developed areas. No berm shall be constructed which results in a rate of storm and surface water runoff from the parcel upon which the berm is constructed, either during construction or after completion of the construction of the berm, which is greater than the rate of runoff therefrom onto adjoining parcels which existed prior to the commencement of construction of the berm.

(B) Definition. For purposes of this ordinance, any grading, regrading, deposit or other accumulation of earth or dirt which raises the elevation of existing topography 18 inches or more for the purpose of or which has the effect of acting as a barrier, screen or vision shield, with or without the addition of vegetation planted thereon, shall be considered a berm.

(C) Berm Construction. No owner, lessee, occupier of land, contractor or any agent or representative of any of the foregoing shall construct a berm without first obtaining plan review and approval by the Village Board. The Board may impose such conditions or requirements as are consistent with these ordinances in

issuing a permit for the construction of a berm. No berm shall be constructed which exceeds six feet in height. For purposes of this sub-paragraph, the berm shall be measured from the toe to the top, taking existing topography into consideration. Prior to commencement of construction, the applicant or his agent or representative shall provide topographic elevations demonstrating existing topography. The burden of demonstrating pre-construction topographic elevations shall be on the party seeking to construct the berm. In no case shall the toe of a berm be located closer than five feet to any property line and in every case the berm shall be designed and shall operate such that storm and surface water shall be retained on the berm parcel to the extent necessary to assure that the rate of storm and surface water runoff from such real estate, both during construction and after completion of construction of the berm, shall not be greater than the rate of runoff therefrom onto adjoining parcels which existed prior to commencement of berm construction. The party seeking construction of the berm shall comply with all relevant provisions of the design standards contained in § 18.27 of these ordinances.

Village Inspector Scott Seymour reviewed the project and has no issue.

PRIOR ACTION TAKEN:

This item has not been reviewed by the board. It is presented to you tonight at Staff recommendation as the owner is available tonight.

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 request to build berms at 8737 18th Street (Parcel # 82-4-222-212-0300)”.

ATTACHMENTS:

Map identifying the location of the property

Map of the project

Proposed plants and notes

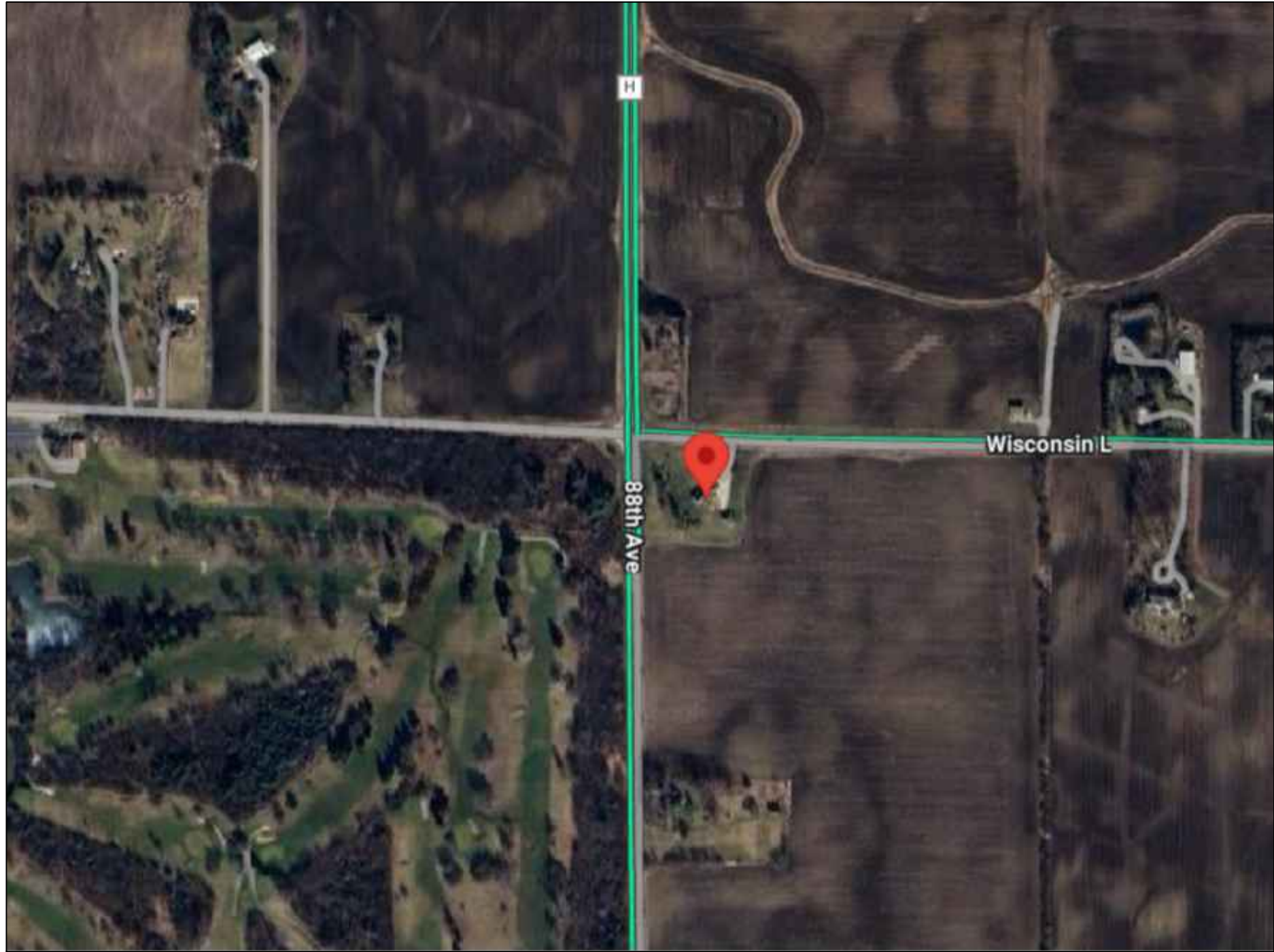
SHEET LIST

- L1.0 TITLE SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANT SCHEDULE
- L1.3 PLANTING DETAIL

JENNIE TUNKIEICZ & JOHN HANSEN

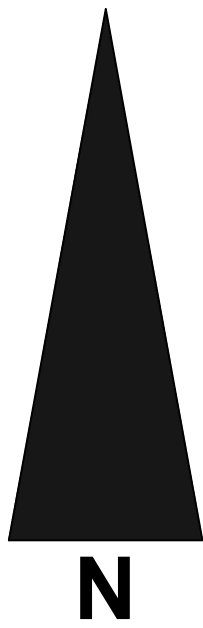
8737 18TH STREET

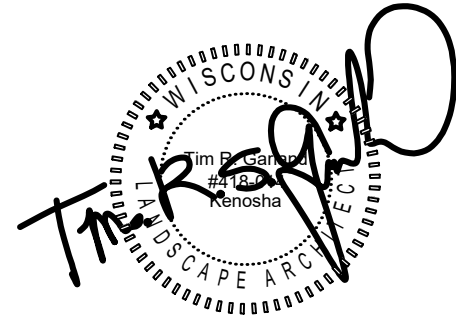
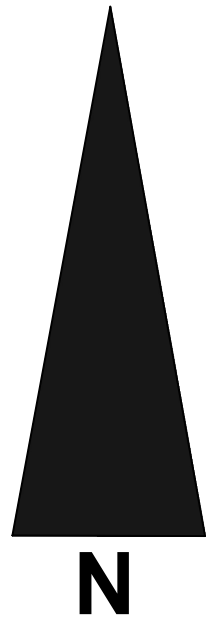
SOMERS, WISCONSIN



NOT SCALED

L1.0





PROPOSED GARDEN DESIGN FOR:

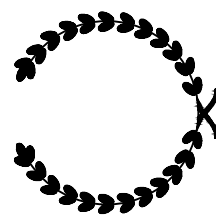
JENNIE TUNKIEICZ & JOHN HANSEN

8737 18TH STREET

SOMERS, WISCONSIN

GARLAND ALLIANCE

LANDSCAPE ARCHITECTS

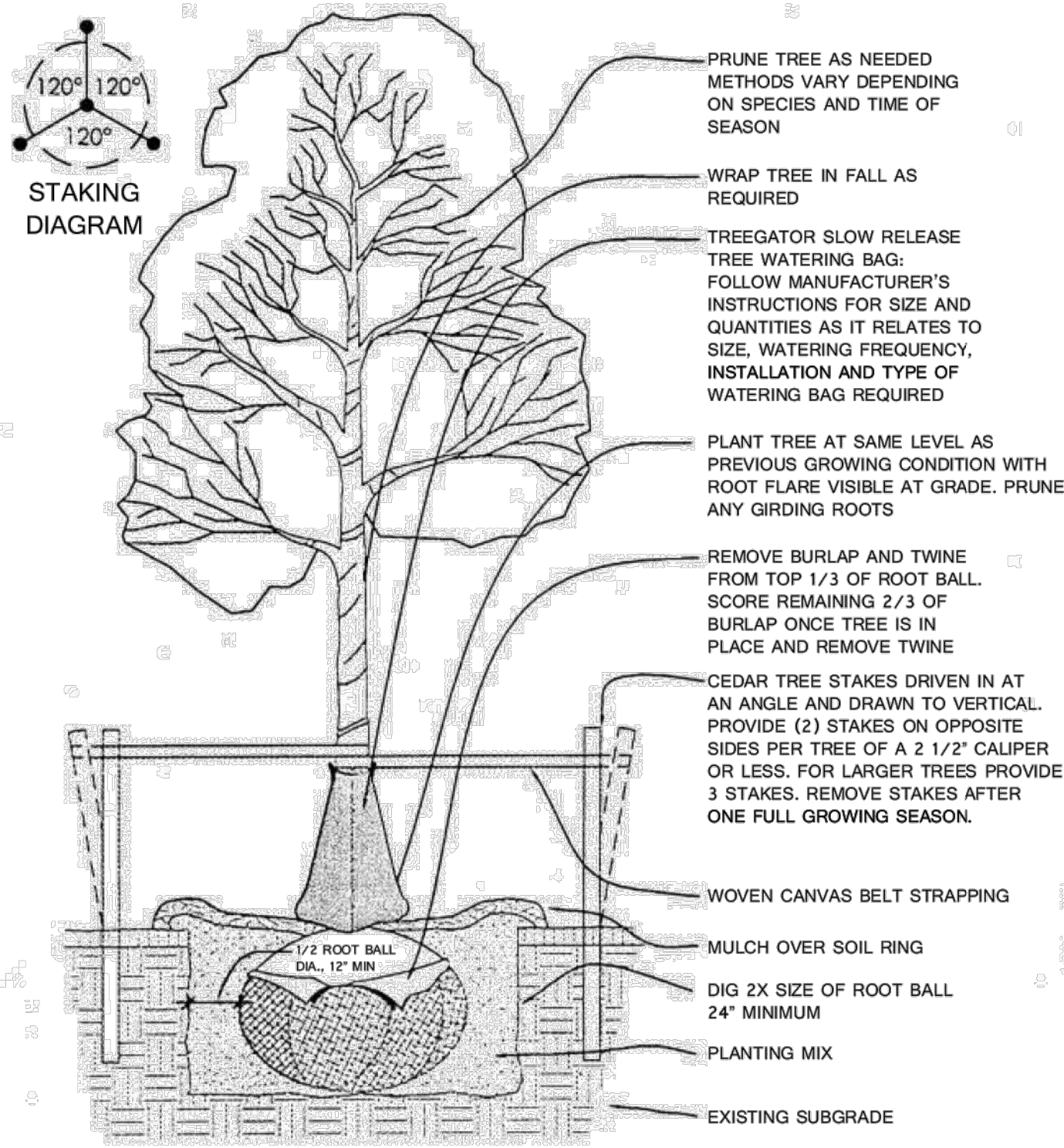


PO Box 1352
Kenosha, WI 53141
(414) 688-1641
garlandalliance@gmail.com

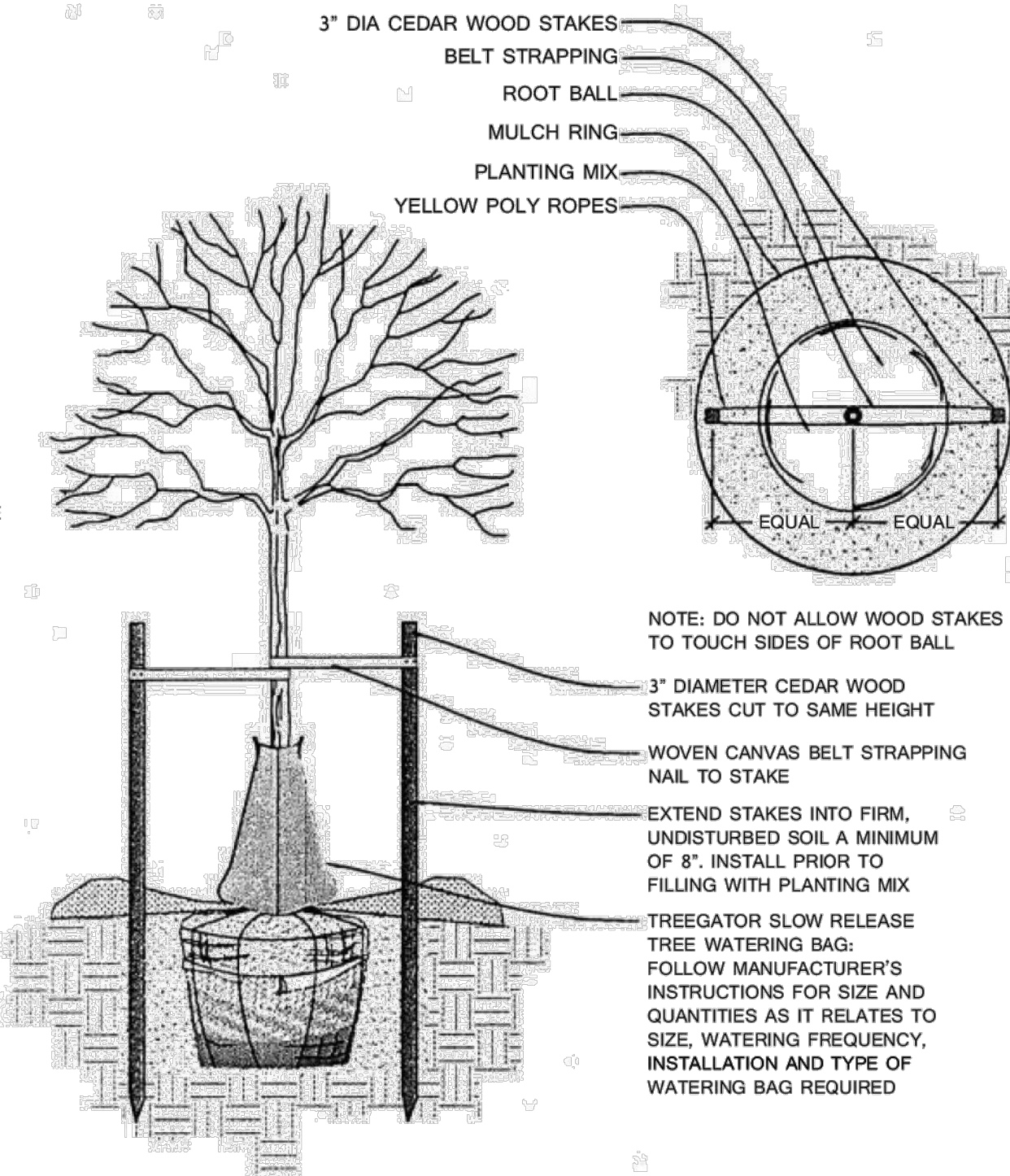
REVISIONS:
MARCH 28, 2025
APRIL 16, 2025
MAY 1, 2025
MAY 31, 2025
JUNE 3, 2025

SCALE: 1"=20'-0"

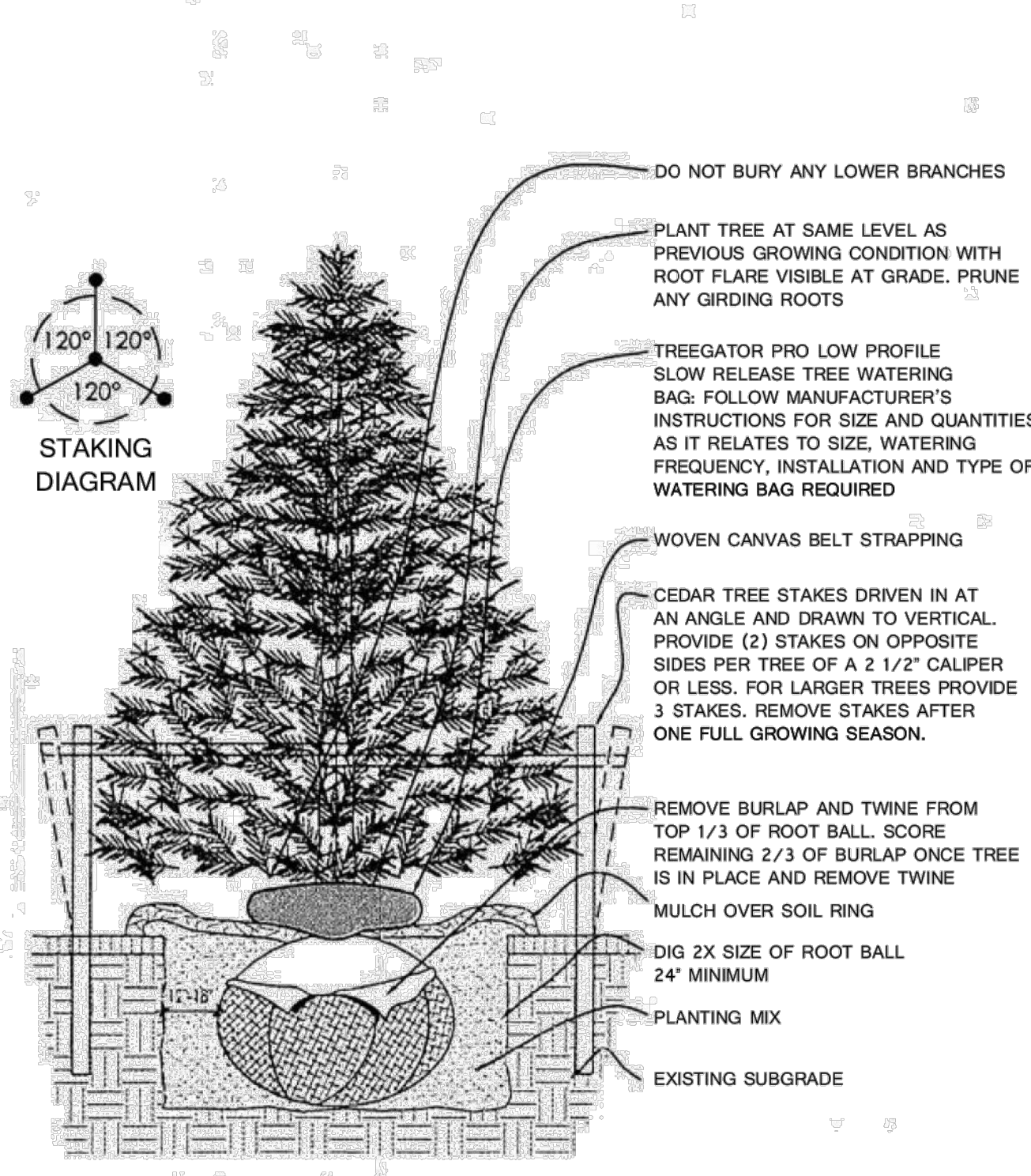
SHEET NUMBER: 1.1



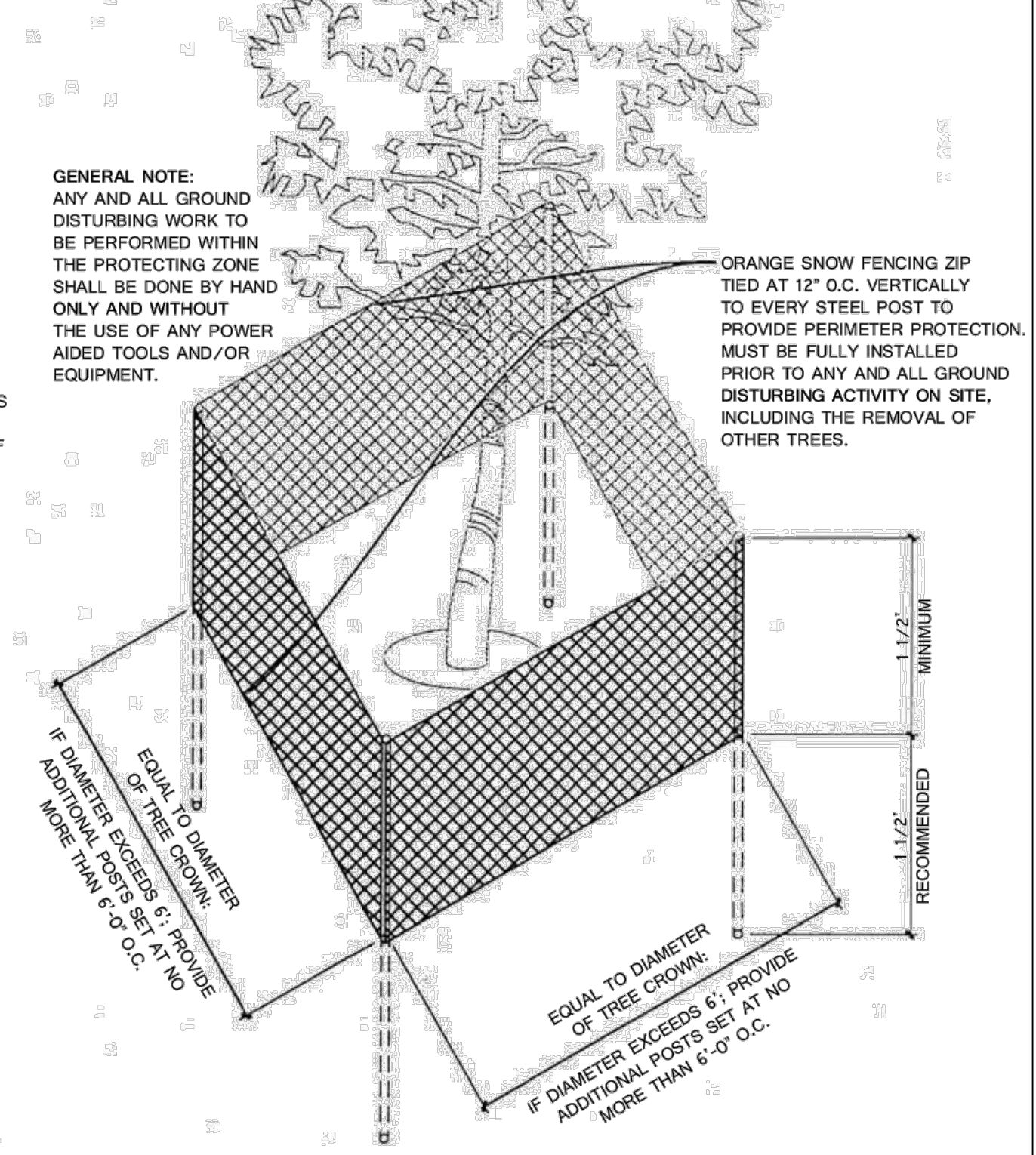
1 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



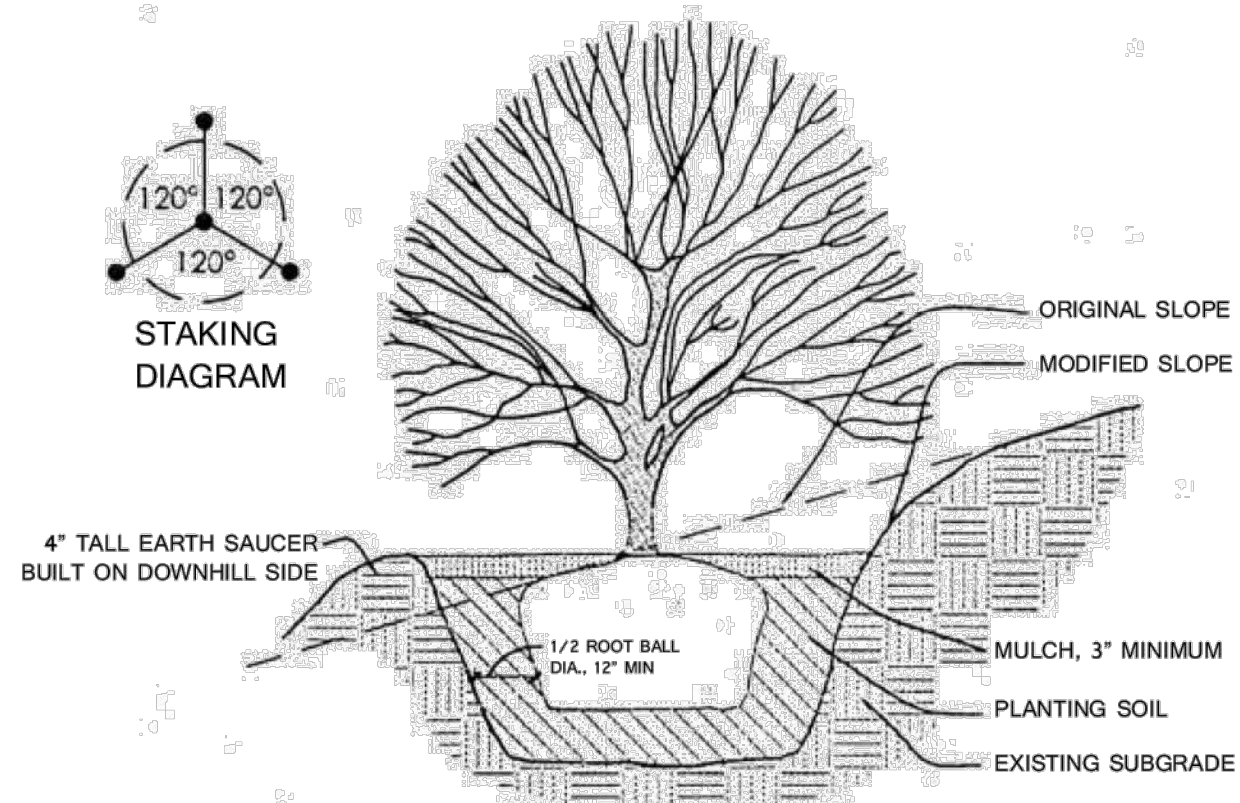
2 DECIDUOUS TREE STAKING AT PARKING ISLANDS/RESTRICTED AREAS NOT TO SCALE



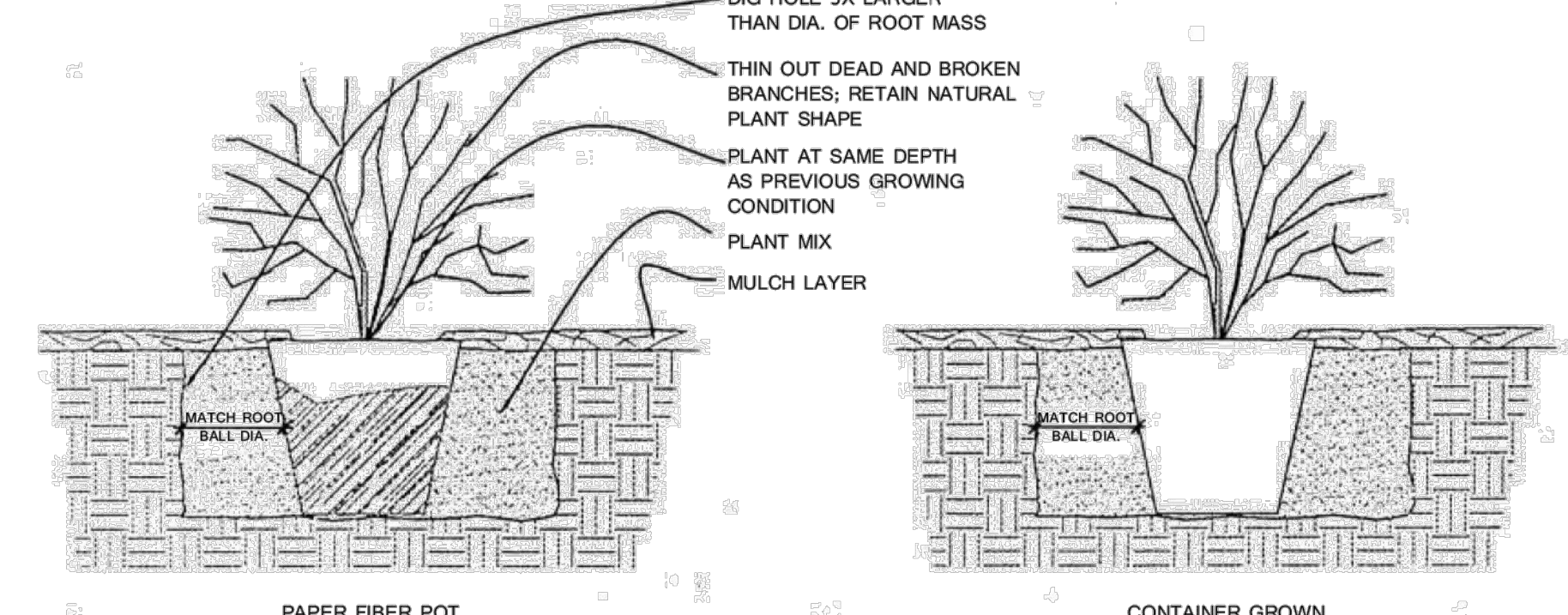
3 CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE



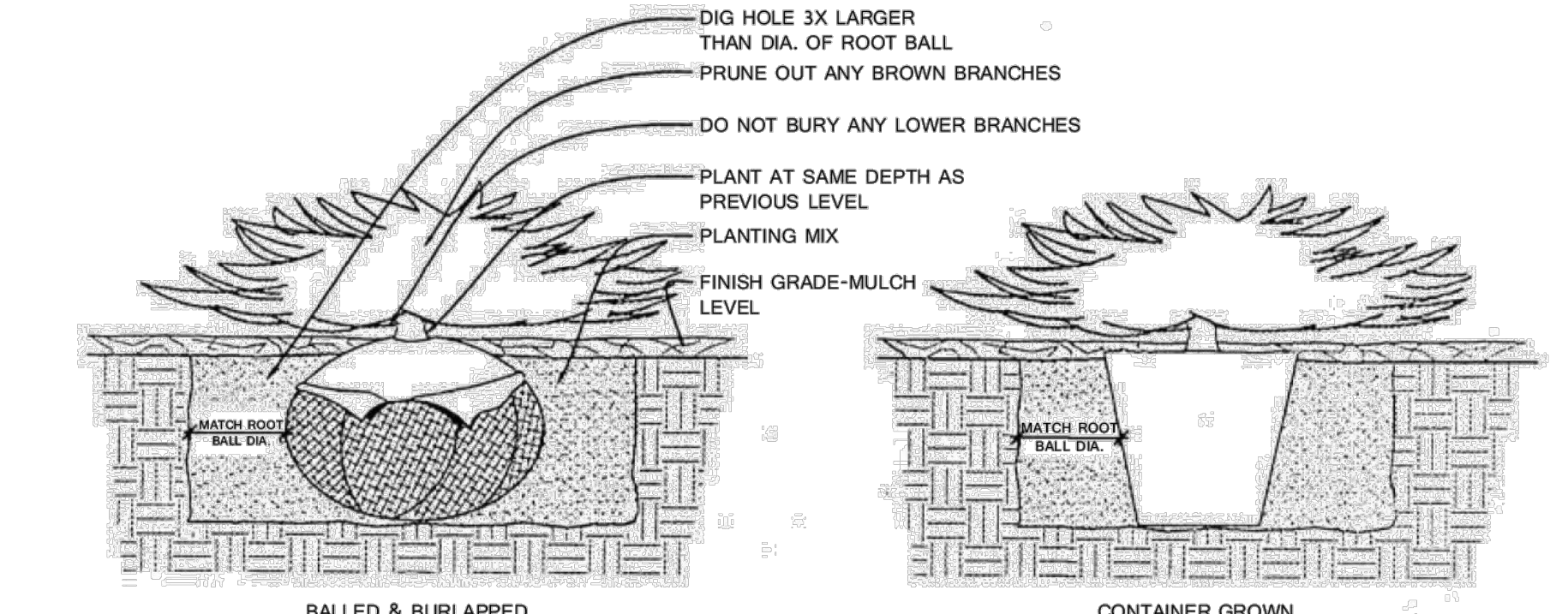
4 EXISTING TREE PROTECTION DETAIL NOT TO SCALE



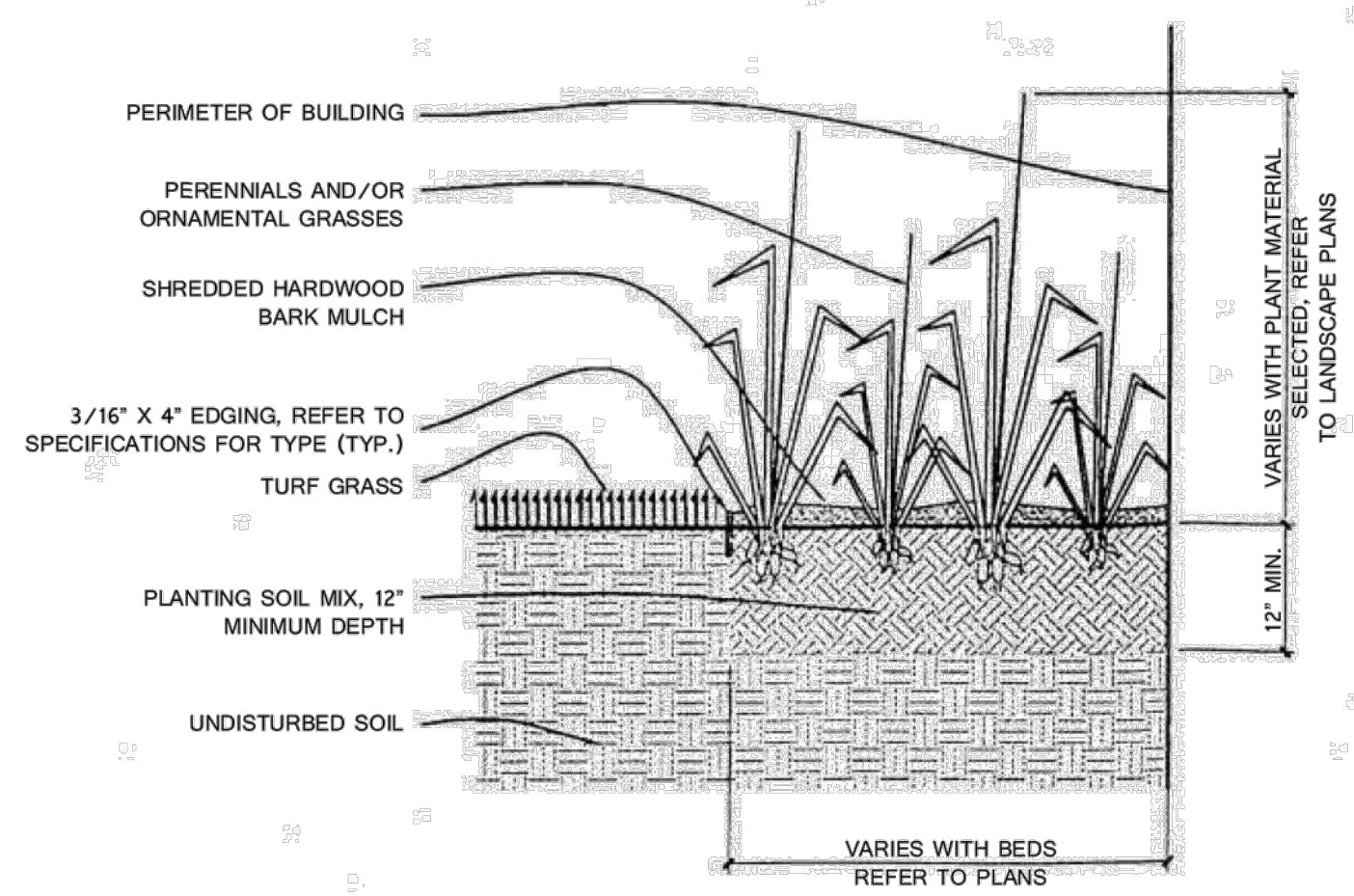
5 SLOPE PLANTING DETAIL NOT TO SCALE



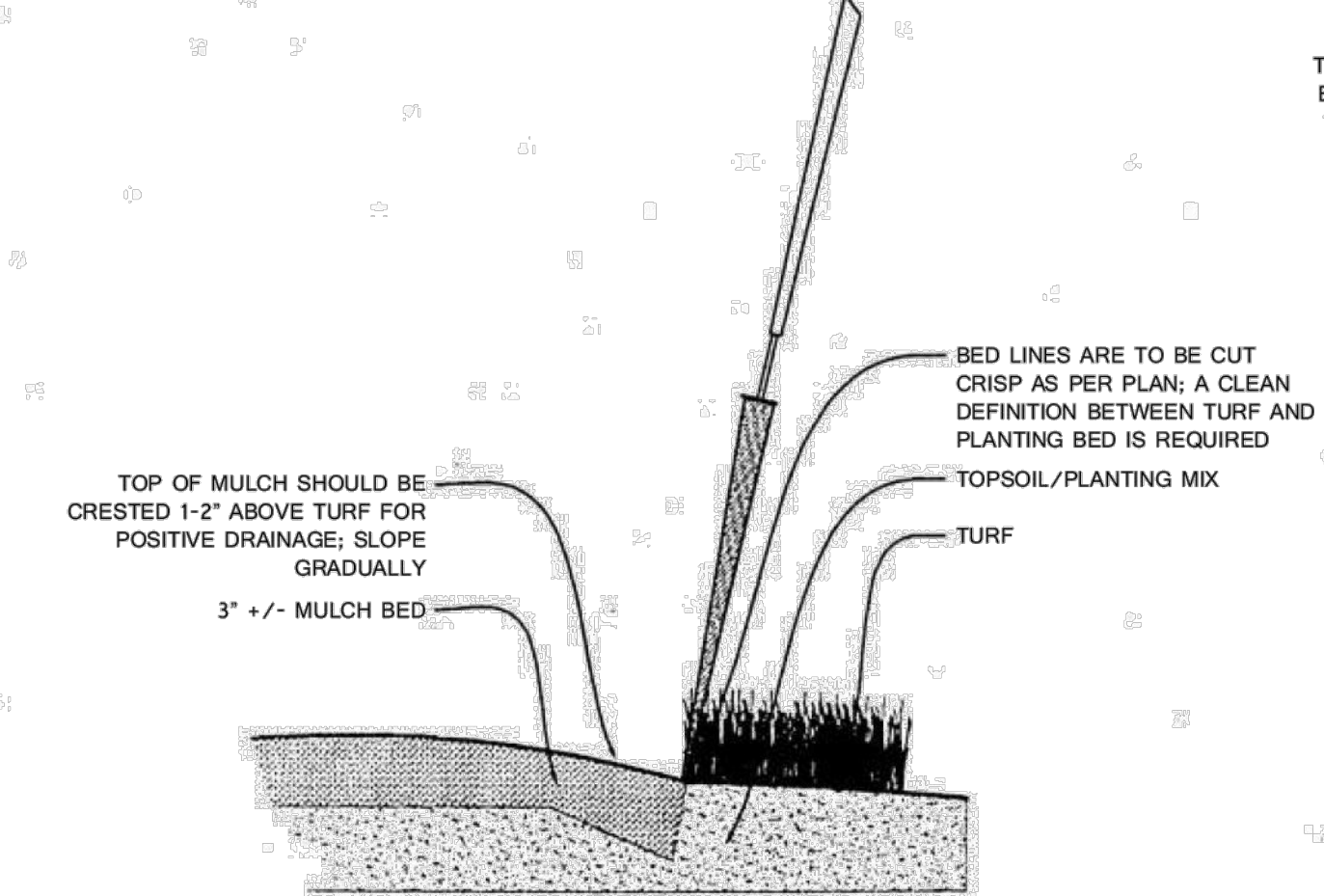
6 DECIDUOUS SHRUB PLANTING DETAIL NOT TO SCALE



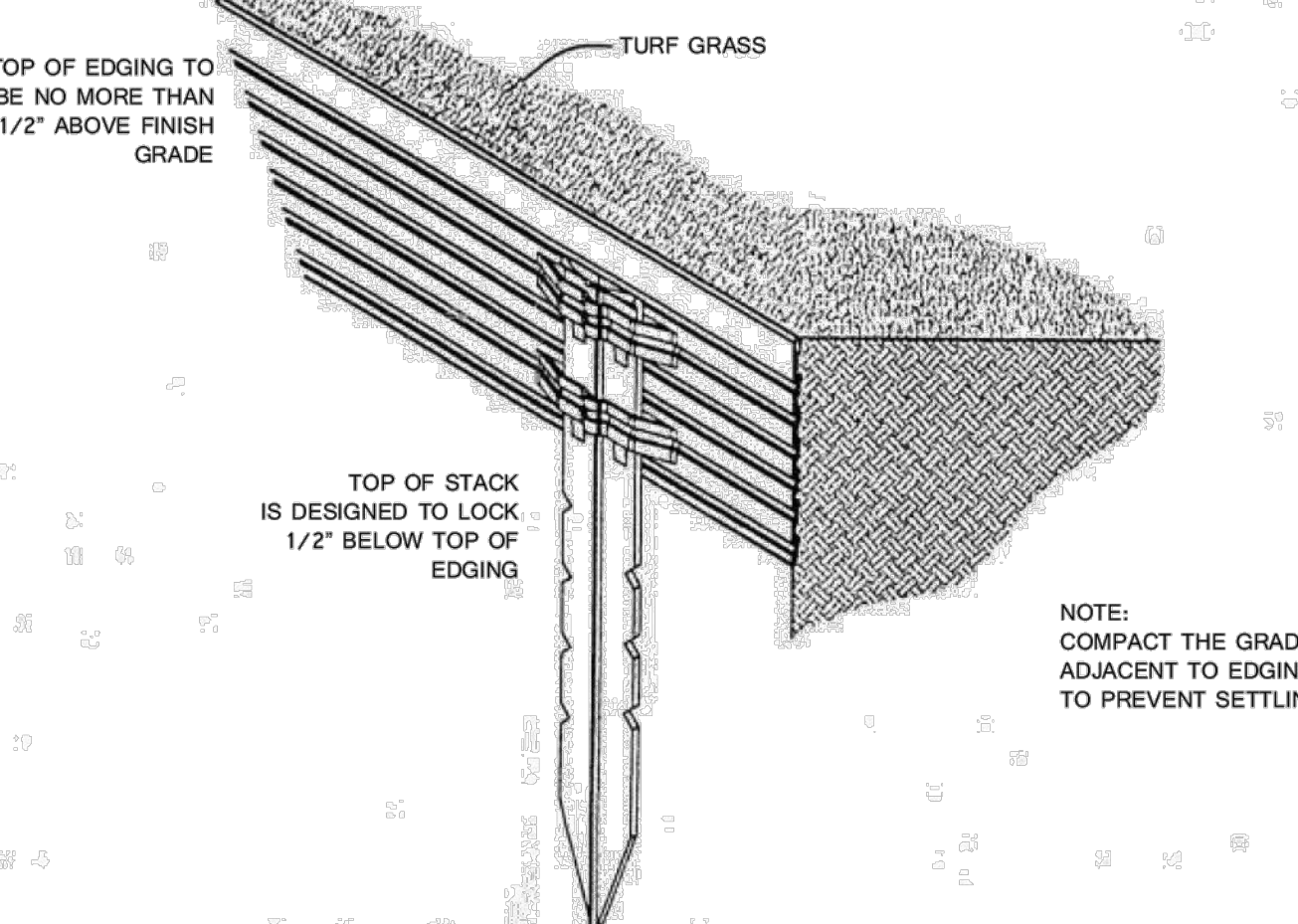
7 CONIFEROUS SHRUB PLANTING DETAIL NOT TO SCALE



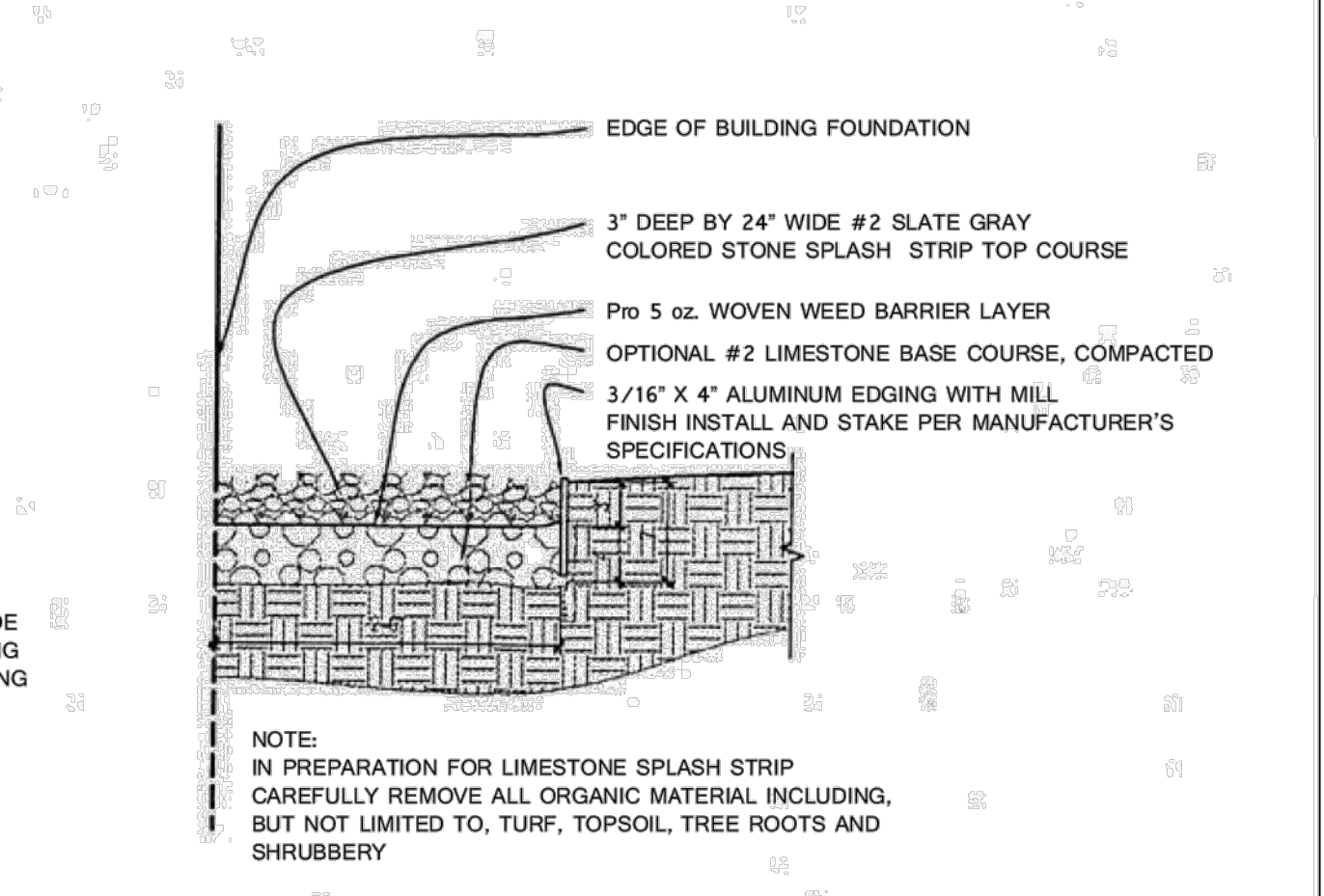
8 PERENNIAL BED PLANTING DETAIL NOT TO SCALE



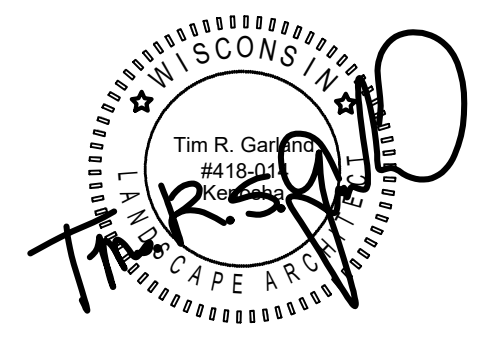
9 SPADE EDGE PLANTING BED EDGE DETAIL NOT TO SCALE



10 METAL LANDSCAPE EDGING DETAIL NOT TO SCALE

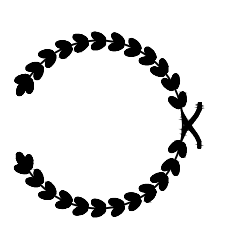


11 COMPACTED GRAVEL SPLASH STRIP NOT TO SCALE



PROPOSED GARDEN DESIGN FOR:
JENNIE TUNKIEICZ & JOHN HANSEN
8737 18TH STREET
SOMERS, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS



PO Box 1353
Kenosha, WI 53141
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
MAX 1 0225

SCALE: XX
SHEET NUMBER: L1.3

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors will be the responsibility of said contractor.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall receive adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Trees:
1-1/2" to 3" cal.: 2 packets, one each side
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents.

Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

Recommended seed mix:

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the event of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

- Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
- 2 pounds of 5-10-5 garden fertilizer
- $\frac{3}{4}$ cubic yard of composted manure
- Plant starter or other composted, organic material

**** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.**

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant material to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

QTY	BOTANICAL NAME	COMMON NAME
	TREES	
1	Aesculus glabra 'JN Select'	Early Glow\U+2122 Ohio Buckeye
3	Crataegus phaenopyrum	Washington Hawthorn
3	Crataegus viridis 'Winter King'	Winter King Hawthorn
3	Picea abies 'Noel'	Royal Splendor\U+00AE Norway Spruce
7	Picea glauca 'Densata'	Black Hills Spruce
4	Picea omorika	Serbian Spruce
1	Quercus alba x robur	Streetspire Oak
1	Syringa reticulata	Japanese Tree Lilac
3	Taxodium distichum	Bald Cypress
	SHRUBS	
9	Aronia arbutifolia	Red Chokeberry
7	Aronia melanocarpa `Morton` TM	Black Chokeberry
13	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
13	Sambucus	Black Lace/Lemony Lace/Adams Elderberry
	GRASSES	
32	Panicum virgatum	Bold Panicum
22	Schizachyrium scoparium	Little Bluestem Grass



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #9 Action on Plan Commission Recommendations (MapleCrest):

- a. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "Medium-Density Residential", "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street).
- b. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street).
- c. Request by MapleCrest Country Club Inc, 9401 18th St,

Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street).

- d. Request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former MapleCrest Golf Course on the southwest corner of Highway H (88th Avenue) and L (18th Street).

BACKGROUND:

The MapleCrest Golf Course property has been on the market for a few years. Three separate developers tried to build a subdivision on the parcel, none were able to make the numbers work.

Home Path contacted the Village in December of 2024. They submitted a concept for a subdivision for the property that included a mix of single-family homes and multi-family. They would be the developers of the single-family lots. Their first concept was presented to the Plan Commission in February.

The documents in the packet reflect the changes presented to the June 3 Village Work Session. The necessary public hearing for the Land Use Plan Amendment and Rezoning were held

The Plan Commission recommended approval the Land Use Plan Amendment (4-0, Commissioner Boxx abstained). The rezoning was limited to only the single-family portion of the development and was recommended (4-0, Commissioner Boxx abstained). The Certified Survey Map was recommended (4-0, Commissioner Boxx abstained). The site plan review and exterior fenestration was recommended (4-1, Commissioner Boxx voted against).

The Plan Commission recommended larger setbacks.

Home Path updated its plans and changed the setbacks in the front yard to 30 ft for its smaller Pathway Homes and 25 on the Flagship Homes, which are larger.

A revised Site Plan shows the lots not meeting the 10,000 sq ft minimum.

PRIOR ACTION TAKEN:

This item was presented and reviewed at the June 3 Village Board Work Session. Trustees discussed approving the single-family portion of the project, but not rezoning the northwest corner of the site that is planned for multi-family residences. The motion below has been modified to reflect that request.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

During the June 3 Work Session, the Village attorney expressed concerns about approving the requests. The board could ask counsel to explain further.

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

- 9a *“Motion to approve request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "Medium-Density Residential", "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.”*
- 9b *“Motion to approve request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to PR-1 and R-5 Urban Single-Family Residential Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.*
 - 1. *Subject to review and approval by County Planning and Zoning;*
 - 2. *Subject to review and approval by Village Engineer;*
 - 3. *Subject to execution of a Developer’s Agreement between the Village of Somers and Home Path Financial.”*
- 9c *“Motion to approve request by MapleCrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of*

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- 1. Subject to review and approval by County Planning and Zoning;*
- 2. Subject to review and approval by Village Engineer;*
- 3. Execution of a Developer's Agreement between the Village of Somers and Home Path Financial."*

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- 1. Subject to review and approval by County Planning and Zoning;*
- 2. Subject to review and approval by Village Engineer;*
- 3. Subject to execution of a Developer's Agreement between the Village of Somers and Home Path Financial."*

ATTACHMENTS:

Home Path June 3 Presentation

Concept Engineering Plans

Minutes from the May 12 Plan Commission

Comprehensive Plan Amendment Application

Land Division Application

Home Path Financial



Who We Are

For over 30 years the President of Home Path Financial (HPF), Jeff Kleiner, has been discovering, buying, improving, renting, managing, and selling residential homes in the US.

We currently have the following divisions in our HPF Family of Companies:

- [Stepping Stone Homes, Inc](#) – New Construction Home Builder in Greater Milwaukee
- [Mark Winter Homes, LLC](#) – New Construction Home Builder in Fox Valley/Appleton
- [Home Path Land Management](#) – Residential Land Development
- [Home Path Remodeling, LLC](#) – Residential Remodeling
- [Home Path Property Management, LLC](#) – Property Management
- [Home Path Window & Doors, LLC](#) – Window & Door Installation
- [Home Path Investments](#) – Investor Driven Profit Center



Holdings



Single Family Parade of Homes Model Menomonie Falls, WI

Currently, HPF has 24 communities in various stages of development and/or home building. We focus on residential product lines of Single-Family, Single-Family Built-To-Rent (BTR's), Duplexes, Condos, and Multi-family 4 and 8 unit buildings. Beyond these projects, HPF owns and self manages approximately 600 rental units in the Wisconsin market.

Current Community Portfolio

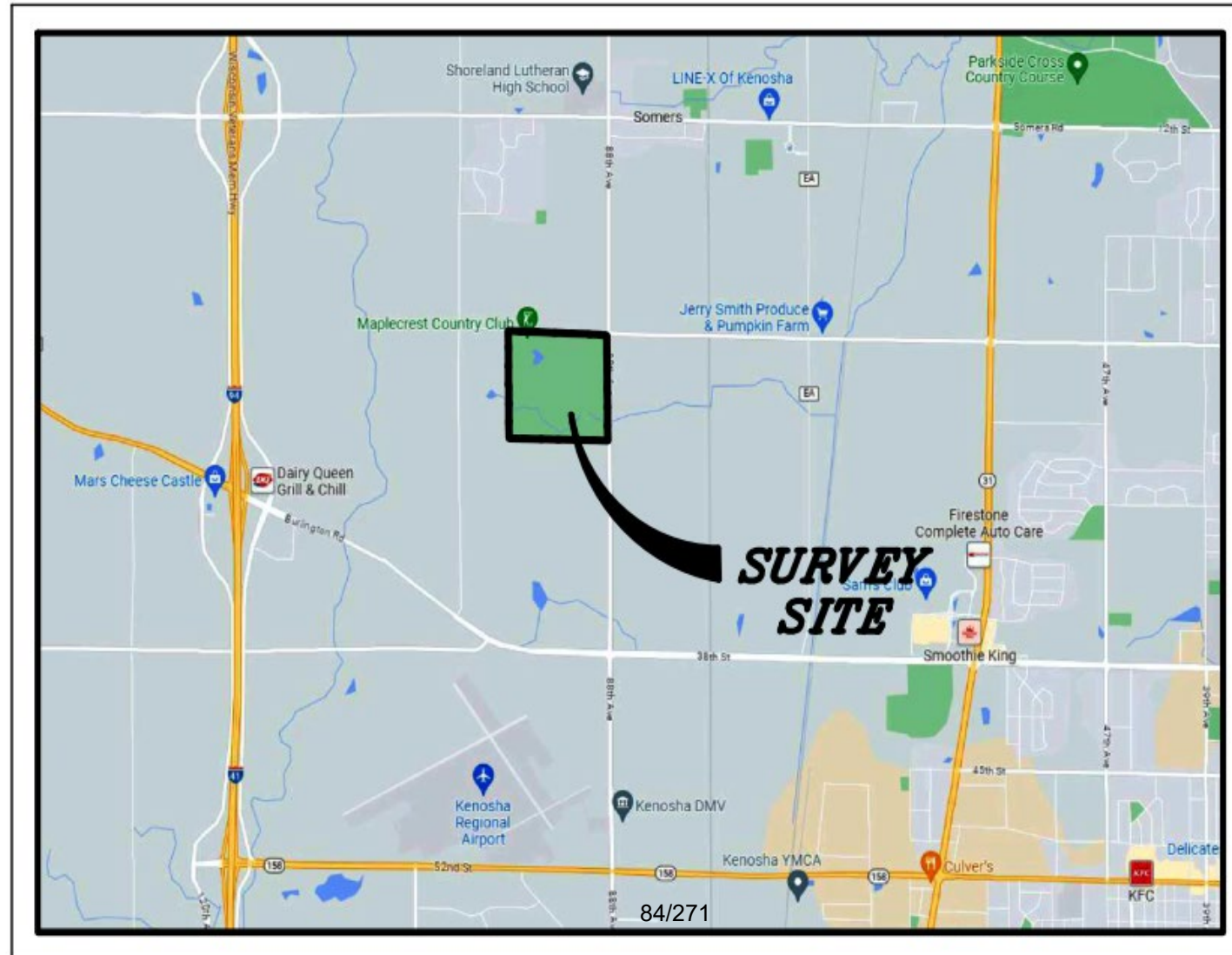
- Ancient Oaks, Sussex
- Ava Woods, Kenosha
- Canopy Hill, Union Grove
- Cobblestone Meadows, Muskego
- Edgewood Meadows, Mukwonago
- Edgewood Preserve, Menomonee Falls
- Harvest Creek, Hartford
- Heritage Park North, Germantown
- Hickorywood Farms, Oconomowoc
- Landings at Bain Station, Pl. Prairie
- Morning Meadows, Jackson
- Prairie Creek Ridge, Oconomowoc
- Prairie Pathways, Franksville
- Quiet Meadows, Johnson Creek
- Riverwoods, Kenosha
- Ryan Meadows, Franklin
- Seven Pines, Germantown
- Sommersfield, Menomonee Falls
- Summit at Bain Station, Pl. Prairie
- Tamarind, Menomonee Falls
- The Enclave at Waterford Landing, Waterford
- Villas at Morning Meadows, Jackson
- Western Hills West, Hartford
- Woodfield Trail, Franklin

Development

- Ava Woods, Kenosha – 18 single family lots
- Cobblestone Meadows, Muskego – 16 duplex condo lots/homes
- Edgewood Preserve, Menomonee Falls – 44 single family lots
- Heritage Park North, Germantown – 35 single family lots
- Morning Meadows, Jackson – 94 single family and duplex lots
- Riverwoods, Kenosha – 36 single family lots
- Sommersfield, Menomonee Falls - 29 single family lots
- Summit at Bain Station, Pl. Prairie - 18 duplex condo lots/homes
- Tamarind, Menomonee Falls – 130 single family lots
- The Enclave at Waterford Landing – Waterford - 25 single family lots
- Bain Station, Pleasant Prairie – 106 units of duplex and multifamily
- Harvest Creek, Hartford – 41 single family lots
- Fairway Meadows, Hartford – 101 single family lots



Subject Property



History

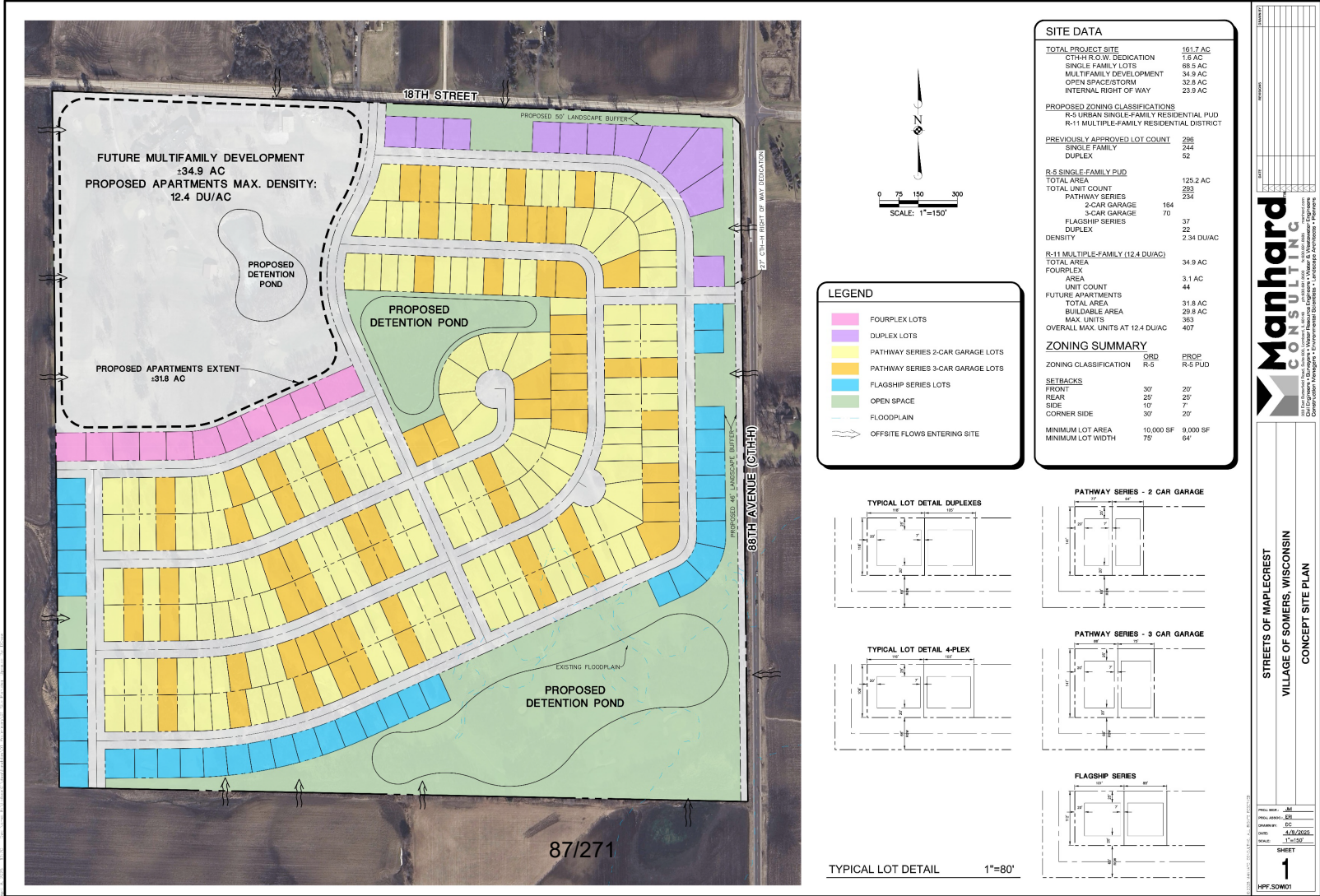
Spring of 2024 PC and CC unanimously approved;

- Re-zone from PR-1 to A-4 holding district with PUD for future R-5 SFD, and Comp Plan Amendment
- 276 SF and twin home units with 4.4 DU/AC density
- 443 apartment units with 13 DU/AC density
- 9,000 sf minimum SF lot size
- 14' total side separation (side yard setback to setback)
- 34% Open space w/MF site 85/271

Current Petition

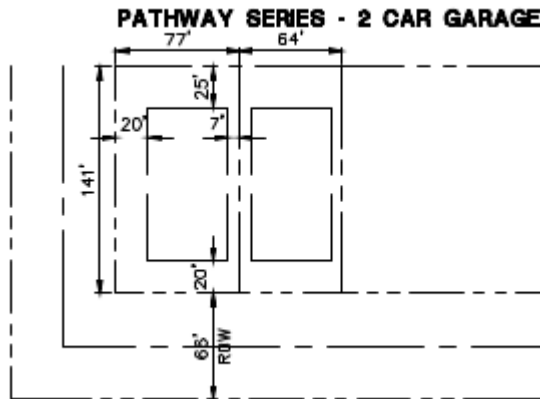
- Re-zone from PR-1 to R-5 and R-11(Multifamily portion only)
 - Planned Unit Development Overlay District over proposed R-5 portion of site
- Comprehensive Plan Map Amendment
 - Park and Recreational to Medium and High-Density Residential
- Proposed R-5 Single-Family PUD
 - 271 SF detached lots and 22 duplex units
 - 293 total units (2.34 DU/AC)
 - R-5 permits 4.4 DU/AC
 - 9,000 sf minimum SF lot size
 - 14' total side separation (side yard setback to setback)
- Targeting +/-250 Units on Multifamily portion of site
- 36% Open space w/MF site assumptions – 19% without

Site Plan - Amended Petition

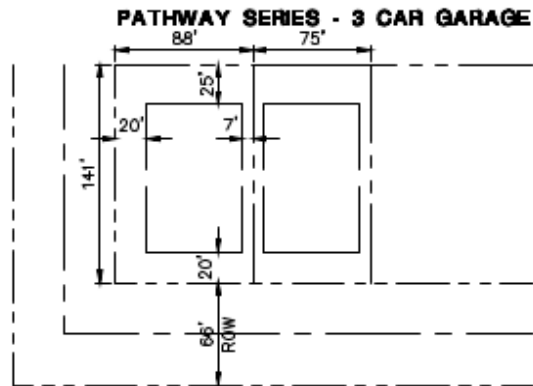


R-5 PUD Bulk Regulations per Amended Petition

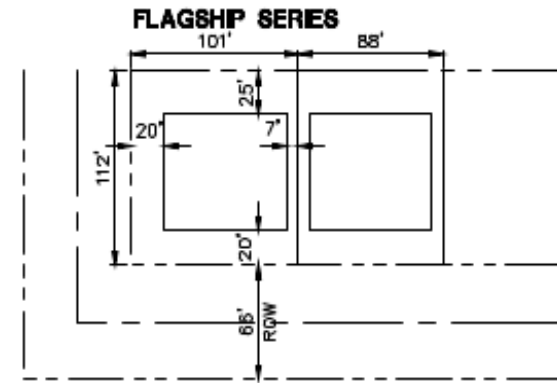
R-5 Bulk Regulations	R-5 Ordinance Requirement	Requested Departure
Minimum Lot Area	10,000 SF	9,000 SF
Minimum Lot Width	75'	64'
Front/Corner Side Yard	30'	20'
Interior Side Yard	10'	7'



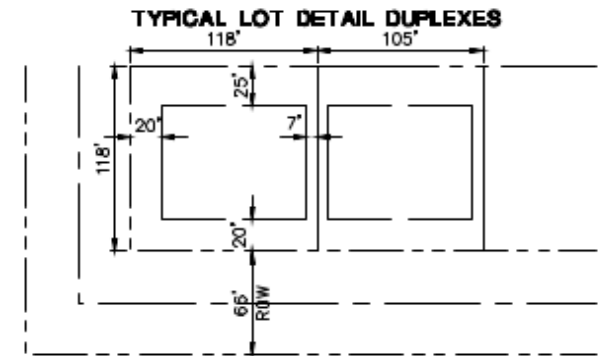
Min. Lot Size – 9,024 SF



Min. Lot Size – 10,575 SF



Min. Lot Size – 9,856 SF

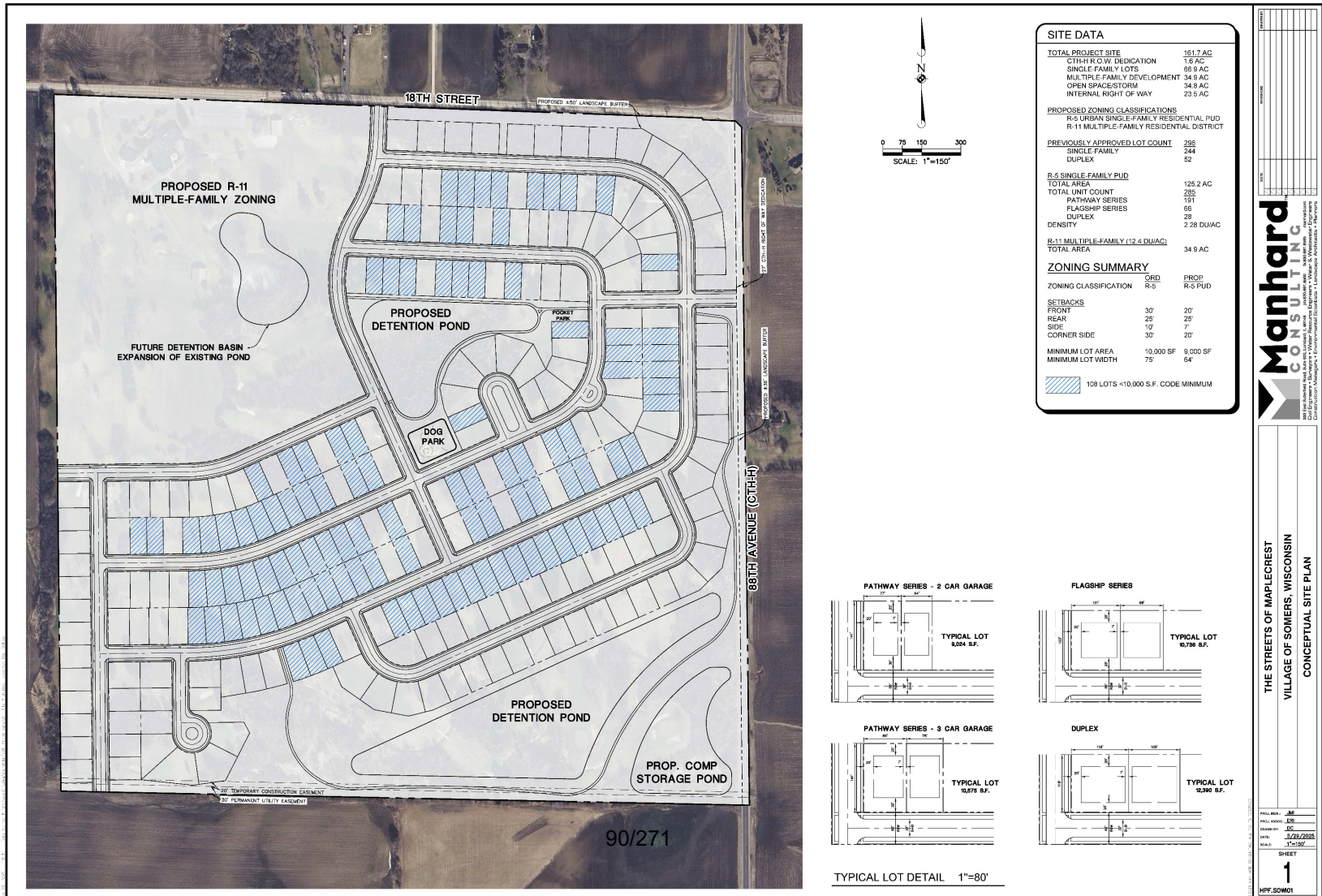


Min. Lot Size – 12,390 SF

Modifications Per Plan Commission

- **Site Plan Modifications – Per PC Feedback**
 - Reduction in lot count from 293 total units to 285 total units
 - Increased the front yard setbacks to 30' on 67% of lots - 191 Pathway Series
 - Increased the front yard setbacks to 25' on 23% of the lots – 66 Flagship Series
 - Include a condition with the 7' sideyard set back, providing for not less than a total of 17' between any two buildings
 - Current revision limits departure from 10,000sf lot size to only 38% of lots - 108 Pathway lots

Site Plan Revisions Per Plan Commission Feedback



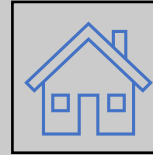
Alternate Concept Plan Presented at 05/12/25 PC



Home Product Offering – Current Plan



66 Flagship Single Family - Our estate plans command a higher price point due to its premium features and appeals to buyers seeking luxury amenities. Our flagship homes start at 1825 SF and go as large as 3000 SF. These homes include 2 or 3 car garages, full basements with plumbing rough-in, open concept living with spacious kitchens including large islands, separate mud rooms off garage entry and separate primary on suites with spacious walk-in closets.



191 Pathway Single Family - Priced competitively to appeal to first-time homebuyers or those looking for a more affordable option. Our Pathway plans start at 1450 SF and go as large as 2500 SF. These homes include a 2 car garage, basement, open concept living with spacious kitchens including islands, separate primary on suites and many other great amenities.



28 Ranch Villa Paired Homes – Side-by-side ranch-style villa homes with 1,500 to 1,600 square feet feature 2 spacious bedrooms, 2 bathrooms, and an attached two-car garage. Spacious kitchen comes w/ island and solid surface countertops, maple-stained cabinets, and LG Appliances.

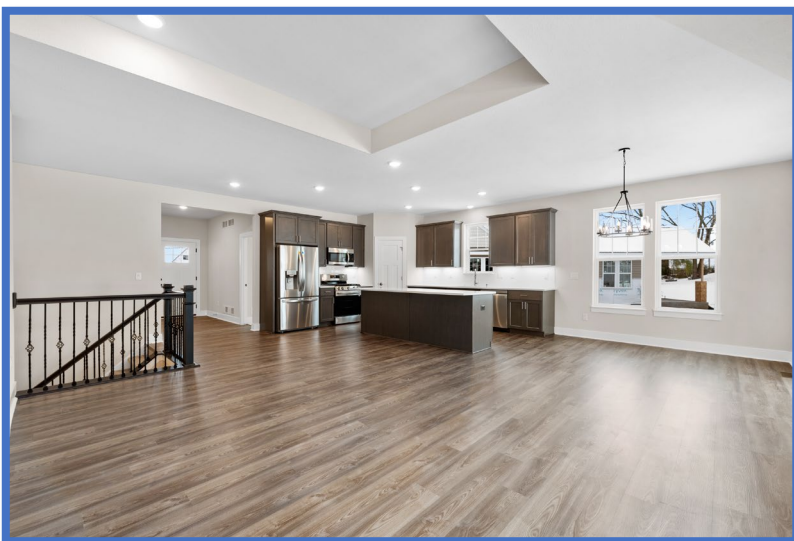
Single Family Detached - Flagship



Home Product Offering-Pathway



Home Product Offering-Ranch Villas



Exterior Pallets



ACCENT SIDING - SILVER GRAY
MAIN SIDING - SILVER GRAY
SHINGLES - HARVARD SLATE
SHUTTERS
STONE - WEATHERLEDGE PORTLAND SMOKE
GARAGE - DRIFTWOOD
WINDOWS
FRONT DOOR - IRON OAK
TRIM

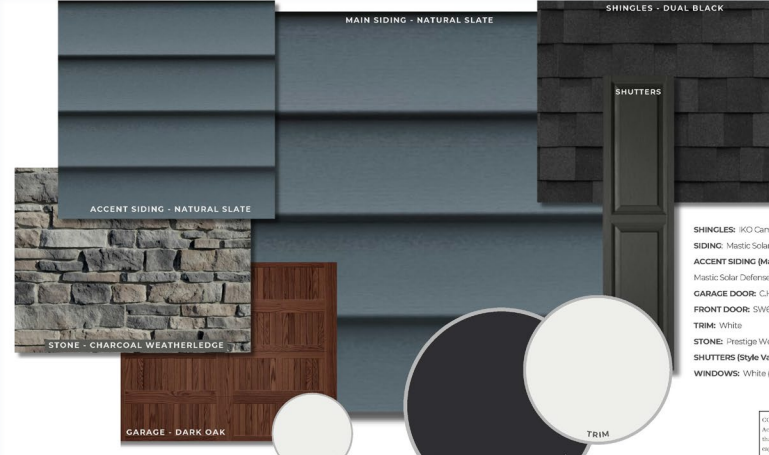
Options to be added:

- Wood Tone Garage

SHINGLES: IKO Cambridge Harvard Slate
SIDING: Mastic Ovation Silver Gray
ACCENT SIDING (NO VERTICALS): Mastic Ovation Silver Gray
GARAGE DOOR: CHL Driftwood
FRONT DOOR: SW7069 Iron Ore
TRIM: White
STONE: Prestige Weatherledge Portland Smoke
SHUTTERS (Style Varies Per Plan): Black
WINDOWS: White (All Elevations)
POSTS/PEDIMENTS (If Applicable): White (Match Trim)
SOFFIT/FASCIA/CUTTER: White
SERVICE DOOR (If Applicable): White (Match Trim)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every manufacturer has a different capability to display colors, get them printed slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately represents the true color of the product.

STEPPING STONE HOMES
CAMELLIA 2.0 - V
Job # 1000 0-00-000



ACCENT SIDING - NATURAL SLATE
MAIN SIDING - NATURAL SLATE
SHINGLES - DUAL BLACK
SHUTTERS
STONE - CHARCOAL WEATHERLEDGE
GARAGE - DARK OAK
WINDOWS
FRONT DOOR - TRICORN BLACK
TRIM

Options to be added:

- Solar Defense Siding & Accent Siding
- Wood Tone Garage

SHINGLES: IKO Cambridge Dual Black
SIDING: Mastic Solar Defense® Natural Slate
ACCENT SIDING (May Be Vertical - Per Plan): Mastic Solar Defense® Natural Slate
GARAGE DOOR: CHL Dark Oak *
FRONT DOOR: SW6258 Tricorn Black
TRIM: White
STONE: Prestige Weatherledge Charcoal
SHUTTERS (Style Varies Per Plan): Mastic Black
WINDOWS: White (All Elevations)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every manufacturer has a different capability to display colors, get them printed slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately represents the true color of the product.

STEPPING STONE HOMES
BLUE OAK
Job # 1000 0-00-000



ACCENT SIDING - VINTAGE DUBLIN
MAIN SIDING - VINTAGE DUBLIN
SHINGLES - DUAL BLACK
SHUTTERS
STONE - THIN VENEER BRICK WHITE ONYX
GARAGE - WHITE
WINDOWS
FRONT DOOR - IRON OAK
TRIM

Options to be added:

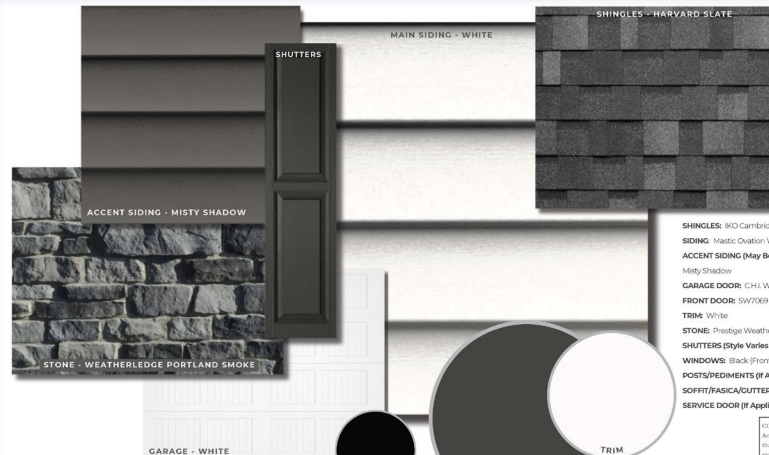
- Carvedwood Deep Siding

SHAKE NOT AVAILABLE

SHINGLES: IKO Dual Black
SIDING: Mastic Carvedwood® Vintage Dublin
ACCENT SIDING (May Be Vertical): Mastic Carvedwood® Vintage Dublin
GARAGE DOOR: CHL White
FRONT DOOR: SW7069 Iron Ore
TRIM: White
STONE: Prestige Thin Veneer Brick White Onyx
SHUTTERS (Style Varies Per Plan): Black
WINDOWS: White (All Elevations)
POSTS/PEDIMENTS (If Applicable): White (Match Trim)
SOFFIT/FASCIA/CUTTER: White
SERVICE DOOR (If Applicable): White (Match Trim)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every manufacturer has a different capability to display colors, get them printed slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately represents the true color of the product.

STEPPING STONE HOMES
VINTAGE DUBLIN - V
Job # 1000 0-00-000



ACCENT SIDING - MISTY SHADOW
MAIN SIDING - WHITE
SHINGLES - HARVARD SLATE
SHUTTERS
STONE - WEATHERLEDGE PORTLAND SMOKE
GARAGE - WHITE
WINDOWS
FRONT DOOR - IRON OAK
TRIM

Options to be added:

- Carvedwood Deep Accent Siding
- Vertical & Horizontal Only
- Shake is not an Upgrade
- Black Windows
- Front Elevation Only

SHINGLES: IKO Cambridge Harvard Slate
SIDING: Mastic Ovation White
ACCENT SIDING (May Be Vertical/Shake): Mastic Carvedwood® Misty Shadow
GARAGE DOOR: CHL White
FRONT DOOR: SW7069 Iron Ore
TRIM: White
STONE: Prestige Weatherledge Portland Smoke
SHUTTERS (Style Varies Per Plan): Black
WINDOWS: Black (Front Elevation Only)
POSTS/PEDIMENTS (If Applicable): White (Match Trim)
SOFFIT/FASCIA/CUTTER: White
SERVICE DOOR (If Applicable): White (Match Trim)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every manufacturer has a different capability to display colors, get them printed slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately represents the true color of the product.

STEPPING STONE HOMES
BIRCH - V
Job # 1000 0-00-000

Questions – R5 PUD



HOME PATH
REMODELING



HOME PATH
PROPERTY MANAGEMENT



STEPPING STONE
HOMES

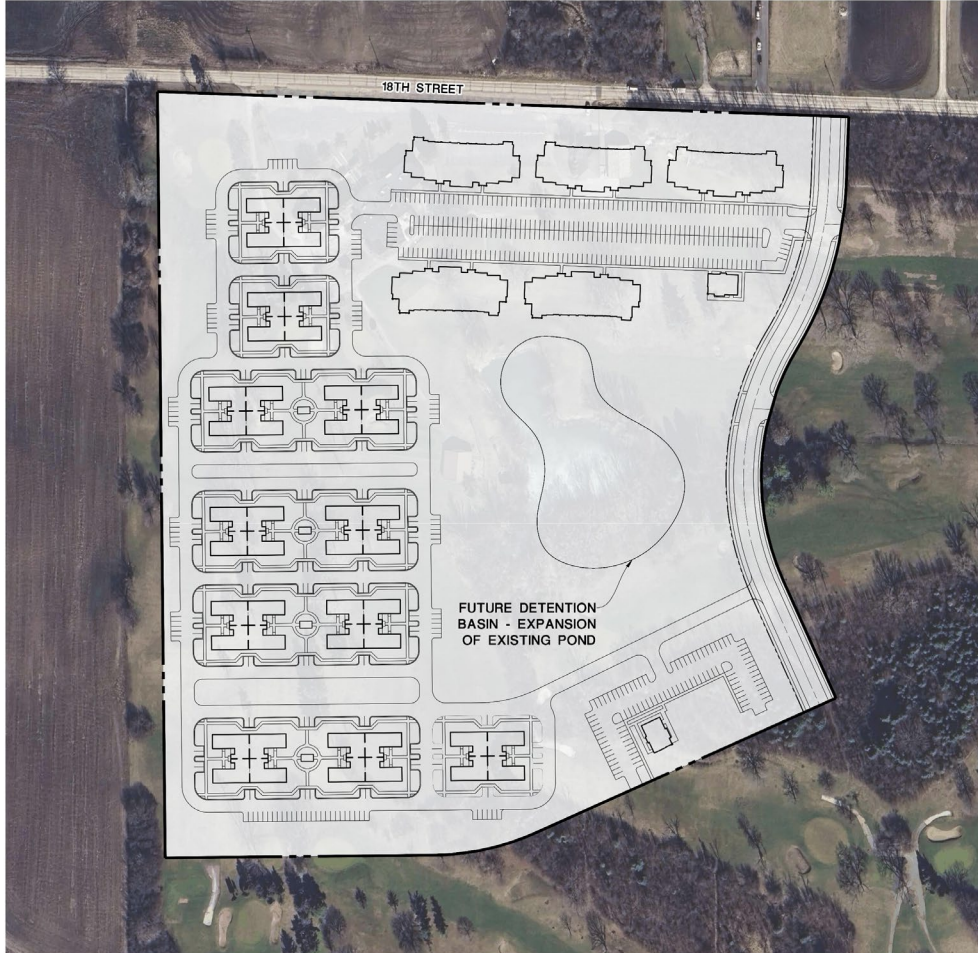


HOME PATH
WINDOWS AND DOORS

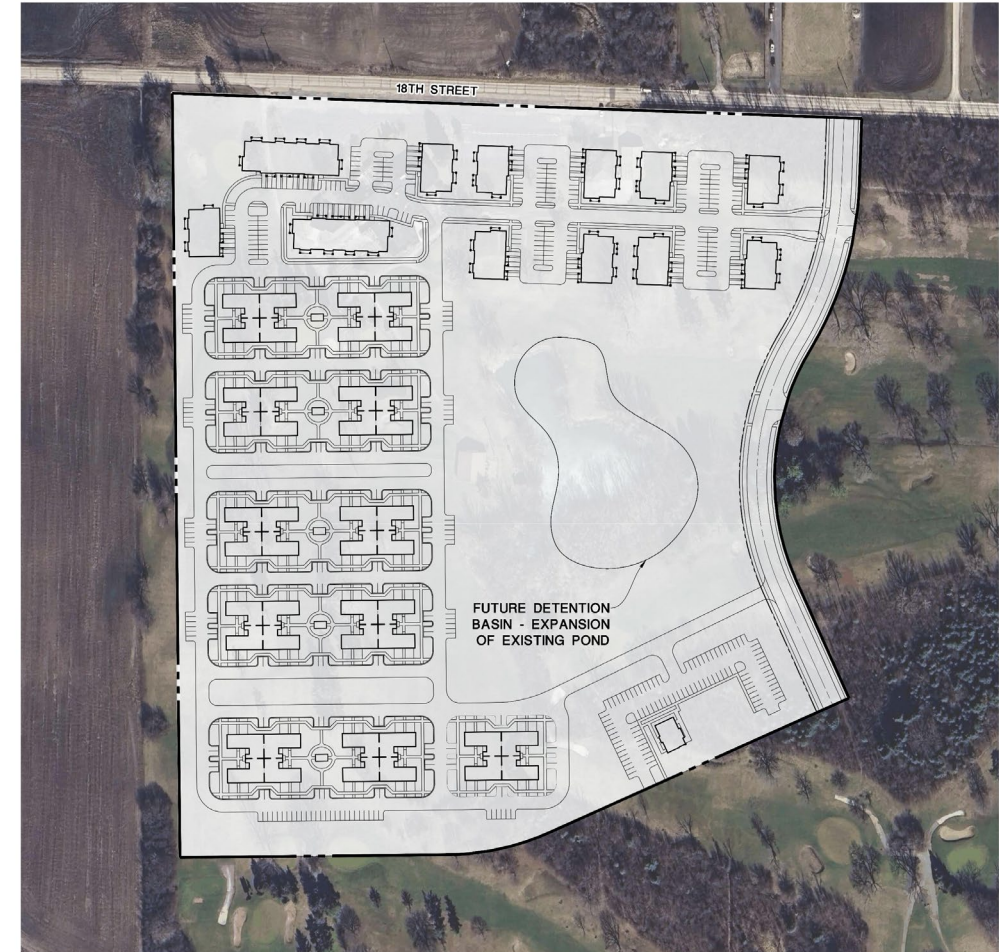
Multi Family Site and Product Discussion



MF Schematic Alternatives - Discussion



+/- 240 doors – 6.82DU/AC – Mix of 8-unit and 30-unit Blds.



+/- 210 doors – 5.96DU/AC – Mix of 8-unit and 16-unit Blds.

Multi Family Product - Concepts



8 Unit - Stacked
1,300sf to 1,800sf



8 and 16 Unit - Garden
700sf to 1,200sf



8 Unit - Urban
700sf to 1,200sf

Questions



HOME PATH
REMODELING



HOME PATH
PROPERTY MANAGEMENT



STEPPING STONE
HOMES

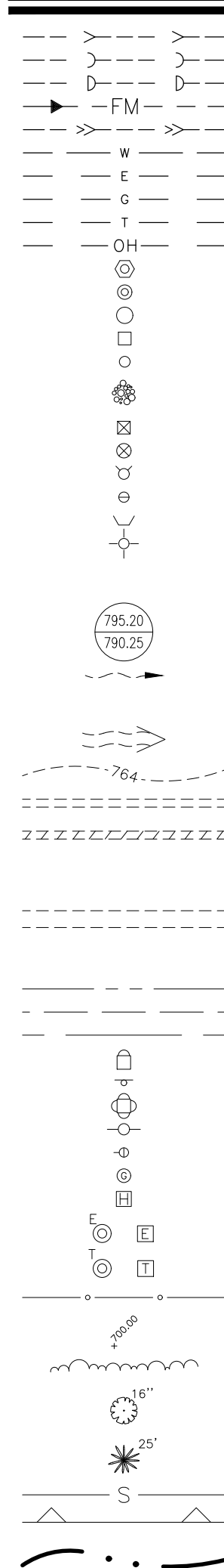


HOME PATH
WINDOWS AND DOORS

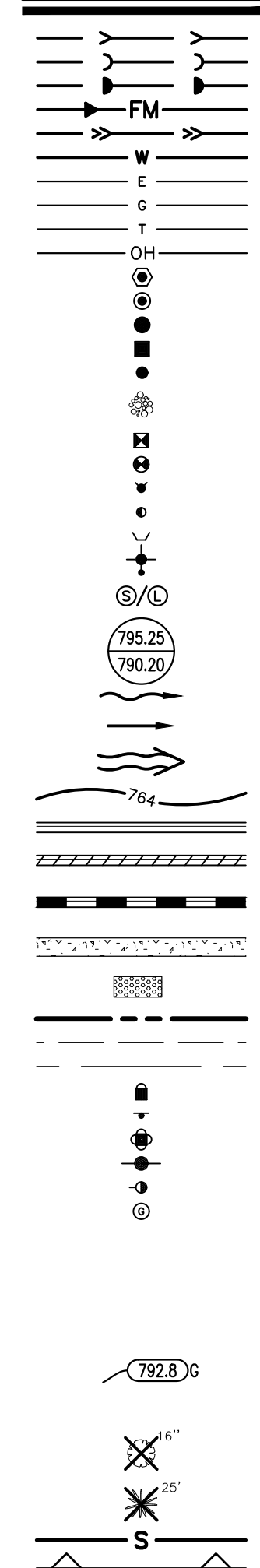
**Proposed Concept Improvements
for
SOMERS VILLAGE
AT THE
EAST CORNER OF 18TH STREET AND 8TH STREET
VILLAGE OF SOMERS, WISCONSIN**

STANDARD SYMBOLS

EXISTING



PROPOSED

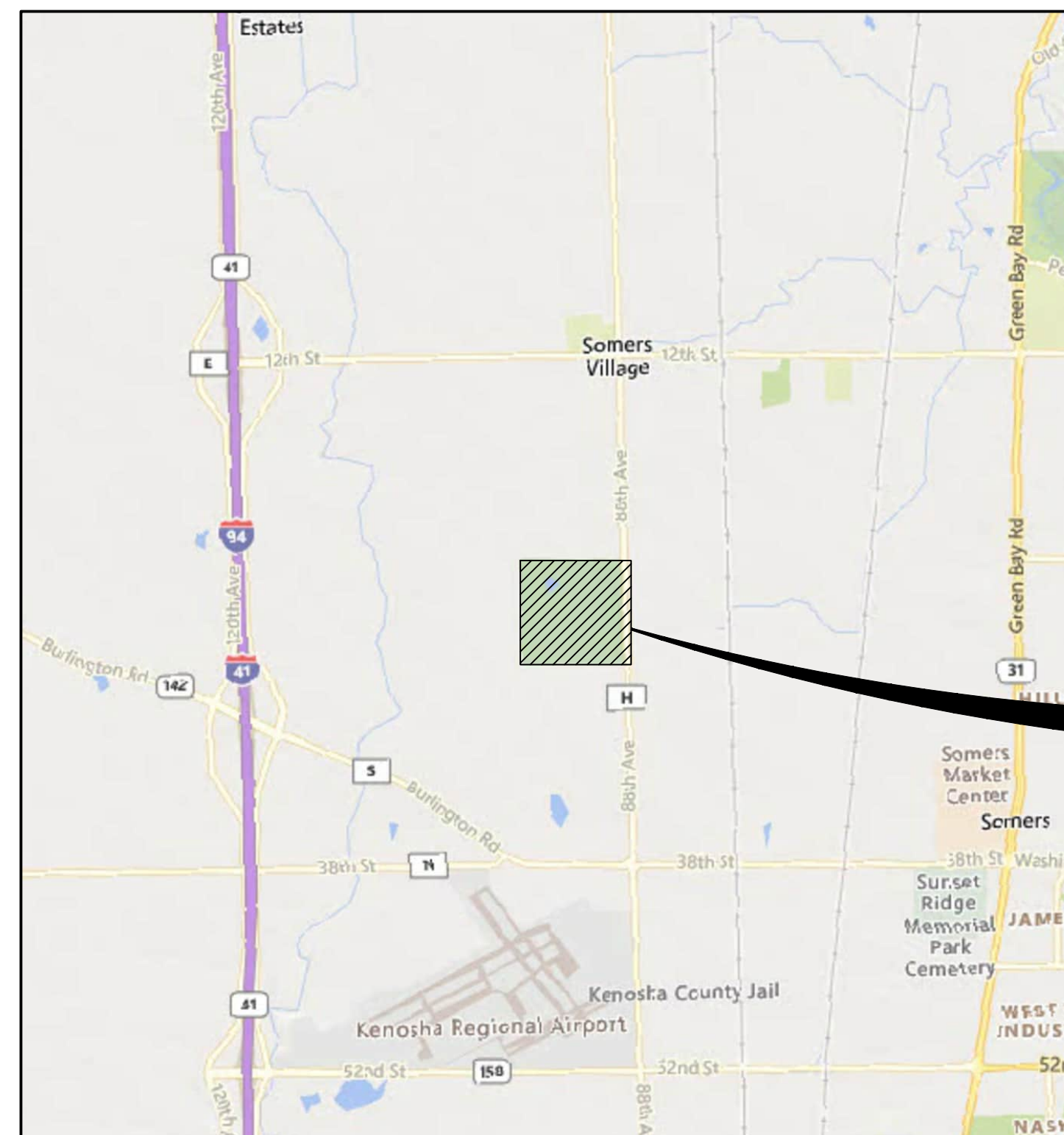


ABBREVIATIONS

ADJ.	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	F/M	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMEN'S AGGREGATE MIXTURE	C/F	GRADE OF FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HW	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HW	HIGH WATER LEVEL	SF	SQUARE FOOT
B=BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX	MAXIMUM	STD	STANDARD
C	CENTERLINE	MAILBOX	MAILBOX	SW	SIDEWALK
CHIP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TYPE A
CONC.	CONCRETE	NW	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/W	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PG	PROFILE GRADE LINE	TK	TOP OF KYLE
DIM.	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	PL	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VERTIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F.F.	FACE TO FACE	P	PAVEMENT		
F.F.F.	FLARED END FINISHED	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
F	FLARED END	R	RADIUS		

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	MASTER OVERALL SITE PLAN
3	OVERALL UTILITY PLAN
4	GRADING AND STORM SEWER PLAN - A
5	GRADING AND STORM SEWER PLAN - B
6	SANITARY AND WATERMAIN PLAN - A
7	SANITARY AND WATERMAIN PLAN - B
8	OFFSITE STORM WATER DRAINAGE



LOCATION MAP

N.T.S.

CLIENT:	HOME PATH FINANCIAL, LIMITED PARTNERSHIP
ADDRESS:	19435 W. CAPITOL DRIVE SUITE 104
CITY:	BROOKFIELD, WI 53045
CONTACT:	KEN FRANK
PHONE:	(262) 328-4939

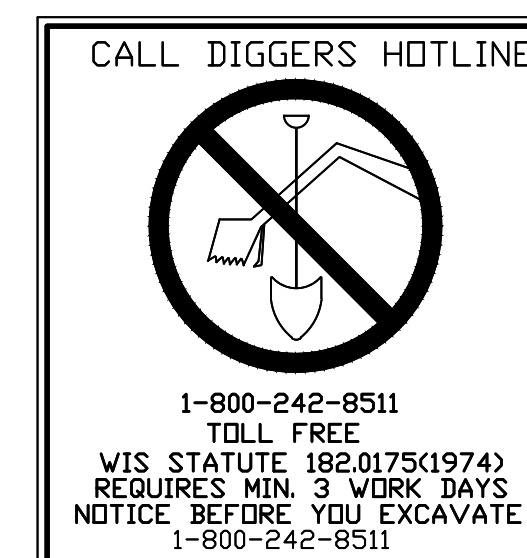
NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A KENOSHA COUNTY GIS DATA. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.



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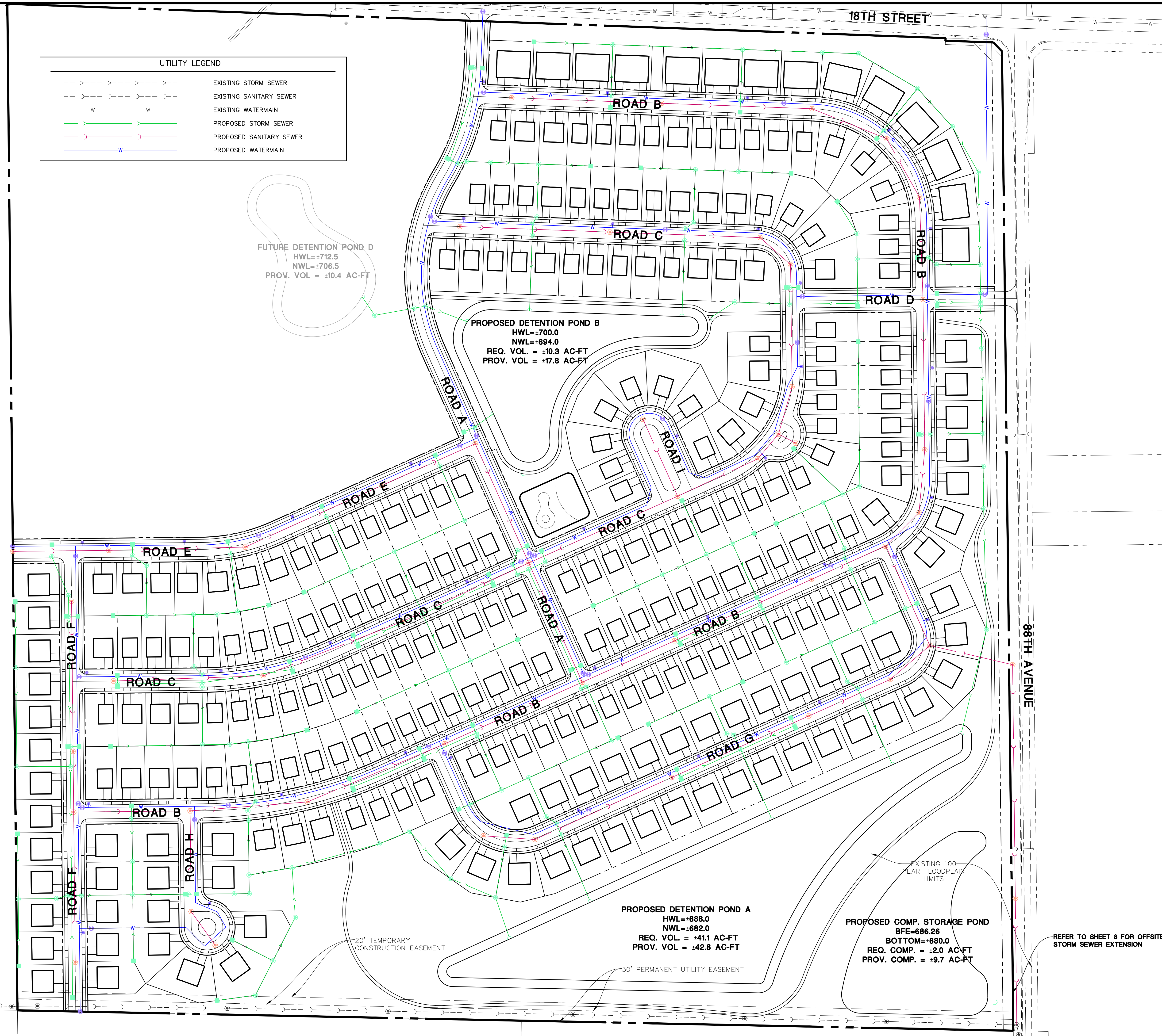
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

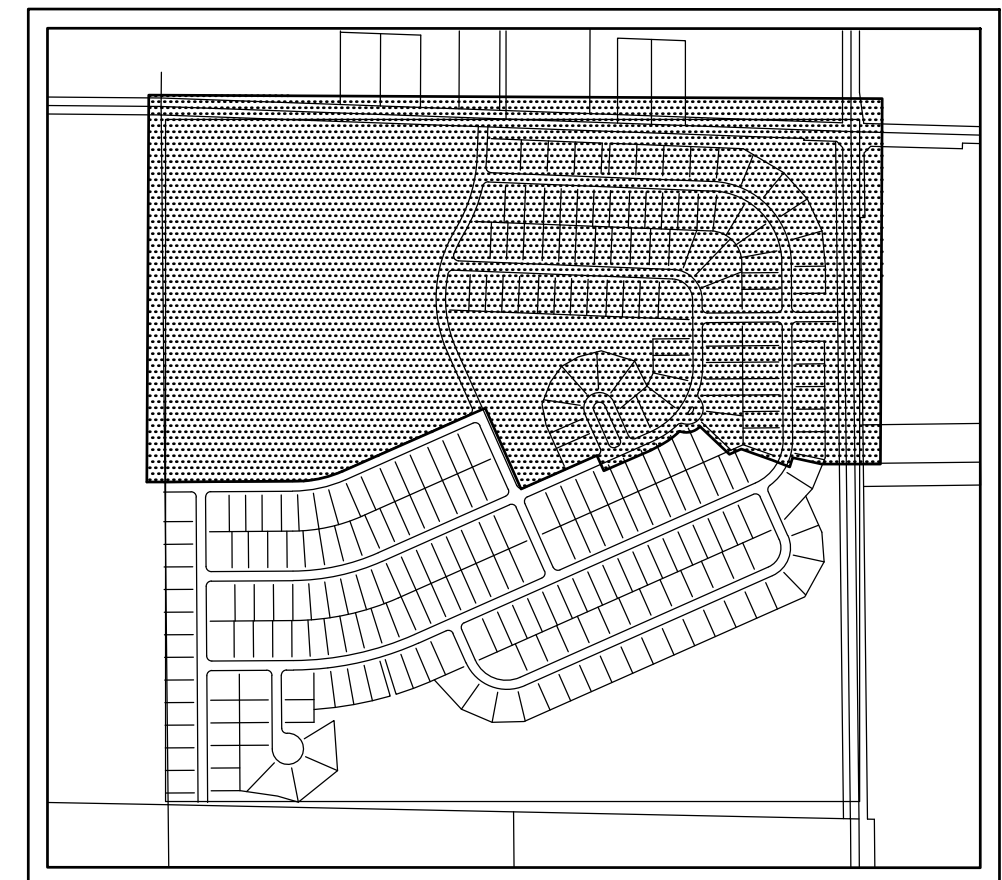
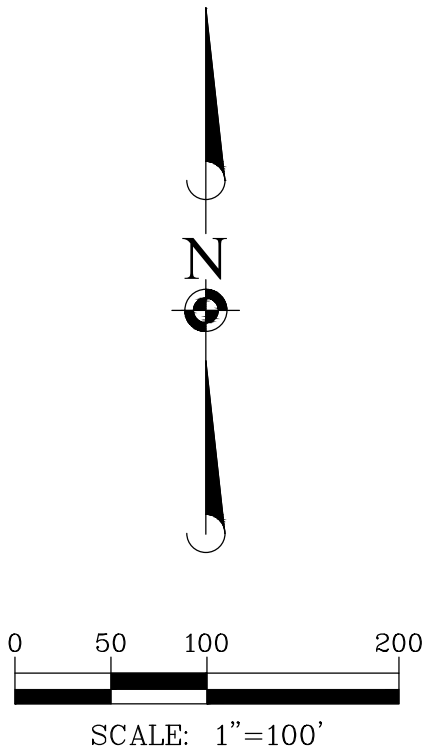


UTILITY CONTACTS	
ELECTRIC	WATER
WE ENERGIES PO BOX 2046 MILWAUKEE, WISCONSIN 53201 (800) 242-9137	VILLAGE OF SOMERS 7511 12TH STREET KENOSHA, WISCONSIN 53144 (262)859-2822
GAS	SEWER
WE ENERGIES PO BOX 2046 MILWAUKEE, WISCONSIN 53201 (800) 242-9137	VILLAGE OF SOMERS 7511 12TH STREET KENOSHA, WISCONSIN 53144 (262)859-2822

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.





[illegible]

STREETS OF MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

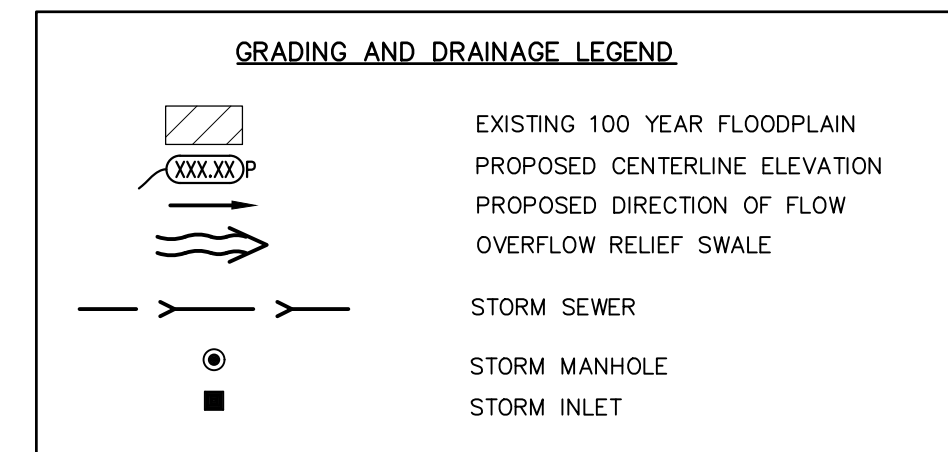
GRADING AND STORM SEWER PLAN - A

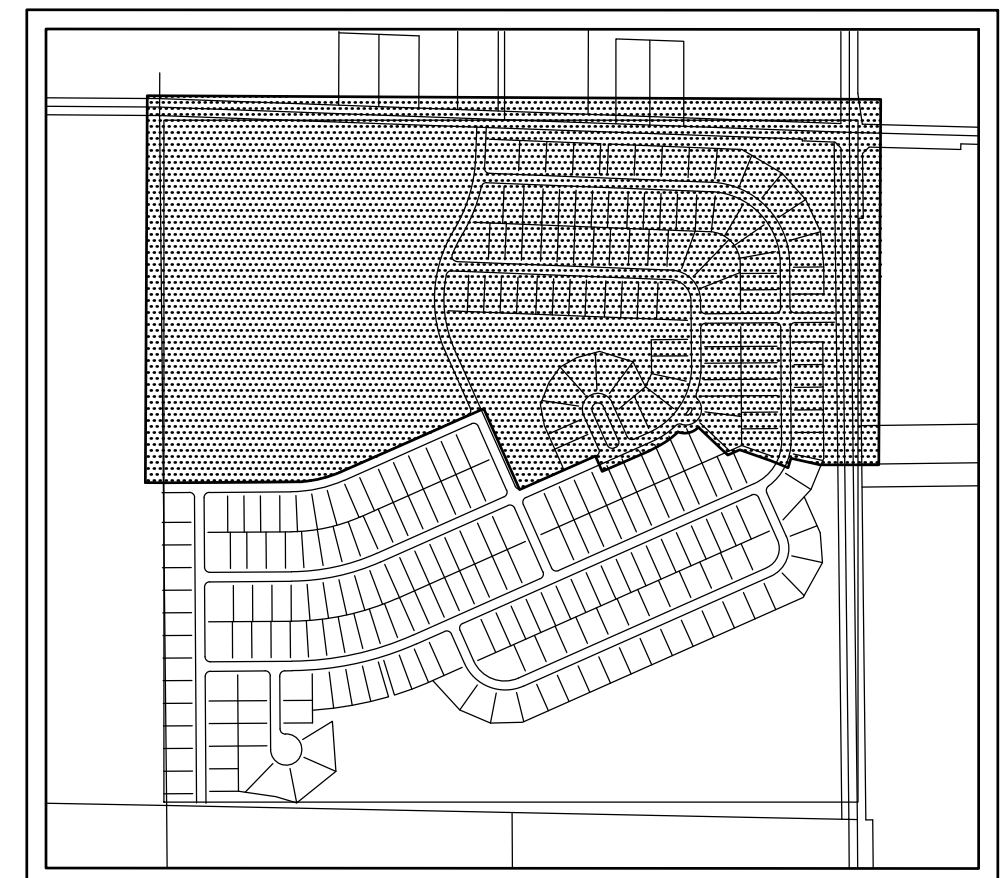
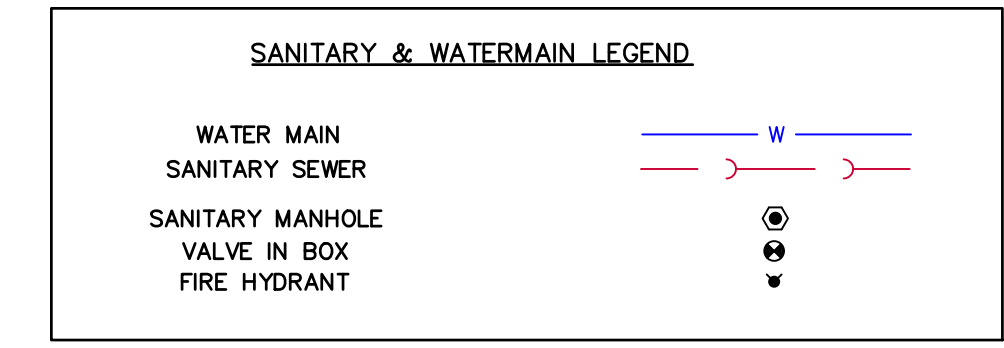
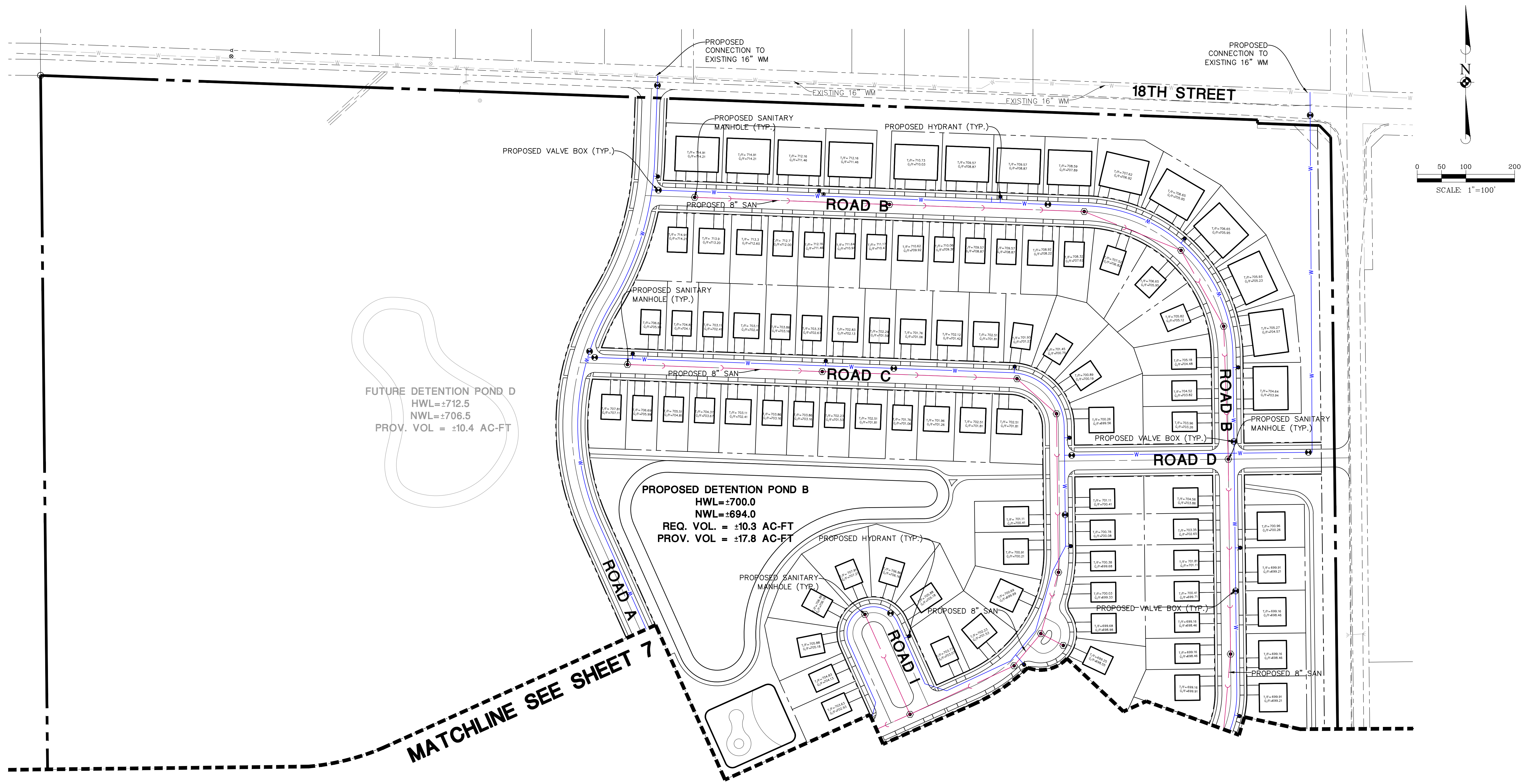
PROJ. MGR.: JMI
PROJ. ASSOC.: ZJW
DRAWN BY: CJM
DATE: 05/29/2025
SCALE: 1"=100'

SHEET

4 OF 8

HFPSOW01





KEY MAP

[illegible]

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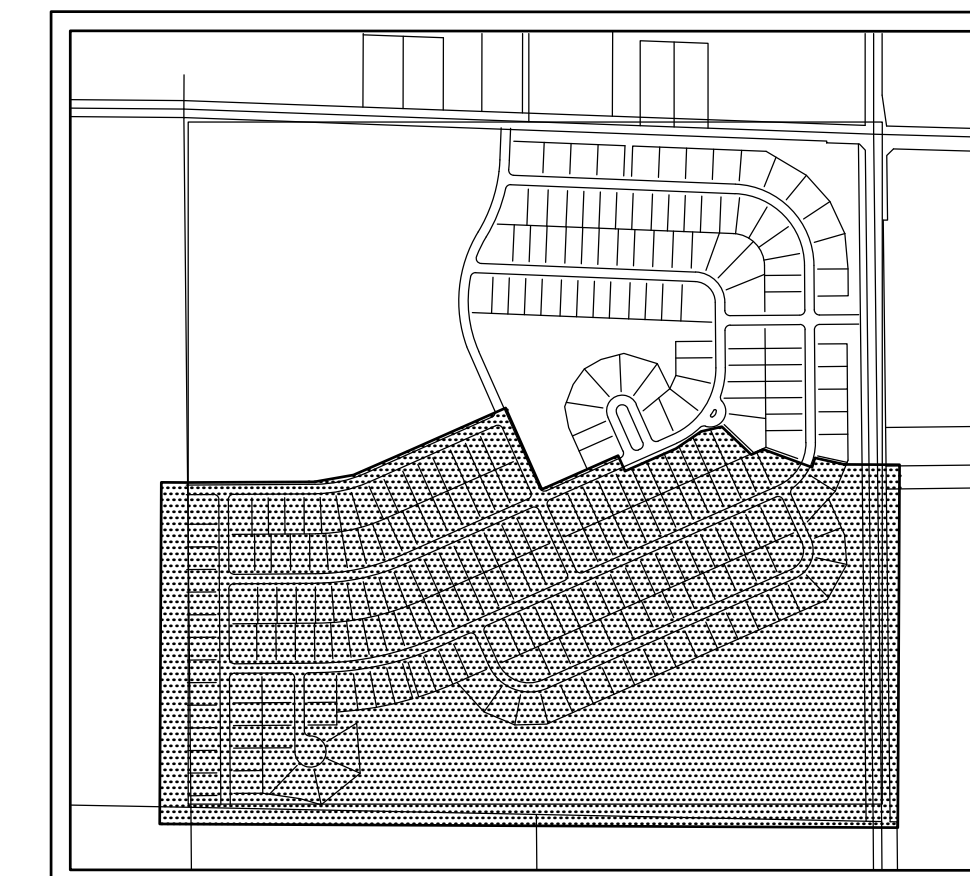
**STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
SANITARY AND WATERMAIN PLAN - A**

PROJ. MGR.:	JMI
PROJ. ASSOC.:	ZJW
DRAWN BY:	CJM
DATE:	05/29/2025
SCALE:	1"=100'

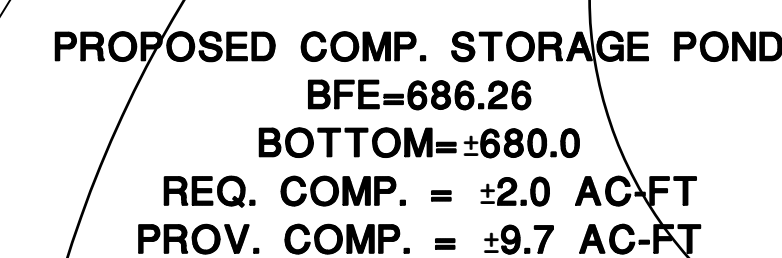
SHEET

6 OF 8

HFPSOWI01



A north arrow pointing upwards, labeled 'N' at the center. Below the arrow is a graphic scale bar with markings at 0, 50, 100, and 200 feet. The text 'SCALE: 1"=100\'' is printed below the scale bar.



88TH AVENUE

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers

PROJ. MGR.:	<u>JMI</u>
PROJ. ASSOC.:	<u>ZJW</u>
DRAWN BY:	<u>CJM</u>
DATE:	<u>05/29/2023</u>
SCALE:	<u>1"=100'</u>

SHEET

7
OF
8

HFPSOW01



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
May 12, 2025**

1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**

Absent:

- Commissioner Gregg **Thompson**
- Alternate Pat Juliana
- Commissioner Jerry **Romanowski**

Staff present in person: Assistant Administrator Kevin Poirier, Deputy Clerk Treasure Eugenia Lara, Chief Ben Anderson
Village Trustees: Ben Harbach, Jackie Nelson, Joe Smith
Kenosha County Planners: Andy Buehler
Others: Gregg Sinnen, Luke Zoning, Brett Engineer

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of March 10, 2025 Meeting

Commissioner Donald Boxx moved to approve to the minutes.
Seconded by Commissioner Troy Steege.
Motion carried. 5-0 vote.

4. Correspondence

None

5. **Citizen Comments**

None

6. **Discussion and Action on Changing the mode of delivery documents to Plan Commissioners to e-delivery only and recommending that the Village Board update Ordinances accordingly.**

Admin Assistant Poirier requesting the change of delivery of documents to Plan Commissioners. It takes a significant amount of time from staff.

Commissioner Donald Boxx asked what the Trustees are doing.

Admin Assistant Poirier stated that the Trustees do online.

Commissioner Troy Steege is okay with online documents to be sent through email.

Commissioner Michael Deluca is not in favor of having to print out documents.

Chairman George Stoner mentioned that if someone would like a copy of packet to contact Kevin and he will make sure to get the information out to who would like a hard copy.

7. **FEMA Maps**

Public Hearing and Action on proposed Village Resolution regarding FEMA's recent Letter of Map Revision and proposed Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of Code of Ordinance of the Village of Somers Relating to the Official Map and Revisions.

Commissioner Donald Boxx motion to accept FEMA letter of Map Revision.
Seconded by Commissioner Troy Steege
Motion carried 5-0 vote.

Chairman George Stoner mentioned FEMA went through entire area and revised flood plain. If anyone would like to see this Admin Assistant Kevin could give you a copy.

8. **Rezoning**

Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142(Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **rezoning** from R-9 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-5 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the

property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).

Commissioner Donald Boxx moved to motion for rezoning.
Seconded by Commissioner Troy Steege
Motion carried. 5-0 vote.

S.R. Mills Bear Development, not much of a change, other than importing some dirt converted into single family homes. Had some two-family homes but had some purchase ground water issues and ducts can only do slab on grade. Mitigated that as best as we can. I still have some engineering work from Prelim to final. Assuming we can get to the prelim Plat. I appreciate the staff efforts to move forward thank you.

9. Preliminary Plat (land division)

Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC. 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **preliminary plat** (dated March 20, 2025, and prepared by John P. Konopacki of Pinnacle Engineering Group), on Tax Parcel #'s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).

Commissioner Donald Boxx motion to approve the Preliminary Plat and Rezoning.
Seconded by Commissioner Michael DeLuca
Motion carried. 5-0 vote.

S.R. Mills gave handouts on what homes could look like, not exactly. Homes that have been constructed in the last 24-36 months in Paddock Lake, Union Grove and Pleasant Prairie. Lot house packages prices jump 13,500 sq ft and 83ft wide to 3 car garages. It's a step up from Paddock Lake and Salem ranging from 525,000-700,000. We can do any house plan. This has been a long time since Somers single family with basements.

Commissioner Donald Box had a question regarding the exterior finishes.

S. R. Mills 15% stone/brick in front and high-grade vinyl and many people like the variety of vinyl packages. Pictures that you have in front of you will be similar to the homes that will be built.

Commissioner Donald Boxx questioned the elevation change, what looks like a mountain of fill that was brought in and what will be the increase.

S.R. Mills dirt fill would be spread out and not be so dramatic as it is currently, and the elevation would be 3-4ft on average. We had a water table issue on a 1/3 of this site about 6ft, and by pushing back a little. We can pull it out of the water table so we can do full basements.

Chairman George Stoner there were water issues in that area because Hawthorne put apartments there, they were unable to do basements because of that.

Daniel Szczap of Willow Creek the water issues or soil issues NE is on SW.

Commissioner Donald Boxx, it's refreshing not to have to consider PUD in subdivision finally.

Commissioner Troy Steege as far as zoning everything complies. It is a great package excited for the single-family homes.

Commissioner Michael DeLuca everything is good, and we need Single family homes.

Chairman Stoner mentioned the only concerns that he has is all utilities will be on back of homes not in the front. That is what is asked of all homes with a 10ft walking path of gravel along sewer. The Vision of the Village Hwy E from 31st St by Walmart and some point in time that is where sewer goes. Requirement of all subdivisions. People can stay off Green Bay Road and other road that connects. It only makes sense and if we can work that it would be great.

S.R Mills mentioned this shouldn't be a problem, but some homeowners may complain but understand. We may have a little push back from the owners for having a path in their backyard. You have an easement for the sewer which makes sense.

Chairman George Stoner a 50ft easement. If you have a problem with, WE Energies have them, come and talk to me at the Village and we will set up a meeting at the Village Hall.

S.R. Mills we may have to render it a little bit due we have some PC and Wetlands and things, but we can figure it out.

Chairman George Stoner mentioned S.R we have had a phenomenal relationship so far and I am really excited for this subdivision.

S.R. Mills great so are we.

Chairman George mentioned that the board as well is very receptive of things but may have some concerns in certain areas, but it is 100% better than what we have seen at first. Not that it was better, but we took the duplexes away and now have single family homes and there is a big need for that. I have visited two subdivisions that were single family homes. As soon as those have gone up, they are gone. There is a need for that. I appreciate all you have done and the partnership with the Village. I hope it continues, and I know it will.

S.R. Mills mentioned like wise.

10. Comprehensive Plan Amendment

Public hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Park and Recreational”, “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved “ on Tax Parcel #82-4-222-201-0100, located in located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Ken Frank- 1435 W. Capitol Drive, Brookfield, WI of Home Path Financial we are asking for three things.

1. Revision (Comp Plan & Revision from the Park Recreation to Medium density residential and High residential)
2. CSM Land Division to 4 lots
3. Change to current PR-1 zoning current land division to R5 zoning and R11 zoning for a multi-family section or piece with PUD overlay

The existing site is 161 acres formally Maple Crest Golf Club, located SW corner of Hwy H and 18th Street 2 acres low grade wetland and existing 1 acre pond on site will remain. 4 buildings that will be removed from some scattered low quality wooded areas that will be impacted. In the final land plan, it will shake out. History on site it has been brought to the Village in the past several years. Last proposal last spring of 2024 was voted to approve by the Village and Plan Commission. Generally, in conformance to that overall density 4.4 unit to acre. 230 single-family detached homes, 46 twin homes, 276 residential lots in total. The multi-family that proposed 443 apartment units had variation with PUD 9000sq ft lots 14ft total side yard separation 5 & 9 ft. The open space was approximately 34%. So, what we are bringing forth to you tonight is generally in conformance to that some differences but for the most part is consistent to that. What is on the screen is an early version.w23

Admin Assistant Kevin Poirier mentioned that what was being viewed has not been seen by the Village Board and believe they will like it.

Ken Frank mentioned he has been around for 30 years and have multiple divisions. We are currently building in Somers as well as numerous other sites. 24 communities around southeast are of Wisconsin, those are some of the communities we are in. Some of the developments we are in doing from dirt through vertical. Prior proposal from PR-1 to and 8 4 holding 276 single-family and 443 apartments. What we are proposing is rezoning PR-1 to R5 and R-11 with PUD overlay. We are asking for 4 deviations with an overlay. Minimum lot size 9,000 from 10,000 ft. We are dropping 1000 sq ft. 75ft frontage to go to

64ft and asking for front yard setbacks to go from 30ft to 20ft. The last variance we are to go to 7ft side yard totaling the 14. Which was approved from the prior project. We do have a foot of slop in those setbacks for the larger product. For our product it will effectively be 16ft. between buildings. We just like to have a little bit of wiggle room for layout extra for errors or mistakes that might occur. The other part with the setbacks there were some discussions earlier concerned with the 7ft, and I did include as exhibits and back part of presentation there are only two instances that they would come close to 16ft separation between buildings. One if the building was built in 3 consecutive lots. Which we wouldn't do just doesn't make sense. To build the same unit next to each other. It's really to accommodate the much larger product on part of site rather than having to restrict it to a certain percentage of lots. That ask on deviations.

We came up with a plan and this was submitted 60 days ago that is in your packet so we can discuss to be on today's agenda. We have been working with the Village to come up with a better plan. Zoning and variances have not changed. Everything asking tonight is the same. Regardless, land plan is preferable all the things being asked and act on tonight will remain. None of that has changed. Eric will be go over more of site but this is currently what we have honed in on with staff and others in the Village. We think it is a better plan. There are fewer single-family units on it we laid out a general concept of the multi-family site. Right now the multi-family site we are at 250 units versus the 443 that was originally planned for that. We are asking for R11 zoning on there, which would allow 400. We are not a multi-family developer. We will build 8-unit buildings that cluster buildings on the screen. 88 of those we will build. We would build roughly 150 common entry buildings. Asking for R11 to leave options open for a multi-family developer. We don't build that product. We want to market to those folks. Would like to move this alternate plan into workshop.

Eric Issacs project manager of Manhart Consultants. Trying to tweak the prior plans. The lighter color yellow lots interior those will be the Pathway series that is being offered those are the smaller of the lots but there is a mix of 2-3 cars shown. The Orange in color are the Flagship series that are found on the perimeter South a little on East and Southwest of the area are the bigger models. Duplexes remaining on the Northend. The multifamily portion is just a conceptional layout that can prove out what is possible. What could be there and its function amongst the single portion on the site. On the interior sidewalks along all right ways and showing a path currently navigating from current access point off 18th street and 88th South binds around wetland and ponds and backs interior to site and connecting back into the network . Realistically people can walk quite a way as far as they would like to walk. Interior on the site and beneath the proposed retention pond currently proposed a dog park there. Which is connected by a trail, also navigating around the pond and getting people from East to West and North to South are all taken care of by the paths. There is a proposed club house for the single-family portion of the site and a clubhouse for the multifamily to have their own. Landscaping that was added is a conceptional landscaping but a realistic of potentially be there adding tree and shrubs and making landscaping layout pop. Landscaping islands in the center. On the rear yards of all Pathway series a lot of green and open yards will be big.

Ken Frank regarding product. 37 Flagship products around perimeter better known as the premium lots 2,000 to 3,000 sq ft. 234 Pathway single-family 1450sq ft and 22 Ranch Villas duplex 1600 sq ft all with garages.

Chairman George Stoner asked the lot sizes along if all had garages.

Eva Fryer – Stepping Stone Homes, Division President all have garages and the biggest of the buildings are the Flagship series at 2,000 to 3,000 sq ft.

Ken Frank mentioned this revised land plan. One of the ways we have made it work is to get rid of the 4 Plexes that the unit that looks like a long town home with all the garage doors. We introduced as part of the multi-family this stacked 4 unit building which we call and 8 plex. We are currently building that one and show you a few elevations, all single-entry units garages, that is what we are looking at for the multi-family site. We don't build the bigger building but guess that you probably in the range of 150-200 of the total units for multi-family site. Probably about 150 for the bigger buildings. Again, I want to leave that zoning somewhat flexible so we can have those types of buildings some flexibility.

Chairman George Stoner I like the look of those 8 units, and I understand that. The units that are on the other side. The right-hand side up at the top. Apartment building George likes everything but the cluster in corner not a friend.

Ken Frank mentioned those are the common hallway building duplexes. Common entry buildings are like an apartment. We are not building those. We would be building 8 plexes and the single-family detached products. This is just to prove out what a multi-family site would look like. It is well below the R-11, which allows 450 units in there we are considerably below that.

Chairman George Stoner I personally like the whole layout except that one section and have a big concern. I can envision what it looks like, but I am not a friend of that. If it was more of the 8 units that is more attractive to me, and I understand the philosophy that you must have on that. I am not in propionate to the long hallways in between.

Ken Frank we can work on these on the workshop level we are just asking for the zoning and comp plan overlay and PUD.

Chairman George Stoner had the same concerns as Chris Interim Administrator and Andy in planning and zoning is out there now. We usually don't pre zone anything until we see the product.

Andy B planning from Kenosha County we would not rezone without knowing product. Just seen today not saying that it would not be good for the Village. Once zoning is granted it been granted. Zoning is the biggest card what will be built there.

Chairman George Stoner if given zoning forgets the blank area the 8 units would go there. What was presented is that they can't change and put high rises because it falls in zoning.

Andy B planning That area is not a plat so what you see is what you are going to get. Once R11 is there the density could be utilized from low end that they are proposing to a high end as it was mentioned and in previous developers and anything in between. Up for everyone to discuss. Even with last proposals worked with using PUD overlay for entire property to allow for flexibility and in the future areas that were not being developed. Which in this case was flip flopped The residential areas but then we were not going to zone those areas those would be left for A4 because we did not know enough about them. That is just the recommendations to the Plan Commission and up to you to decide.

Commission Troy Steege would be in position to qualify how we would look at this. Potentially we would be acting on zoning or looking at a plan only for the single family duplex by keeping the zoning for the upper west corner as is right now until there is a plan on how everything is going to be developed.

Andy B, that is correct, that is how we would recommend that.

Commissioner Michael DeLuca, for lack of experience and all technicalities would a conditional use permit in that section limit what would could be done and control what could be built?

Andy B, a conditional use, is not a part a village code for multi-family. In some communities but not the Village Avenue. But it could be if it was available.

Chairman George Stoner protect the Village we could zone all single family and duplexes and zone for that and leaving the upper portion to A4. Until someone comes up with a plan and says this is what we want there. Then decides and rezone A4 to protect the Village.

Commissioner Michael DeLuca still move project along tonight is not a bad thing we can change later.

Ken Frank This is what we would like to get out to the workshop before it goes to the board. Address issues and concerns.

Andy B Concerns should be addressed prior to the board so proper language goes to the agenda. If you want the A4 there Its not possible they are not asking for it. Then it will be left to PR-1 which in one sense is okay but not practical. To move forward you could but Village would have to take additional action to A4. From a standpoint now it's kind of being introduced. It's new for all to digest. Maybe that is an area that will remain, or Plan Commission will have the ability change it to A4. Work out and figure out what that might be and everyone is comfortable at this point.

Commissioner Michael DeLuca a lot of things need to be worked out its moving to the next level.

Commissioner Donald Boxx is this just broad base or are we just on item 10?

Chairman George We are talking about the entire project.

Andy B if you keep this in mind the Plan Commission is the recommendation to the board. With the conversation and some are present sitting here. They are understanding your concerns, those are things that can be worked on and through.

Commissioner Donald Boxx, you mentioned a couple of things regarding setbacks why ask for things that you wouldn't do?

Ken Frank, We need that for larger units and don't want to drop those. Would like flexibility to put units on any lots within that subdivision. That can be put as additional condition 7 and 7 can't exceed certain dimensions or less than 16 or 14 ft. Restrictions can be put. We just don't want to build those two units on any lot within the subdivision. We still have a foot of slop for errors and mistakes.

Commissioner Donald Boxx, you mentioned several times precedent referring to prior developers plan for the land. But several months ago, several commissioners expressed their concerns about variance and specific lots size and setbacks. How did you mitigate our concerns.

Ken Frank trying to get apartment count down and add more single detached family homes. It's a map game to make site work. Dropped 200 apartments and added single family detached products.

Commissioner Donald Boxx as I recall the concern, I heard was minimum lot sq ft and setbacks not for multi-family but for single family residential. You're not trying to hear what the Village is asking. Asking for a variance front yard 20ft not acceptable.

Commissioner Vinnie Chambers Flagship front entry and front setbacks.

Chairman George Depth of garage 24-25ft and comprise 25ft.

Admin Assistant Kevin Poirer Bear Development is a TID District and will be asking for help of the Village.

Commissioner Boxx is rejecting all and not in agreement.

Ken Frank if the Village put money, then we can do a lot. Address variances.

Andy B apologizes for the misunderstanding.

Commissioner Michael DeLuca would like to see this project moving forward. We will learn as we go forward. I would like to make this happen.

Commissioner Vince Chambers appreciates and wants to see single family communities growing. Agrees to move project forward and being smart about it. Negotiating and agreeing. We may not all agree but learn and keep it going. Concerned for the front setbacks and willing to compromise.

Commissioner Troy Steege agrees and disagrees with agreeing to move forward suggest isolating the deviations. Is in between.

Chairman George Stoner 20-30ft front, separation, side by side does not want homes like Chicago not comfortable with apartments. What is the consensus does not want to pre-zone without knowing end result and leave it up to the Village Board.

Commissioner Donald Boxx would like to see more specifically on this plan deviates from our five and will not vote unless there is a better understanding of variances request come into play.

Andy B point comprehensive plan and corner to change. Rezone everything except R11 require setback 25ft.

Commissioner Michael DeLuca moved to approve comprehensive Plan Amendment.

Second by Commissioner Vinnie Chambers
Motion carried 4-0 vote
Commissioner Donald Chambers Abstain

11.Rezone

Public Hearing and Action on request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), request a rezoning from PR-1 Park Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist. and PUD Planned Unit Development Overlay Dist. On Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Chairman George Stoner amends the motion to have PUD changed to a minimum front yard setback of 25ft.

Seconded by Commissioner Michael DeLuca
Motion carried 4-0 votes.
Commissioner Donald Boxx Abstain

12. Certified Survey Map:

Public Hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Commissioner Michael DeLuca motion to carry Certified Survey Map.

Seconded by Commissioner Troy Steege

Commissioner Donald Boxx

Abstain

Motion carried 4-0 votes.

13. Site Plan Review & Exterior Fenestration:

Discussion and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Commissioner Michael DeLuca motion to discuss action on request **dated 5/8/2025** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Chairman George Stoner mentioned only concerns were walking trails and detention ponds. My biggest concern is 18th street now is the time to fix this. Update sewer and water prior to Village counsel.

Second by Commissioner Troy Steege

Commissioner Donald Boxx No

Motion carried 4-1 votes

14. Adjourn

Chairman George moved to adjourn at 7:22 p.m.

Seconded by Commissioner Boxx.

Motion carried 5-0 votes.

Drafted May 15, 2025.

These minutes are not official until approved by the Plan Commission. Submitted by Deputy Clerk/Treasurer Eugenia Lara.



VILLAGE OF SOMERS

May 2015

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Daniel Plebanek

DocuSigned by:

Daniel Plebanek

x

Signature

Mailing Address:

9401 18th Street

City: Butler

State: WI Zip: 53144

Phone Number: 262-412-0601 E-mail (optional): danypleb@msn.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Ken Frank

x

Signature

Mailing Address:

5116 N. 126th Street

City: Butler

State: WI Zip: 53007

Phone Number: 262-328-4939 E-mail (optional): kfrank@myhomepath.com

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Park and Recreational

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035"):

Medium-Density and High-Density Residential

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

Home Path Financial is proposing to redevelop the Maplecrest Golf Course into a residential community. This development will provide a variety of housing types including traditional single family detached, and duplex units. Additionally, approximately 34.9 acres in the northwest corner of the subject property will be subdivided for a future multifamily development. Fourplex units are proposed at the southern end of this multifamily area and will be a part of the overall development Home Path Financial is proposing. We are proposing to rezone the subject property (approximately 125.2 acres), excluding the multifamily portion and CTH-H R.O.W. dedication, from PR-1 to R-5 and will be requesting a PUD overlay district. The multifamily portion of the subject property is being requested to be rezoned from PR-1 to R-11.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

The proposed amendment would allow for the development and implementation of a viable use that will be a benefit to both the village and the county. The proposed residential use would be consistent with the goals, objectives, policies, and programs of the comprehensive plan.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

The village's future land use map designates the majority of the area surrounding the subject property as medium-density residential use. Additionally, the governmental and institutional land use is identified to the east of the subject property and commercial land use is identified on property south and east of the subject property. The proposed amendment to designate the subject property as medium and high-density residential is compatible with surrounding uses and supports the general intent and objectives of the comprehensive plan for this area.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

The improvements will include multiple proposed stormwater management facilities to meet state and local requirements. In addition, each stormwater management facility will incorporate BMPs to address water quality measures.

The subject property conveys significant offsite flows from upstream drainage areas, and the existing drainage patterns will be maintained. As discussed with Village staff, a well documented regional drainage issue exists at the southeast corner of the property. The improvements include a conceptual plan to help address the existing drainage concerns, but it should be known this is subject to approval from third party property owners and dependent upon support/contributions from both the village and county.

In our opinion, the proposed development will meet and exceed all local and state stormwater management requirements, and potentially help alleviate existing flooding near County Highway H.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

The proposed plan amendment would allow for the development of a variety of quality housing products to serve both existing and future housing needs in the village and the region as a whole. Current growth trends warrant additional housing options and at various price points, this proposed amendment would help to meet this need for housing options. Additionally, the proposed plan amendment would benefit the public by providing a development that would improve existing, regional drainage issues.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes, public roads, services, and utilities are currently available. The property is currently utilized as a golf course, which is accessed by the local road network and served by adjacent public infrastructure. Improvements will be made as necessary to serve the proposed residential use/development.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

The resulting development associated with the proposed amendment will require improvements will be made to existing facilities to adequately serve the proposed residential use/development. The planned facility improvements/enhancements will not enhance the local infrastructure.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

N/A

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

Legal Description Attached
Property Tax Key Number: 82-4-222-201-0100

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment (payable to "Kenosha County")\$1,435.00

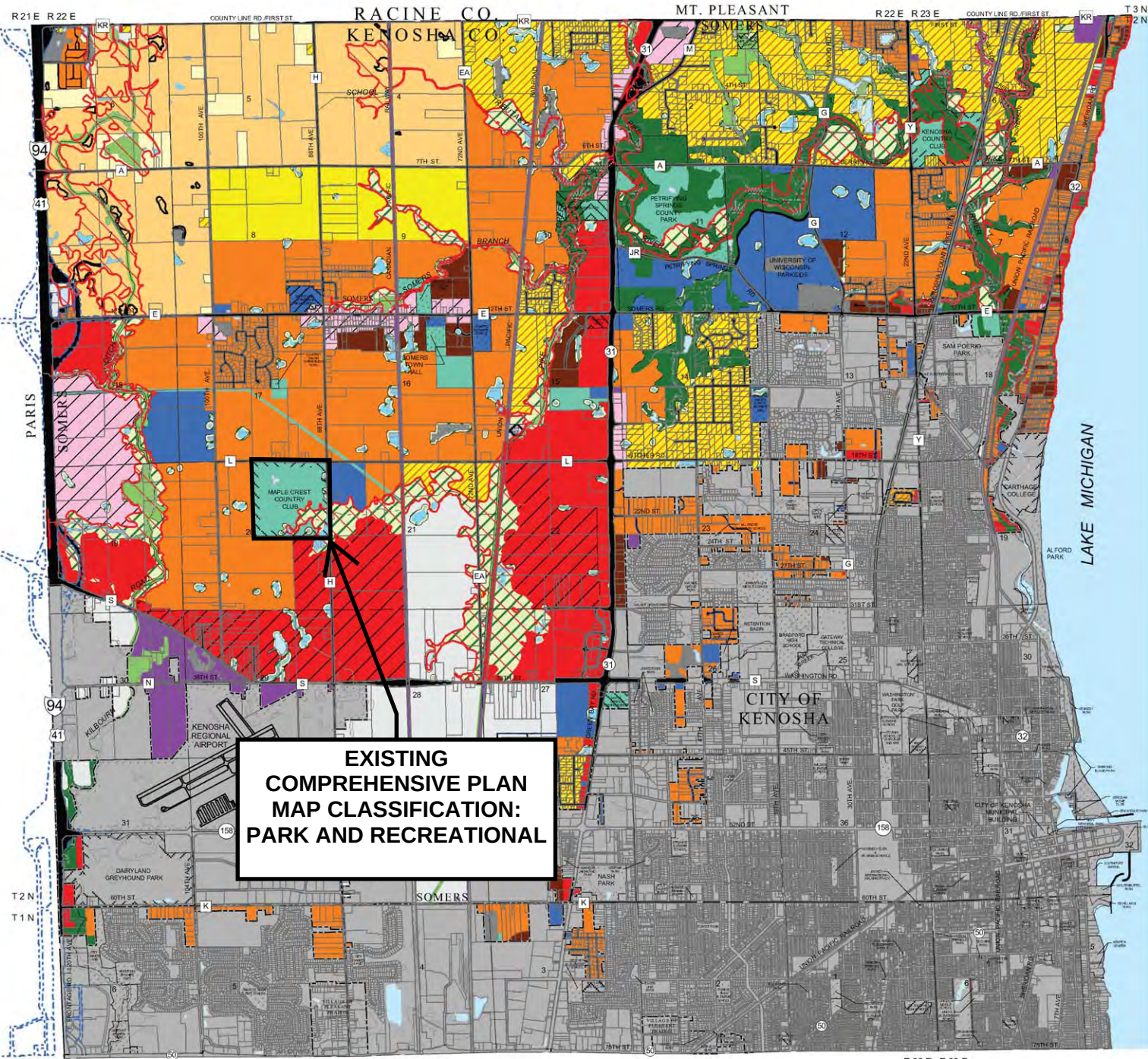
VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Suite 185-3	
Bristol, Wisconsin 53104	
Division of County Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways	857-1870
Administration Building	
Division of Land Information.....	653-2622
Village of Somers	859-2822
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

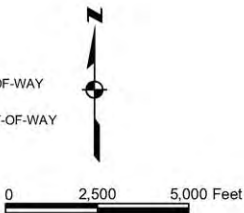
Map 80

ADOPTED LAND USE PLAN MAP FOR THE TOWN OF SOMERS: POST 2035



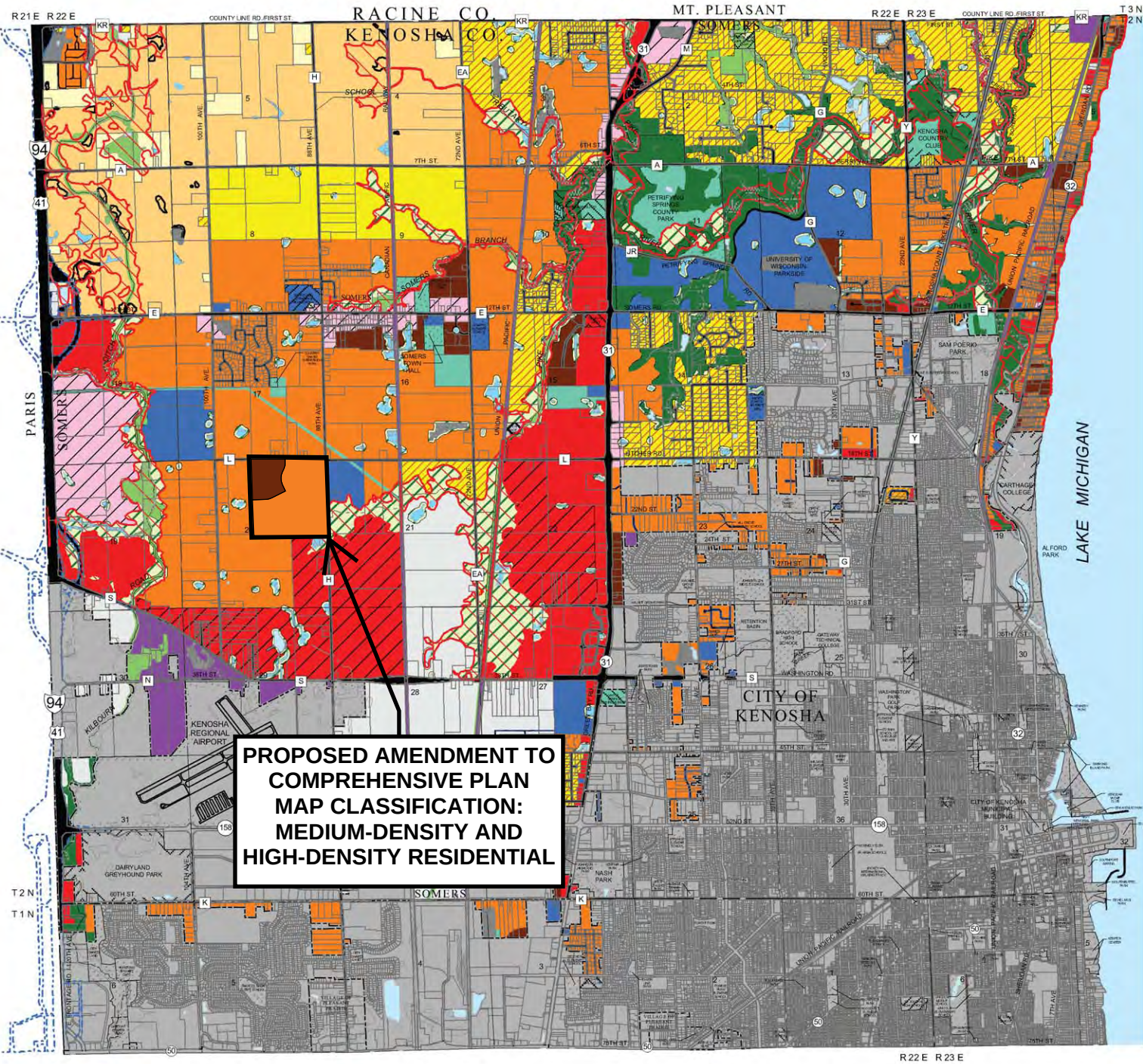
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|------------------------------------|--|---|
| FARMLAND PROTECTION | OFFICE/PROFESSIONAL SERVICES | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GENERAL AGRICULTURAL AND OPEN LAND | INDUSTRIAL | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| RURAL-DENSITY RESIDENTIAL | GOVERNMENTAL AND INSTITUTIONAL | FARMED WETLAND (OVERLAY) |
| SUBURBAN-DENSITY RESIDENTIAL | PARK AND RECREATIONAL | SURFACE WATER |
| MEDIUM-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY | 100-YEAR FLOODPLAIN (OVERLAY) |
| MEDIUM-HIGH DENSITY RESIDENTIAL | LANDFILL | EXISTING PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
| HIGH-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR | PROPOSED PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
| MIXED USE | SECONDARY ENVIRONMENTAL CORRIDOR | |
| COMMERCIAL | ISOLATED NATURAL RESOURCE AREA | |
| BUSINESS/INDUSTRIAL PARK | | |

Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Somers, Kenosha County, and SEWRPC.



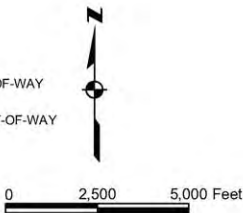
Map 80

ADOPTED LAND USE PLAN MAP FOR THE TOWN OF SOMERS: POST 2035



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|---|---|---|
| <ul style="list-style-type: none">FARMLAND PROTECTIONGENERAL AGRICULTURAL AND OPEN LANDRURAL-DENSITY RESIDENTIALSUBURBAN-DENSITY RESIDENTIALMEDIUM-DENSITY RESIDENTIALMEDIUM-HIGH DENSITY RESIDENTIALHIGH-DENSITY RESIDENTIALMIXED USECOMMERCIALBUSINESS/INDUSTRIAL PARK | <ul style="list-style-type: none">OFFICE/PROFESSIONAL SERVICESINDUSTRIALGOVERNMENTAL AND INSTITUTIONALPARK AND RECREATIONALOTHER TRANSPORTATION, COMMUNICATION, AND UTILITYLANDFILLPRIMARY ENVIRONMENTAL CORRIDORSECONDARY ENVIRONMENTAL CORRIDORISOLATED NATURAL RESOURCE AREA | <ul style="list-style-type: none">OTHER CONSERVANCY LAND TO BE PRESERVEDNONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA AND OTHER CONSERVANCY LAND TO BE PRESERVEDFARMED WETLAND (OVERLAY)SURFACE WATER100 - YEAR FLOODPLAIN (OVERLAY)EXISTING PUBLIC STREET AND HIGHWAY RIGHT-OF-WAYPROPOSED PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
|---|---|---|

Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Somers, Kenosha County, and SEWRPC.



THE STREETS OF MAPLECREST, VILLAGE OF SOMMERS, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,043,447 SQUARE FEET, (161.695 ACRES) MORE OR LESS.

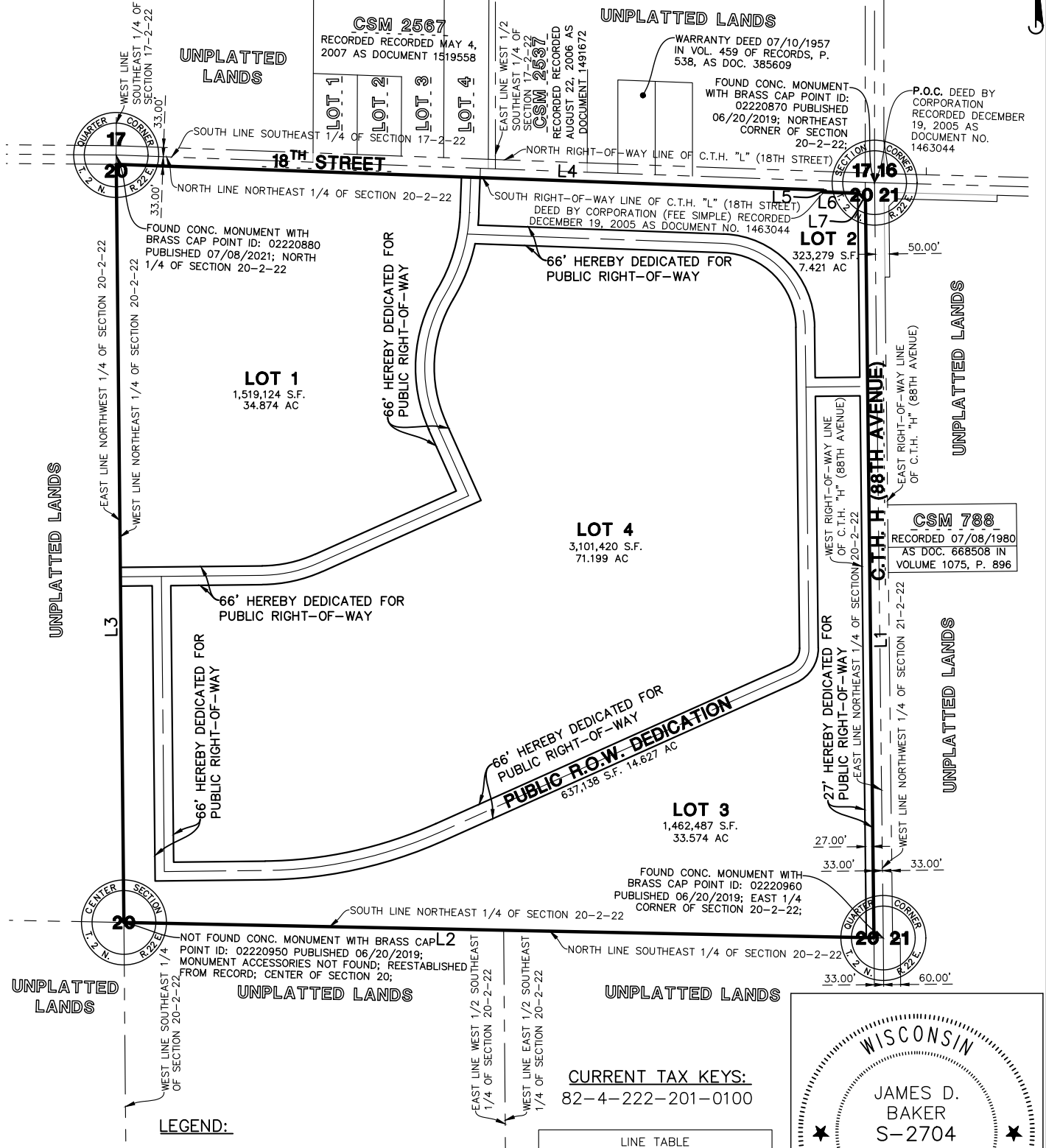
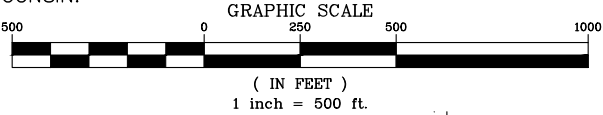
PREPARED BY:
MANHARD CONSULTING, LTD.
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS, 60069
PHONE: 847.634.5550
WWW.MANHARD.COM

FEBRUARY 26, 2025

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)



- LEGEND:**
- = EX. PROPERTY LINE
 - - - = EX. SECTION LINE
 - · · = EX. RIGHT OF WAY LINE
 - · - = EX. LOT LINE LINE
 - - - - = EX. EASEMENT LINE
 - - - - = PROPOSED LOT LINE
 - - - - = PROP. EASEMENT LINE
 - - - - = EX./PROP. CENTERLINE

**OWNER/
DEVELOPER**

HOME PATH FINANCIAL LIMITED
PARTNERSHIP (ATTN: KEN FRANK)
5116 N. 126TH STREET
BUTLER, WI 53007

CURRENT TAX KEYS:
82-4-222-201-0100

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L1	S00°39'42"E	2608.67'	N02°06'27"W
L2	N88°49'23"W	2651.90'	N89°43'57"E
L3	N00°34'35"W	2680.90'	N02°01'21"W
L4	S87°54'27"E	2499.61'	S89°21'08"E
L5	S02°05'33"W	7.00'	N00°38'51"E
L6	S87°54'27"E	127.34'	N89°21'09"W
L7	S44°17'25"E	33.29'	N45°43'48"W

WISCONSIN

JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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Manhard
CONSULTING

One Overlook Point, Suite 280, Lincolnshire, IL 60069 ph 847.834.5550 fx 847.834.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN**

CERTIFIED SURVEY MAP

PROJ. MGR.: JOB	SHEET
DRAWN BY: LSM	1 OF 10
DATE: 02/28/25	HPF.SOWI01
SCALE: 1"=500'	

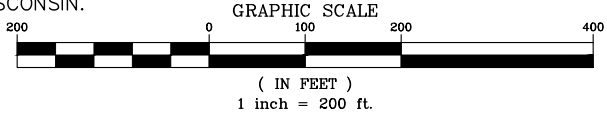
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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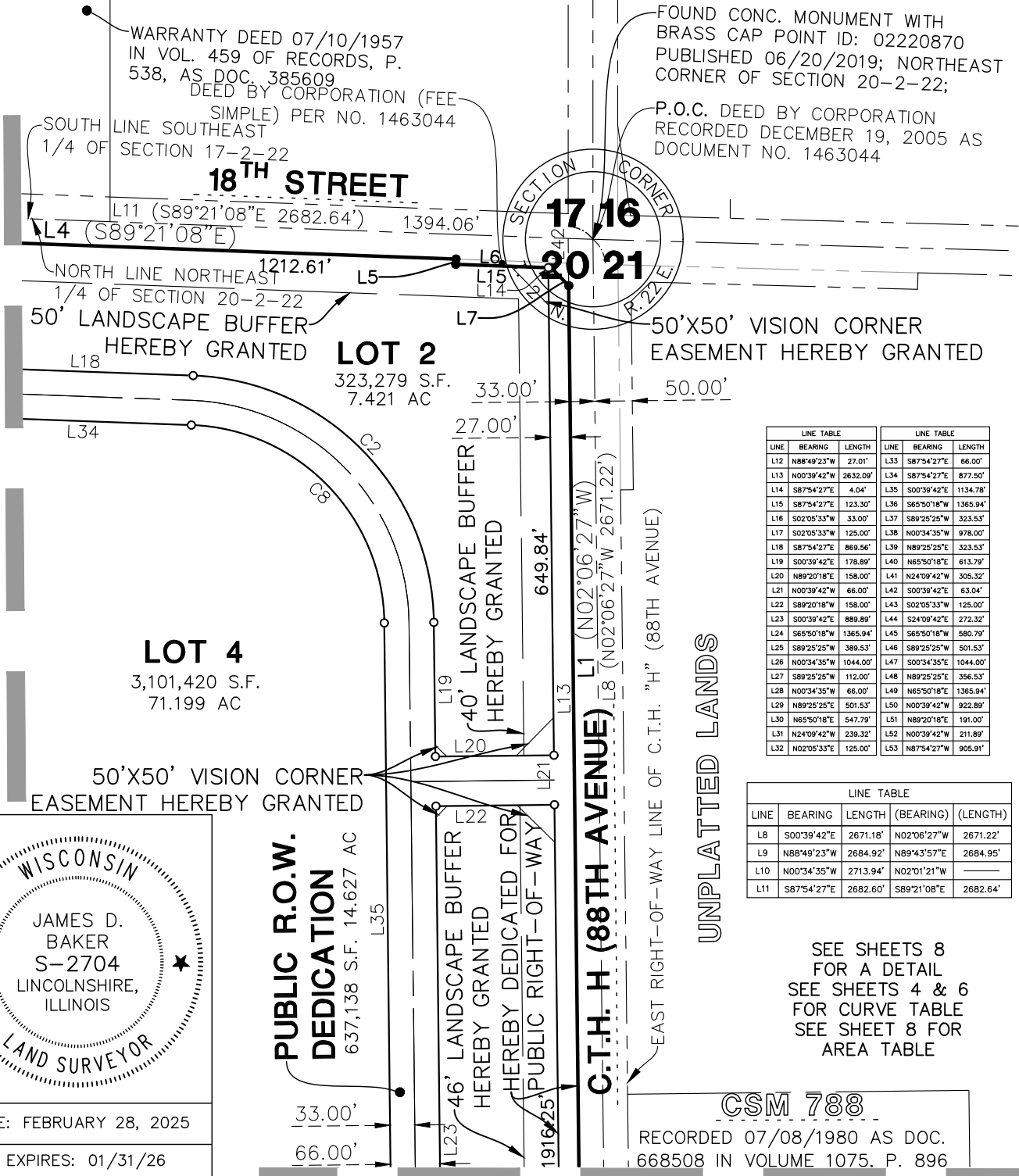
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- - - - - = PROP. EASEMENT LINE
- - - - - = EX./PROP. CENTERLINE



LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET



WISCONSIN

JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

PUBLIC R.O.W.
DEDICATION
637,138 S.F. 14.627 AC

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°26'25"E	356.53'
L28	N00°34'35"W	68.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	238.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING) (LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W 2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E 2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W
L11	S87°54'27"E	2682.60'	S89°21'08"E 2682.64'

SEE SHEETS 8
FOR A DETAIL
SEE SHEETS 4 & 6
FOR CURVE TABLE
SEE SHEET 8 FOR
AREA TABLE

CSM 788

RECORDED 07/08/1980 AS DOC.
668508 IN VOLUME 1075, P. 896

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MATCHLINE - SEE SHEET 3

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One Overlook Point, Suite 280, Lincolnshire, IL 60069
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ph 847.834.5550
fx 847.834.0095
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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JOB
DRAWN BY: LSM
DATE: 02/28/25
SCALE: 1"=200'

SHEET
2 OF 10
HPF.SOWI01

133/271

15: 44 Dwg Name: \\mcl-vh-nas\Projects-LO\HpfSOWI01.dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

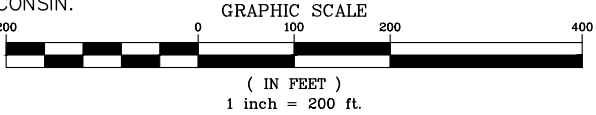
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LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

MATCHLINE - SEE SHEET 2

CSM 788

RECORDED 07/08/1980
AS DOC. 668508 IN
VOLUME 1075, P. 896

MATCHLINE - SEE SHEET 4

LOT 4
3,101,420 S.F.
71.199 AC

PUBLIC R.O.W.
DEDICATION
A637,138 S.F. 14.627 AC

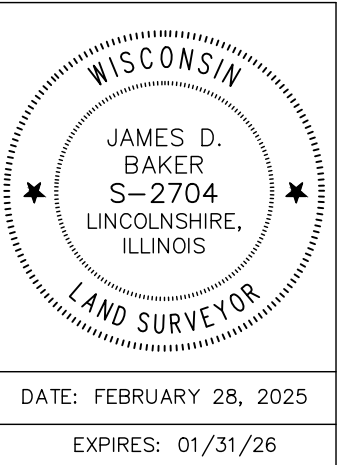
HEREBY DEDICATED FOR
PUBLIC R.O.W. DEDICATION
PUBLIC RIGHT-OF-WAY
70,797 S.F. 1.625 AC
WEST RIGHT-OF-WAY LINE
OF C.T.H. "H" (88TH AVENUE)

46' LANDSCAPE BUFFER
HEREBY GRANTED
L1 (N02°06'27"W)

UNPLATTED LANDS

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
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L10	N00°34'35"W	2713.94'	N02°01'21"W	—
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'



FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
2624.89' L9 (N89°43'57"E 2684.95')
L2 (N89°43'57"E)
NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22
ZONE X UNPLATTED LANDS ZONE A

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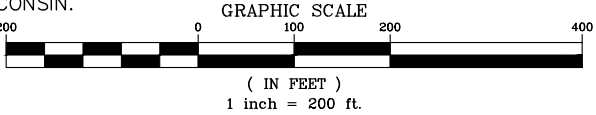
One Overlook Point, Suite 280, Lincolnshire, IL 60069 ph 847.834.5550 fx 847.834.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JOB	SHEET
DRAWN BY: LSM	3 OF 10
DATE: 02/28/25	HPF.SOWI01
SCALE: 1"=200'	

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THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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 - 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN

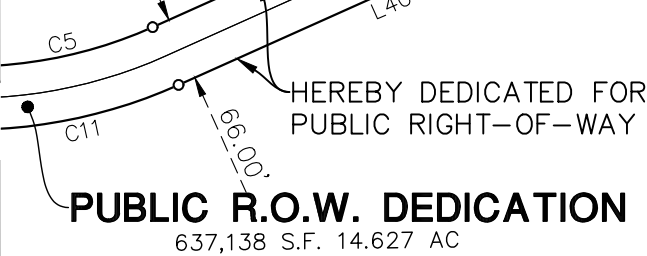
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

LOT 1 MATCHLINE - SEE SHEET 7



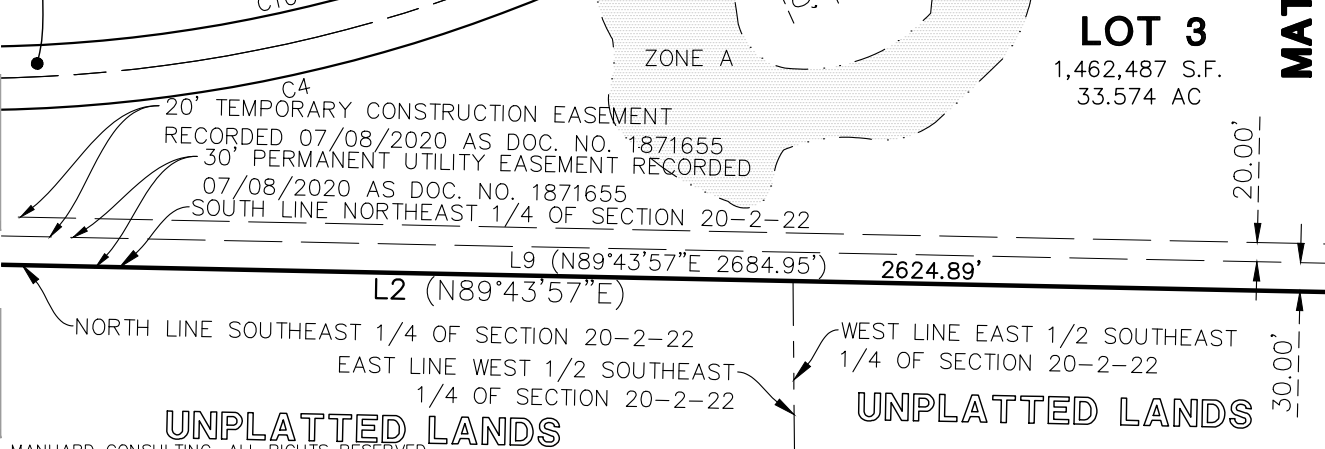
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LOT 4
3,101,420 S.F.
71.199 AC

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L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
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L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.89'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C15	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

PUBLIC R.O.W. DEDICATION
637,138 S.F.
14.627 AC



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Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

CERTIFIED SURVEY MAP

PROJ. MGR.: **JOB**
DRAWN BY: **LSM**
DATE: **02/28/25**
SCALE: **1"=200'**

SHEET
4 OF **10**
HPF.SOWI01

15: 44 Dwg Name: \\mcl-vh-nas\Projects-LO\HpfSOWI01.dwg Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

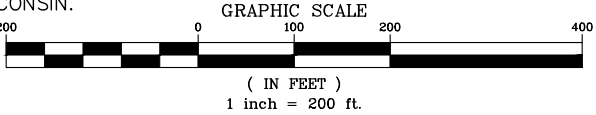
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND:

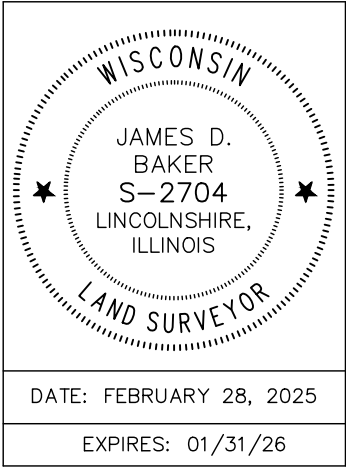
- = EX. PROPERTY LINE
- - - - - = EX. SECTION LINE
- - - - - = EX. RIGHT OF WAY LINE
- - - - - = EX. LOT LINE LINE
- - - - - = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- - - - - = PROP. EASEMENT LINE
- - - - - = EX./PROP. CENTERLINE



- LEGEND
- 1" O.D. IRON PIPE FOUND
 - 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'



NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED
FROM RECORD; CENTER OF SECTION 20;

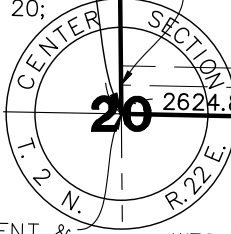
SOUTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

P.O.B. 30' PERMANENT UTILITY EASEMENT &
P.O.C. 20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

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UNPLATTED LANDS



EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

L10 (N02°01'21"W) L3 (N02°01'21"W)

LOT 3
1189.46'
WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22
1,462,487 S.F.
33.574 AC
P.O.B. 20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

LOT 1

HEREBY DEDICATED FOR
PUBLIC RIGHT-OF-WAY
15'X15' VISION CORNER
EASEMENT HEREBY GRANTED

PUBLIC R.O.W.
DEDICATION
637,138 S.F. 14.627 AC
15'X15' VISION CORNER
EASEMENT HEREBY GRANTED

LOT 4
3,101,420 S.F.
71.199 AC

MATCHLINE - SEE SHEET 4



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Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST			
VILLAGE OF SOMERS, WISCONSIN			
CERTIFIED SURVEY MAP			
PROJ. MGR.:	JOB	SHEET	
DRAWN BY:	LSM	5 OF 10	
DATE:	02/28/25	HPF.SOWI01	
SCALE:	1"=200'		

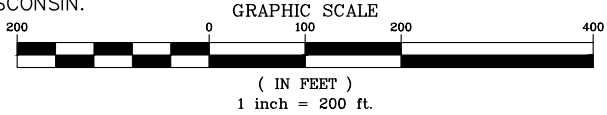
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND:

- ===== EX. PROPERTY LINE
- - - - - EX. SECTION LINE
- - - - - EX. RIGHT OF WAY LINE
- - - - - EX. LOT LINE LINE
- - - - - EX. EASEMENT LINE
- ===== PROPOSED LOT LINE
- - - - - PROP. EASEMENT LINE
- - - - - EX./PROP. CENTERLINE



LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

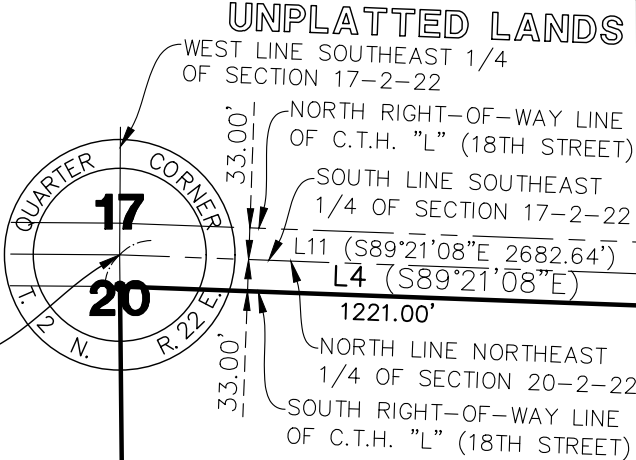
C.T.H. L (18TH STREET)

NORTH LINE NORTHWEST 1/4 OF SECTION 20-2-22
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220880 PUBLISHED 07/08/2021;
NORTH 1/4 OF SECTION 20-2-22

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	5°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.99'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	5°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"E
C15	5°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"E
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

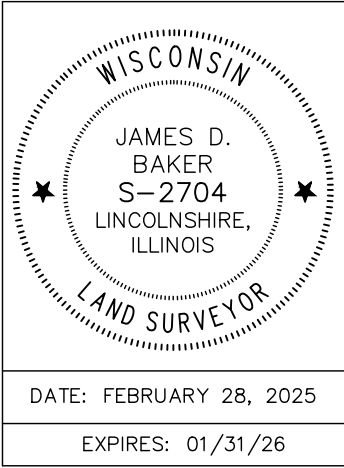


UNPLATTED LANDS

EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22

LOT 1
1,519,124 S.F.
34.874 AC



MATCHLINE - SEE SHEET 7

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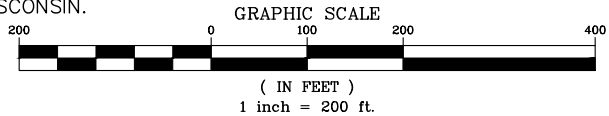
ph847.834.5550 f847.834.0095 manhard.com

Water & Wastewater Engineers

MATCHLINE - SEE SHEET 5

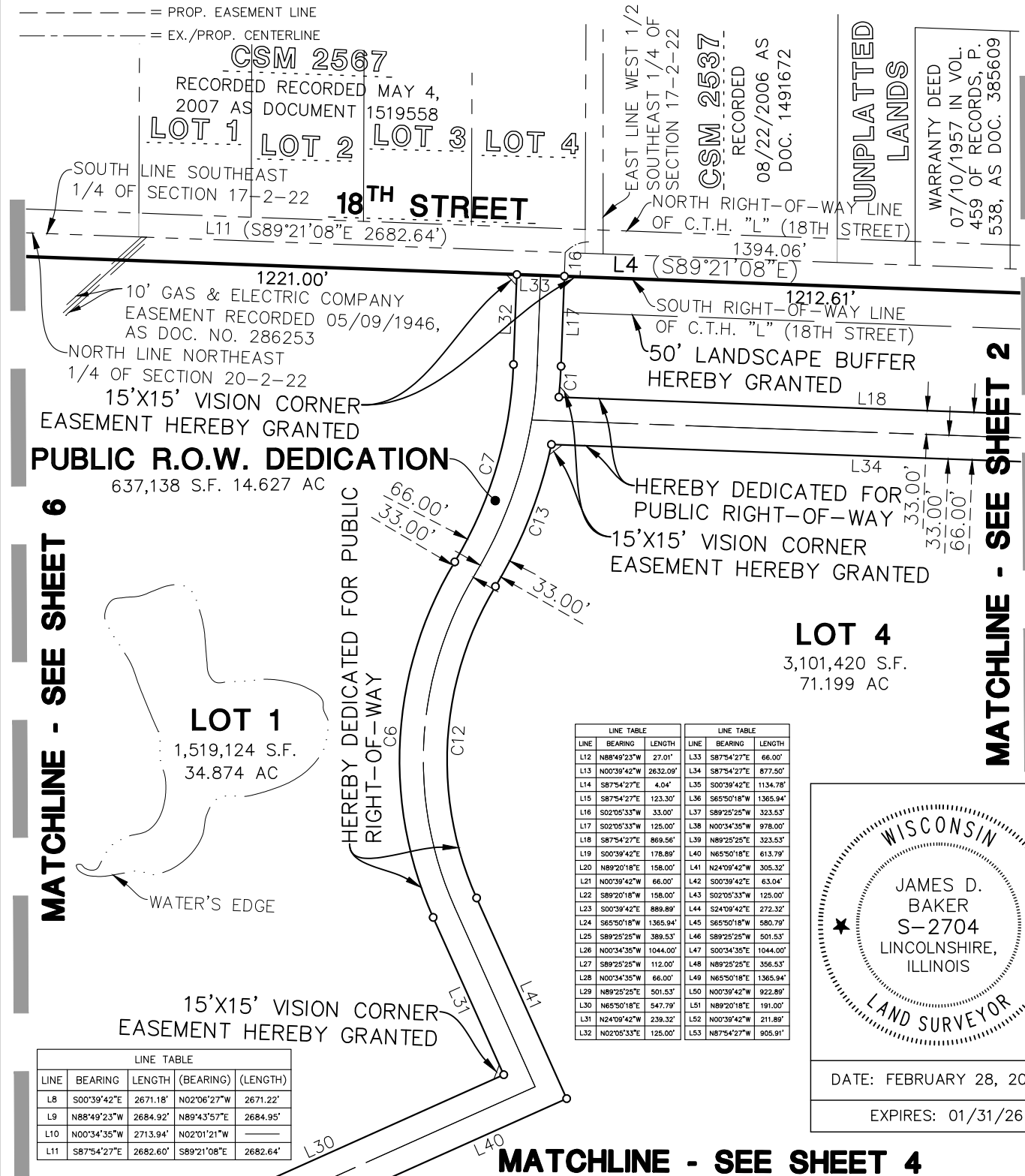
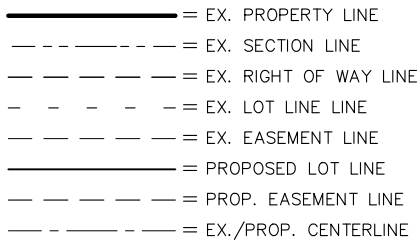
THE STREETS OF MAPLECREST		
VILLAGE OF SOMERS, WISCONSIN		
CERTIFIED SURVEY MAP		
PROJ. MGR.:	JOB	SHEET
DRAWN BY:	LSM	6 OF 10
DATE:	02/28/25	HPF.SOWI01
SCALE:	1"=200'	

LEGEND:



LEGEND

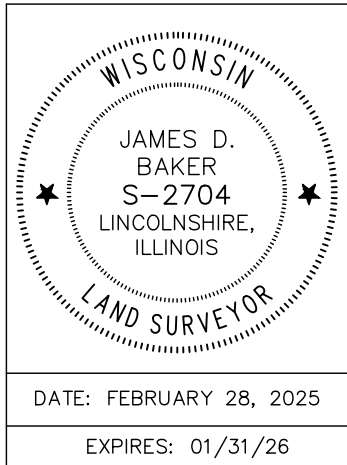
- 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG
WEIGHT 1.30 LBS/FT. SET



MATCHLINE - SEE SHEET 2

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	————
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°42'27"W	27.01'	L33	S87°54'27"E	67.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.51'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'16"E	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"E	323.63'
L17	S02°05'33"W	125.00'	L38	N00°34'35"E	978.00'
L18	S87°54'27"E	86.59'	L39	N89°25'25"E	33.63'
L19	N00°39'42"E	178.89'	L40	N65°50'16"E	613.79'
L20	N89°20'16"E	158.00'	L41	N24°09'42"E	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'16"E	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	88.89'	L44	S24°09'42"E	272.32'
L24	S65°50'16"E	1365.94'	L45	S65°50'16"E	580.79'
L25	S89°25'25"W	39.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"E	112.00'	L48	N89°25'25"E	356.63'
L28	N00°34'35"W	66.00'	L49	N65°50'16"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"E	92.00'
L30	N65°50'16"E	547.79'	L51	N89°20'16"E	191.89'
L31	N24°09'42"E	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"E	905.91'



MATCHLINE - SEE SHEET 4

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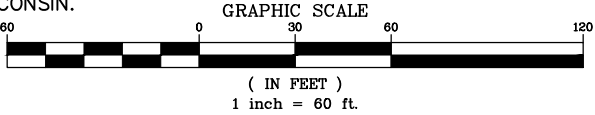
THE STREETS OF MAPLECREST	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: <u>JDB</u>	SHEET
DRAWN BY: <u>LSM</u>	7 OF 10
DATE: <u>02/28/25</u>	
SCALE: <u>1"=200'</u>	HPF.SOWI01

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi1\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

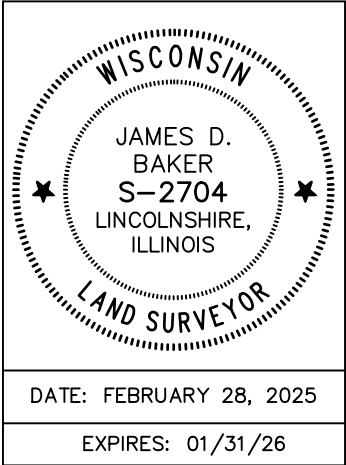
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

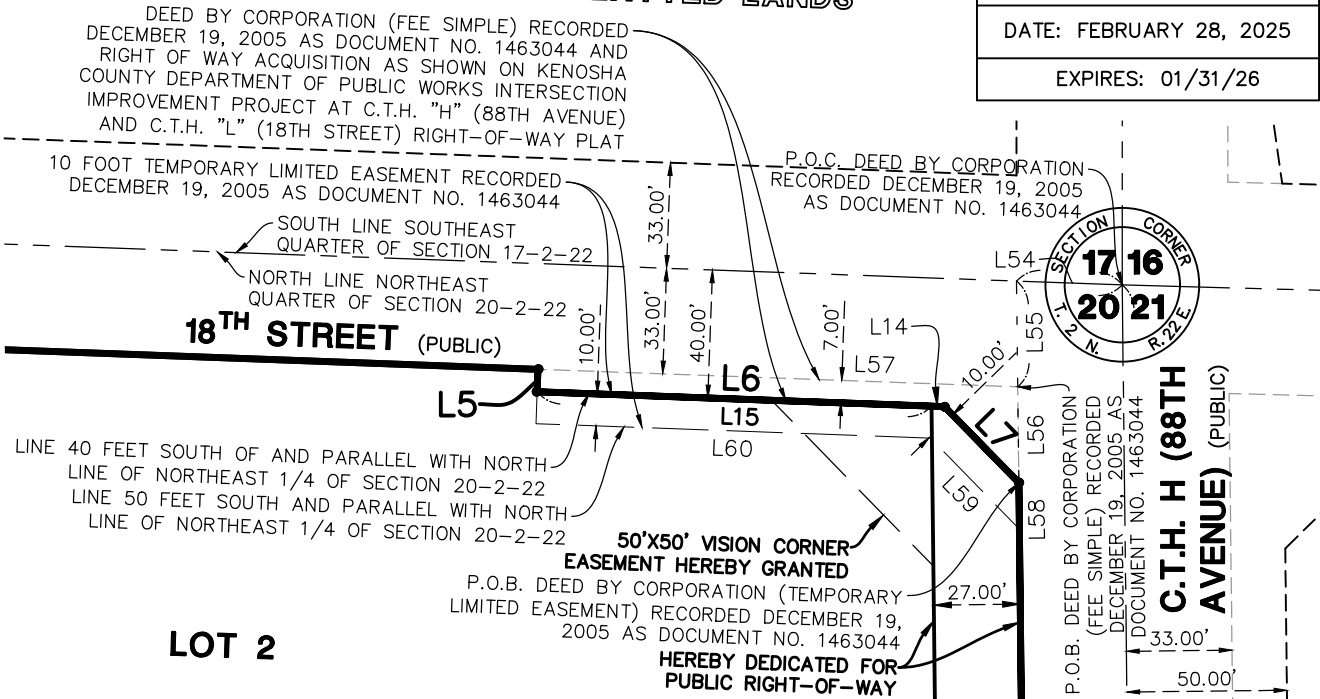
BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)



- LEGEND:**
- = EX. PROPERTY LINE
 - - - - - = EX. SECTION LINE
 - - - - - = EX. RIGHT OF WAY LINE
 - - - - - = EX. LOT LINE LINE
 - = EX. EASEMENT LINE
 - = PROPOSED LOT LINE
 - - - - - = PROP. EASEMENT LINE
 - - - - - = EX./PROP. CENTERLINE
 - 1" O.D. IRON PIPE FOUND
 - 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET



UNPLATTED LANDS



LOT 2

SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
6. PROPOSED LOTS WILL BE SERVED BY MUNICIPAL SEWER.
7. LOT 1 IS ZONED "R11", AND LOTS 2, 3 AND 4 ARE ZONED "R-5 PUD".
8. WATER'S EDGE SHOWN HEREON AS OF AUGUST 25, 2023.
9. FLOODPLAIN HAS BEEN SHOWN HEREON PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012.

VISION CORNER EASEMENT NOTE:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION SHALL BE PERMITTED IN ANY BUSINESS, MANUFACTURING OR INSTITUTIONAL DISTRICT BETWEEN THE HEIGHTS OF TWO (2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE CENTERLINE OF THE ROAD WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ROAD RIGHT-OF-WAY. IN THE CASE OF ANY FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD INTERSECTION WITH ANY OTHER FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED TO FIFTY (50) FEET.

Parcel Name	Square Feet	Acres
LOT 1	1,519,124	34.874
LOT 2	323,279	7.421
LOT 3	1,462,487	33.574
LOT 4	3,101,420	71.199
PUBLIC R.O.W. DEDICATION	637,138	14.627
TOTAL AREA	7,043,447	161.695

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L5	S02°05'33"W	7.00'	S2°05'33"W
L6	S87°54'27"E	127.34'	S87°54'27"E
L7	S44°17'25"E	33.29'	S44°17'25"E
L14	S87°54'27"E	4.04'	S87°54'27"E
L15	S87°54'27"E	123.30'	S87°54'27"E
L54	S87°54'27"E	33.04'	S87°54'27"E
L55	S00°39'42"E	33.04'	S0°39'42"E
L56	S00°39'42"E	30.00'	S0°39'42"E
L57	N87°54'27"W	150.00'	N87°54'27"W
L58	S00°39'42"E	14.49'	S0°39'42"E
L59	S44°17'25"E	39.78'	S44°17'25"E
L60	S87°54'27"E	123.34'	S87°54'27"E

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ph847.834.5550 fx847.834.0095 manhard.com

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 02/28/25
SCALE: 1"=60'

SHEET
8 OF 10
HPF.SOWI01

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, JAMES D. BAKER, A PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED: A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OLD DOMINION FREIGHT LINE.

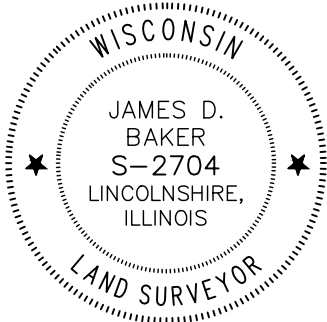
THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 28TH DAY OF FEBRUARY, 2025

FOR REVIEW ONLY

SURVEYOR: JAMES D. BAKER
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2704-8



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Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: <u>JDB</u>	SHEET
DRAWN BY: <u>LSM</u>	9 OF 10
DATE: <u>02/28/25</u>	
SCALE: <u>N.T.S.</u>	
HPF.SOWI01	

15: 45 Dwg Name: \\mcl-vh-nas\Projects-LO\HpfSOWI01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER’S CERTIFICATE

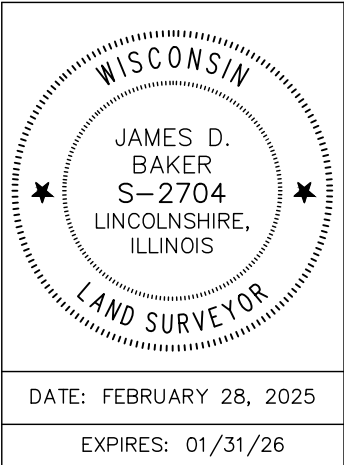
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF SOMERS. WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2025.

ON THIS _____ DAY OF _____, 2025.

BY: _____

TITLE: _____



NOTARY’S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2025.

GEORGE STONER, VILLAGE PRESIDENT

BRANDI BAKER, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2025 AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

(DATE) TREASURER

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THE STREETS OF MAPLECREST		
VILLAGE OF SOMERS, WISCONSIN		
CERTIFIED SURVEY MAP		
PROJ. MGR.:	JDB	SHEET 10 OF 10 HPF.SOWI01
DRAWN BY:	LSM	
DATE:	02/28/25	
SCALE:	N.T.S.	

May 2015



VILLAGE OF SOMERS

Department of Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☐ Property Owner ☒ Subdivider ☐ Other _____

Applicant Name: Ken Frank Date 2/28/2025

Mailing Address: 5116 N. 126th Street, Butler, WI, 53007 Phone # 262-328-4939

Email Address: kfrank@myhomepath.com Phone # _____

Tax Parcel Number(s): 82-4-222-201-0100

_____ Acreage of Project: 161.695

Location of Property (including legal description):

The property's address is 9401 18th Street, Kenosha, WI, 53144 and is generally located at the southwest corner of the 18th Street and C.T.H. H (88th Avenue) intersection.

Legal description is attached.

Subdivision/Development Name (if applicable): The Streets of Maplecrest

Existing Zoning: PR-1 Park-Recreational District Proposed Zoning: R-5 PUD & R-11

Village Land Use Plan District Designation(s) (if applicable):

Present Park and Recreational

Proposed Medium-Density and High-Density Residential

Present Use(s) of Property: Golf Course

Proposed Use(s) of Property: Residential Development

The subdivision abuts or adjoins a state trunk highway.....Yes () No (✓)

The subdivision will be served by public sewerYes (✓) No ()

The subdivision abuts a county trunk highwayYes (✓) No ()

The subdivision contains shoreland/floodplain areasYes (✓) No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes () No (✓)

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 Daniel Plebanek 2/28/2025
4898B31C9D264FB...
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date

THE STREETS OF MAPLECREST, VILLAGE OF SOMMERS, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,043,447 SQUARE FEET, (161.695 ACRES) MORE OR LESS.

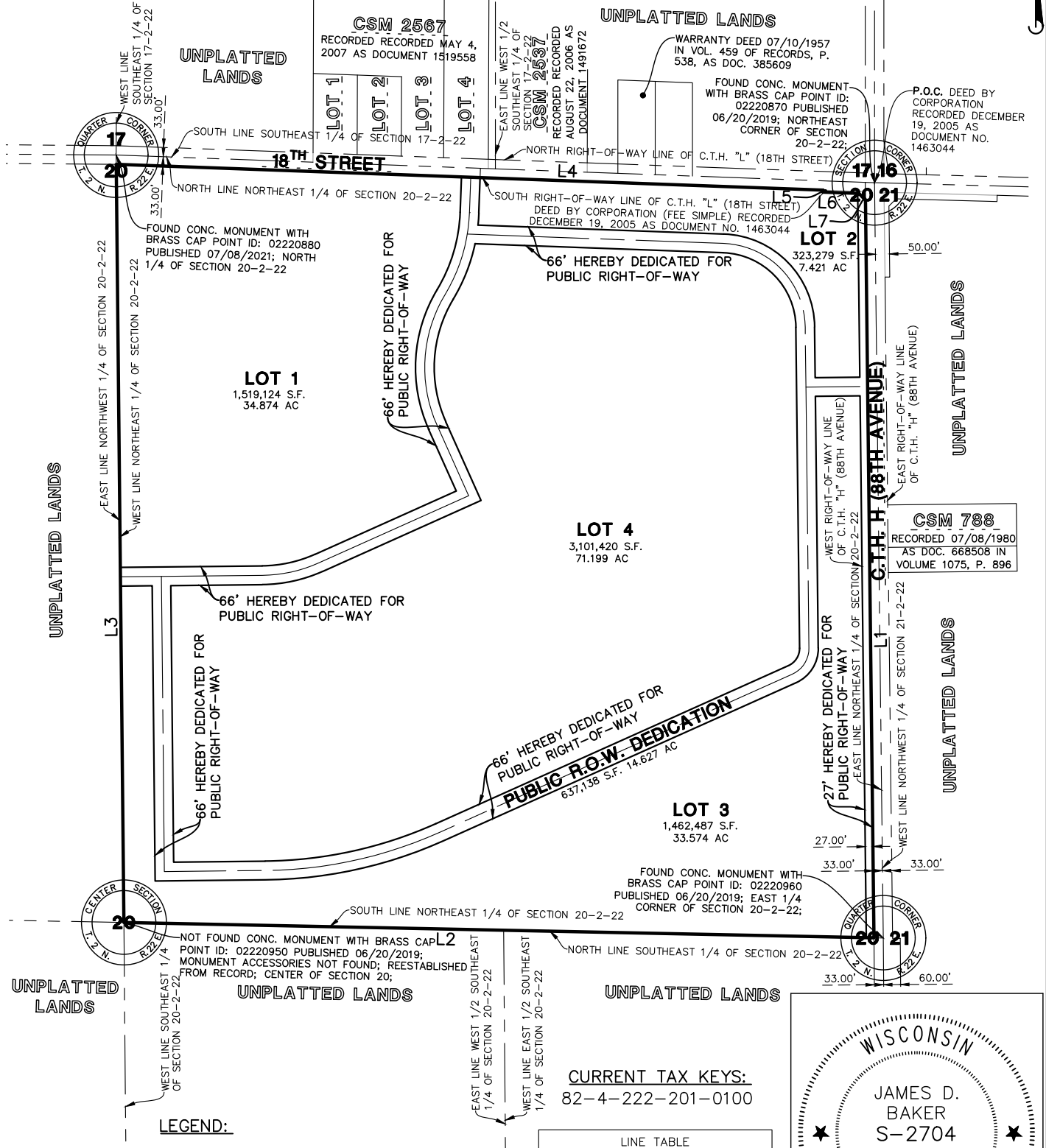
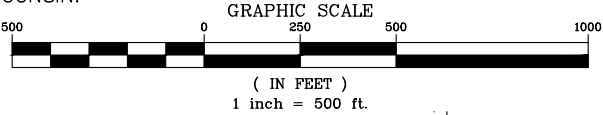
PREPARED BY:
MANHARD CONSULTING, LTD.
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS, 60069
PHONE: 847.634.5550
WWW.MANHARD.COM

FEBRUARY 26, 2025

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)



- LEGEND:**
- = EX. PROPERTY LINE
 - - - = EX. SECTION LINE
 - - - - - = EX. RIGHT OF WAY LINE
 - - - - - = EX. LOT LINE LINE
 - - - - - = EX. EASEMENT LINE
 - = PROPOSED LOT LINE
 - - - - - = PROP. EASEMENT LINE
 - - - - - = EX./PROP. CENTERLINE

**OWNER/
DEVELOPER**

HOME PATH FINANCIAL LIMITED
PARTNERSHIP (ATTN: KEN FRANK)
5116 N. 126TH STREET
BUTLER, WI 53007

CURRENT TAX KEYS:
82-4-222-201-0100

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L1	S00°39'42"E	2608.67'	N02°06'27"W
L2	N88°49'23"W	2651.90'	N89°43'57"E
L3	N00°34'35"W	2680.90'	N02°01'21"W
L4	S87°54'27"E	2499.61'	S89°21'08"E
L5	S02°05'33"W	7.00'	N00°38'51"E
L6	S87°54'27"E	127.34'	N89°21'09"W
L7	S44°17'25"E	33.29'	N45°43'48"W

WISCONSIN

JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

CERTIFIED SURVEY MAP

PROJ. MGR.: **JOB**
DRAWN BY: **LSM**
DATE: **02/28/25**
SCALE: **1"=500'**

SHEET
1 OF **10**
HPF.SOWI01

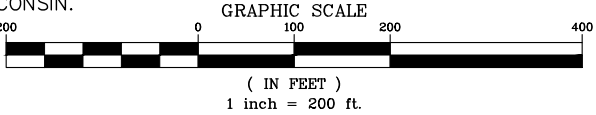
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- - - - - = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- - - - - = PROP. EASEMENT LINE
- - - - - = EX./PROP. CENTERLINE



LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

MATCHLINE - SEE SHEET 2

CSM 788

RECORDED 07/08/1980
AS DOC. 668508 IN
VOLUME 1075, P. 896

MATCHLINE - SEE SHEET 4

LOT 4
3,101,420 S.F.
71.199 AC

PUBLIC R.O.W. DEDICATION
A637,138 S.F. 14.627 AC

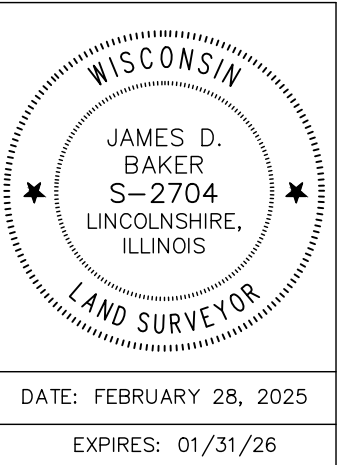
PUBLIC R.O.W. DEDICATION
70,797 S.F. 1.625 AC

HEREBY GRANTED
L1 (N02°06'27"W)

UNPLATTED LANDS

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	669.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	—
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'



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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

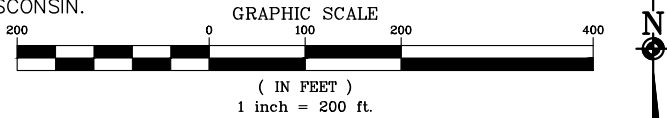
CERTIFIED SURVEY MAP

PROJ. MGR.: JOB	SHEET
DRAWN BY: LSM	3 OF 10
DATE: 02/28/25	HPF.SOWI01
SCALE: 1"=200'	

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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- LEGEND:**

 - = EX. PROPERTY LINE
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 - - - - - = EX. RIGHT OF WAY LINE
 - - - - - = EX. LOT LINE LINE
 - - - - - = EX. EASEMENT LINE
 - = PROPOSED LOT LINE
 - - - - - = PROP. EASEMENT LINE
 - - - - - = EX./PROP. CENTERLINE
- LEGEND:**

 - 1" O.D. IRON PIPE FOUND
 - 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN

JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

LOT 1

C5

L30

L40

C11

66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

MATCHLINE - SEE SHEET 7

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LOT 4
3,101,420 S.F.
71.199 AC

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.89'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C15	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

C10

C4

20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

30' PERMANENT UTILITY EASEMENT RECORDED
07/08/2020 AS DOC. NO. 1871655

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')

2624.89'

L2 (N89°43'57"E)

NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

33.00'

66.00'

33.00'

20.00'

30.00'

LOT 3
1,462,487 S.F.
33.574 AC

ZONE X

ZONE A

WATER'S EDGE

MATCHLINE - SEE SHEET 3

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Manhard
CONSULTING

One Overlook Point, Suite 280, Lincolnshire, IL 60069
ph: 847.834.5550 fx: 847.834.0095 manhard.com

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JOB	SHEET
DRAWN BY: LSM	4 OF 10
DATE: 02/28/25	HPF.SOWI01
SCALE: 1"=200'	

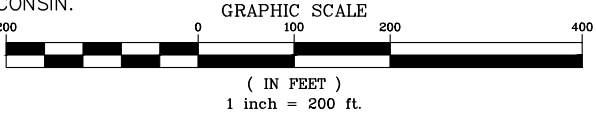
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND:

- = EX. PROPERTY LINE
- - - - - = EX. SECTION LINE
- - - - - = EX. RIGHT OF WAY LINE
- - - - - = EX. LOT LINE LINE
- - - - - = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- - - - - = PROP. EASEMENT LINE
- - - - - = EX./PROP. CENTERLINE

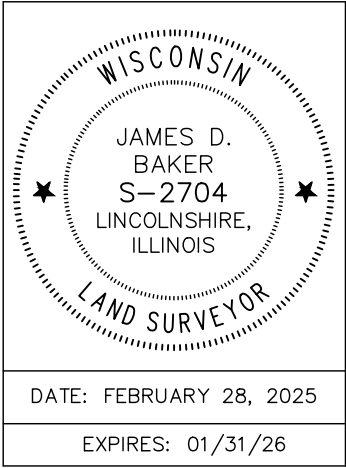


- LEGEND
- 1" O.D. IRON PIPE FOUND
 - 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

MATCHLINE - SEE SHEET 6

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'



NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED
FROM RECORD; CENTER OF SECTION 20;

SOUTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

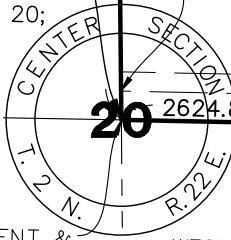
P.O.B. 30' PERMANENT UTILITY EASEMENT &
P.O.C. 20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

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One Overlook Point, Suite 280, Lincolnshire, IL 60069 ph: 847.834.5550 fx: 847.834.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

UNPLATTED LANDS



THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JOB
DRAWN BY: LSM
DATE: 02/28/25
SCALE: 1"=200'

SHEET
5 OF 10
HPF.SOWI01

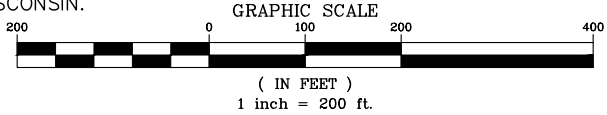
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011)
IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND:

- ===== EX. PROPERTY LINE
- - - - - EX. SECTION LINE
- - - - - EX. RIGHT OF WAY LINE
- - - - - EX. LOT LINE LINE
- - - - - EX. EASEMENT LINE
- ===== PROPOSED LOT LINE
- - - - - PROP. EASEMENT LINE
- - - - - EX./PROP. CENTERLINE



LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

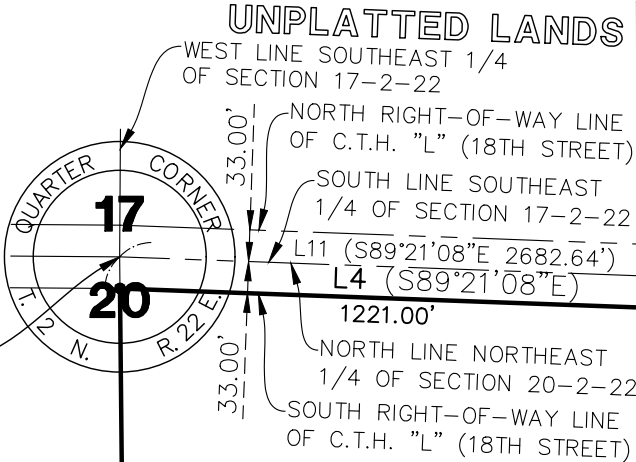
C.T.H. L (18TH STREET)

NORTH LINE NORTHWEST 1/4 OF SECTION 20-2-22
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220880 PUBLISHED 07/08/2021;
NORTH 1/4 OF SECTION 20-2-22

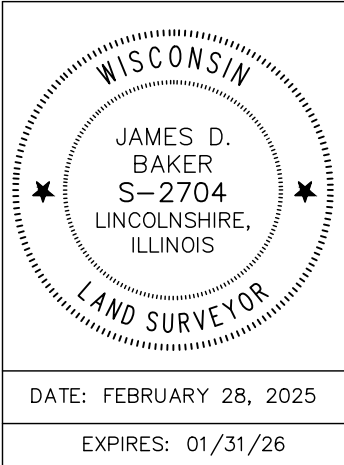
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
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L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
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CURVE TABLE							
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C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
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C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
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C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W



LOT 1
1,519,124 S.F.
34.874 AC



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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

CERTIFIED SURVEY MAP

PROJ. MGR.: **JOB**
DRAWN BY: **LSM**
DATE: **02/28/25**
SCALE: **1"=200'**

SHEET
6 OF **10**
HPF.SOWI01

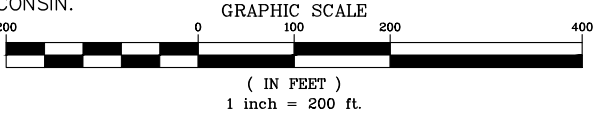
CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

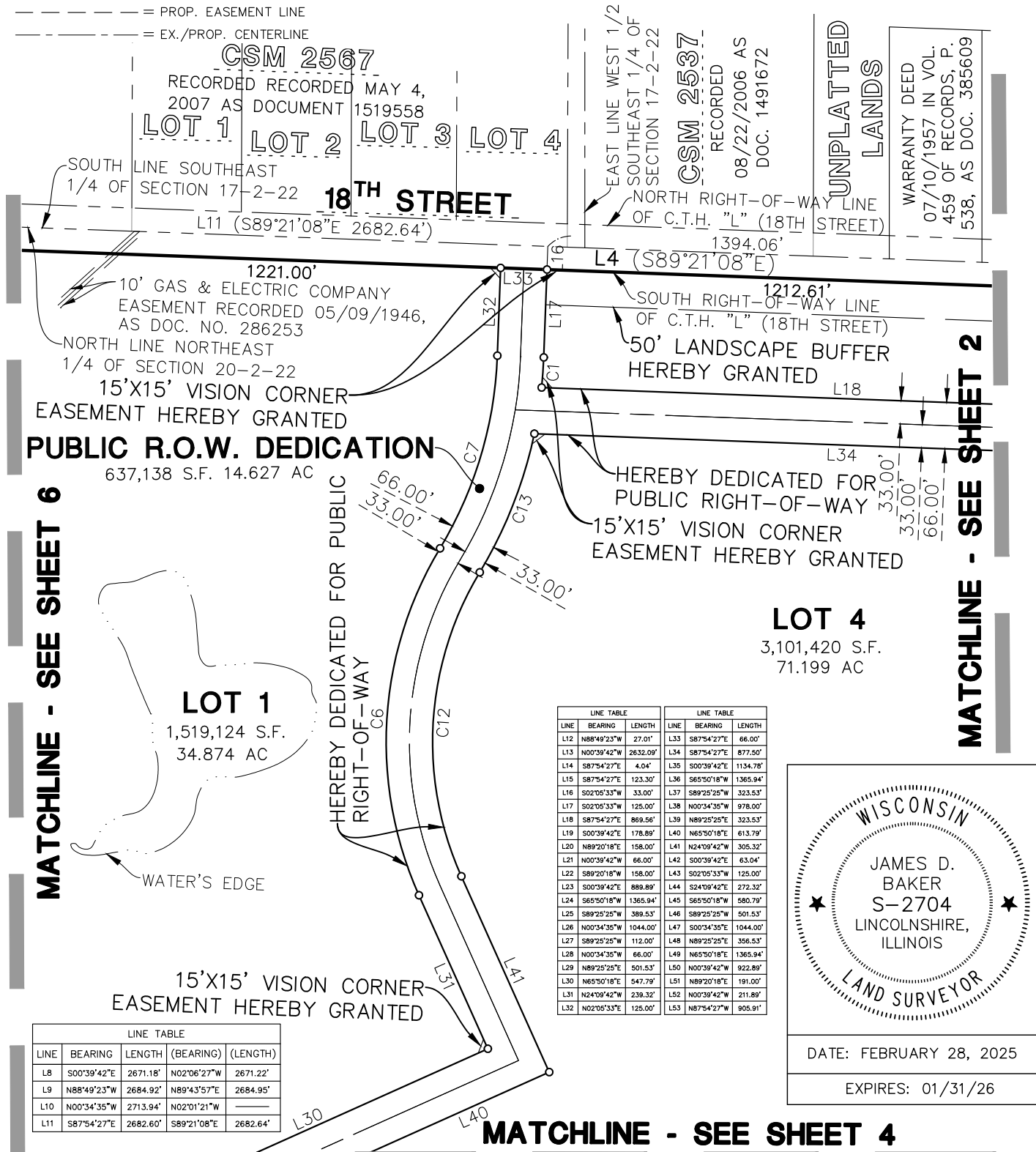
LEGEND:

- = EX. PROPERTY LINE
- - - - - = EX. SECTION LINE
- - - - - = EX. RIGHT OF WAY LINE
- - - - - = EX. LOT LINE LINE
- - - - - = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- - - - - = PROP. EASEMENT LINE
- - - - - = EX./PROP. CENTERLINE



LEGEND

- 1" O.D. IRON PIPE FOUND
- 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.58'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

WISCONSIN

JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS

LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN

CERTIFIED SURVEY MAP

PROJ. MGR.: **JOB**
DRAWN BY: **LSM**
DATE: **02/28/25**
SCALE: **1"=200'**

SHEET
7 OF **10**
HPF.SOWI01

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, JAMES D. BAKER, A PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED: A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

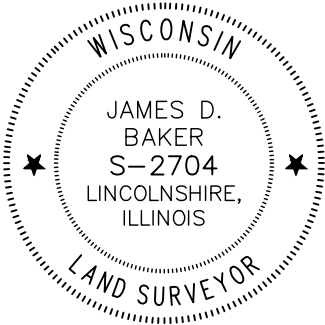
THAT I HAVE MADE THIS SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OLD DOMINION FREIGHT LINE.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 28TH DAY OF FEBRUARY, 2025

FOR REVIEW ONLY
SURVEYOR: JAMES D. BAKER
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2704-8



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THE STREETS OF MAPLECREST	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: <u>JDB</u>	SHEET
DRAWN BY: <u>LSM</u>	9 OF 10
DATE: <u>02/28/25</u>	
SCALE: <u>N.T.S.</u>	
HPF.SOWI01	

15: 45 Dwg Name: \\mcl-vh-nas\Projects-LO\HpfSOWI01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER’S CERTIFICATE

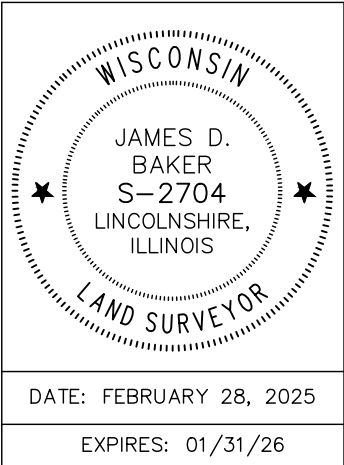
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF SOMERS. WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2025.

ON THIS _____ DAY OF _____, 2025.

BY: _____

TITLE: _____



NOTARY’S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2025.

GEORGE STONER, VILLAGE PRESIDENT

BRANDI BAKER, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2025 AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

(DATE) TREASURER

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THE STREETS OF MAPLECREST		
VILLAGE OF SOMERS, WISCONSIN		
CERTIFIED SURVEY MAP		
PROJ. MGR.:	JDB	SHEET 10 OF 10 HPF.SOWI01
DRAWN BY:	LSM	
DATE:	02/28/25	
SCALE:	N.T.S.	



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #10 Motion to approve contracting with Public Administration Associates, LLC for a Staffing Classification and Compensation update not to exceed \$5,000.

BACKGROUND:

Public Administration Associates, LLC conducted a staffing classification and compensation plan in 2019. This was the first time PAA conducted such a study for the Village. In 2019, the study cost \$7,900.00

The firm is currently conducting the search to fill the position of Village/Town Administrator. During one of our Work Session, updating the study was brought up.

PAA sent the Village a proposal for updating the 2019 study. Which shows some cost savings compared to conducting a new study. The study would take about 10 weeks to complete. The proposal outlines the cost as to not exceed \$5,000.00 to be paid in thirds.

PRIOR ACTION TAKEN:

This item was presented and reviewed at the June 3 Village Board Work Session.

FINANCIAL OR BUDGET CONSIDERATION:

This expense was not accounted for in our current budget. In the event the Board wants to hire PAA for the study, the Board should direct staff as to how it will be paid for. I could be paid out of cash.

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 contracting with Public Administration Associates, LLC for a Staffing Classification and Compensation Proposal update not to exceed \$5,000.”

ATTACHMENTS:

2019 staffing classification and compensation plan

PAA LLC Service Agreement

Village and Town of Somers

Wage and Compensation Study

Prepared by

Principal Consultant: Dave Tebo

Associates: Kevin Brunner, President PAA

Dr. Stephen Hintz

November 2019



Public Administration Associates, LLC

Preface

Public Administration Associates, LLC is pleased to submit this Wage and Compensation Study commissioned by the Village and Town of Somers. There are several observations that we would like to make about the study.

First, the study was far more than a wage and compensation study. In the entirety of the project, it has dealt with: reviewing and revising every position description based on employee feedback, collecting and analyzing wage and benefit data from 18 peer municipalities, and developing and applying approaches to address existing compensation concerns. The total project represents a major upgrade of the human resource system.

Secondly, the study has been very much a cooperative venture between Somers and Public Administration Associates. All employees participated in reviewing their job descriptions and provided other information about their jobs. Assistant Administrator Jason Peters has actively provided direction and has thoroughly reviewed segments of the study as it has evolved. There has been an active exchange of information and discussion of approaches throughout the process.

Thirdly, Public Administration Associates gathered and analyzed data according to established procedures. It has worked diligently to respond to the requirements and preferences of the Village and Town within the limits of acceptable and prudent practices.

Finally, Public Administration Associates appreciated the opportunity to work with Somers and its staff. We commend the Village and Town Board for their foresight as they look to the future of their growing community and the importance of establishing an equitable compensation system.

One thing we recognize in our work with smaller communities around the state is how few have taken the time, or spent the money, to develop a formal compensation system when they have only a limited number of employees.

As former administrators we understand that staffing and budget challenges facing small Wisconsin communities make it difficult both to create and implement a fair and equitable employee compensation system. Few recognize, as Somers has done, that with proper compensation and evaluation systems in place their organizations could become long-term magnets for innovative and talented employees, rather than short-term jumping off points to more lucrative positions in larger communities or the private sector.

David Tebo
Kevin Brunner
Dr. Stephen Hintz

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Page 72	Exhibit F- Basic Benefit Spreadsheet from Selected Peer Communities

I. Overview of the Report

Highly effective and efficient organizations recognize that their employees are their primary assets. These organizations clearly define work expectations and evaluate employee performance. They seek to recruit and retain highly qualified workers because they recognize the heavy cost of employee turnover, recruiting and training. To do this, highly effective and efficient organizations utilize compensation plans that are competitive in the market, internally equitable, and commensurate with the long-term work contribution of the employees. Based on our study we have 3 major recommendations:

- 1. *The Village and Town of Somers should adopt a compensation system for its staff that properly recognizes the added work value that comes with experience, up to the point that individual employees have reached maximum performance levels. Fundamentally, this type of compensation system establishes a career ladder for compensation, in addition to annual adjustments for cost-of-living increases.*** At the early stages of their careers, employees begin on the lower rungs of the salary ladder. As they gain experience and perform at higher levels, they move step by step up the ladder. At the point when they have reached their maximum performance capabilities, they should be near the top step of the ladder. These salary points constitute the minimum salary, a series of salary steps, and a maximum salary.
- 2. *Our report recommends the adoption of a compensation system based upon: (a) a survey of salary ranges and actual salaries paid in peer municipalities, (b) an evaluation of position content and internal equity, and (3) recognition of the value of experience.***
- 3. *Due to the small number of employees and lack of a full-time personnel staff in Somers we are recommending that the employee evaluation and compensation process focus on simple loosely-linked performance adjustments,*** This approach would allow supervisors to establish general measures and goals that would help them to fairly easily determine the number of steps an employee might move on their compensation ladder each year. This model is recommended instead of the tightly-linked performance adjustment (pay for performance) which tends to demand a great deal of time and energy from staff for performance oversight and evaluation. (See Exhibit D for further discussion of how employee evaluations might be used together with the proposed step system.)

II. The Study Process

A. Review of Positions

First, employees were asked to review their position descriptions and to identify any additions, modifications, or deletions in order to match the work that they were actually doing with the work listed in the position description. A discrepancy did not necessarily mean that the position description should be changed, but rather that the activity should be reviewed by someone familiar with their work. All job description changes were reviewed by the Assistant Administrator for accuracy before being finalized.

Employees were given the opportunity to meet with us to discuss the content of their job. In the majority of cases, the position description was perceived as an accurate and complete statement of employee job content and only two employees spoke with us.

Next, each position description was reviewed according to a "best practices" standard, in other words, how it compares to a well-prepared position description. All job descriptions were organized using similar layouts and titled content for the sake of consistency. Current language for essential duties, skills and abilities, education, certifications, etc. was utilized and inserted into the revised layout after approval and review by the employee and administration. See **Exhibit F** for proposed job descriptions.

B. External Compensation Comparisons with Peer Municipalities

Eighteen Wisconsin municipalities were selected as comparison municipalities, based on size, location, and complexity. The population information is from the Wisconsin Department of Administration 2018 municipal population estimates.

Village of Bristol (5,075)	Village of Hartland (9,213)	Village of Jackson (7,035)
Town of Lisbon (10,369)	Town of Merton (8,449)	Village of Mukwonago (8,057)
Town of Norway (8,013)	Village of Richfield (11,703)	Village of Sturtevant (6,615)
Villa. of Twin Lakes (6,068)	Villa. of Waterford (5,503)	Town of Waterford (6,465)
Village of Oregon (10,390)	Town of Beloit (7,751)	Village of De Forest (9,929)
Village of Hobart (8,896)	Village of Harrison (11,532)	Town of Greenville (11,785)
Village and Town of Somers (10,082)		

The first task was to establish the degree to which positions are comparable to the positions in Somers. This was relatively easy to do for positions with single sets of duties, but more complex for positions that combine sets of duties such as clerk/treasurer, finance director/treasurer or assistant administrator.

Next, data were obtained on the salary range for each position and the current salary of the incumbent in the participating municipalities. Not all of the comparison municipalities have salary ranges, however. In order to smooth out the salary range data, positions that obviously were not comparable were excluded. The value of a relatively large sample is that variation in municipal size and complexity and job responsibilities can be "averaged."

The **first calculation** is a determination of an average of range midpoints based upon salary range data provided by several municipalities. The average of midpoints includes the midpoints of the (1) low range, (2) high range, (3) average of ranges, and (4) actual low and high salaries.

The **second calculation** is the average of the actual salaries from municipalities without ranges and only actual salaries.

The **third calculation** is the average of the first and second calculations, weighted for the number of municipalities in each category. This yields the external midpoint, also known as the market rate. (See **Exhibit B** for an example of how data was collected and compiled for each position).

The external midpoint is used to calculate the salary minimum and the salary maximum based on a percentage of the external midpoint. Percentage spreads commonly used by Wisconsin municipalities are 30 percent for management and highly skilled positions. Somers has decided to use this spread for its range calculations for all positions. The following example shows how these calculations are used.

Upper and Mid-Level positions

External Midpoint (100%) \$70,000

Salary Minimum (85%) \$59,500

Salary Maximum (115%) \$80,500

The range between the salary minimum and salary maximum is known as the working range.

C. Internal Position Evaluation

Internal evaluations of positions are conducted to determine if compensation rates are equitable among positions within the organization. The customary approach is to identify a series of job factors--items that are found to greater or lesser degrees in all positions, to assign weights to these factors, and finally to determine how much of a particular job factor there is in a position. For example, a job factor that might be assigned heavy weighting is knowledge/ education. If a particular position required a master's degree, then that position would contain a high degree of the factor knowledge/education. If another position required a high school diploma, then that position would contain a low degree of the factor knowledge/education.

For this study, eight widely used job factors were applied to all of the positions. These factors also were weighted according to standard practices:

1. Knowledge/education (20 % weighting)
2. Experience (20 % weighting)
3. Job complexity (20 % weighting)
4. Supervision exercised (10 % weighting)
5. Supervision received (10 % weighting)
6. Consequences of decisions (10 % weighting)
7. Interaction with other sets of people (5 % weighting)
8. Work environment (5 % weighting)

Because the analysis is of the job factors in the position and not in the performance of the employee, the position description was the starting point in the internal factor review. Each employee was asked to review his or her position description for accuracy and, if necessary, to recommend modifications in the description.

After the assessment of each position in terms of the job factors, the final steps are to determine the total number of points for each position and to compare them with related positions. Each factor was evaluated on a one to seven-point scale and then multiplied by the percentage weight of the particular factor. For example, for work environment a water utility position doing manual work in bad weather would receive seven points (weighted total of 35) whereas a clerical position doing office work in Village/Town hall would receive one point (weighted total of five).

In most cases, there was a relatively close correlation between the salary range and the internal evaluation points. There were a few positions with comparable duties and internal points and different salary ranges where internal adjustments should be considered. **(See Exhibit C for a description of the Somers breakdown)**

D. Comment on the Internal Point Factor Process

Job factor review is not a precise process, but is the most systematic process available for reviewing a set of positions for determining internal equity. Most of the factors are fairly objective, but there are some such as job complexity where a classification judgment has to be made. Questions from both management and employees often arise about this process.

Some employees may question the disparities in the total number of points assigned to different positions. The answer in most cases is that there are variations in **educational and experience requirements** specified in the job descriptions. Some job descriptions specify a college degree and others a high school diploma. Some require several years of progressive experience and others require no experience. The point factor evaluation is based on the requirements contained in the job description. While many of the job descriptions were very clear about education and experience needed, others were less so. Upon review some job descriptions seemed to have very minimal requirements in these categories (where they could have been more robust) thus lowering the total points recorded. **The Village/Town should continue to review these descriptions periodically to ensure they are accurately stating the desired requirements for each position.**

Some employees may be concerned about how much of a role this point assignment should play in determining their compensation? As stated earlier, the number of points assigned to a position is not an absolutely objective determination. In recognition of this fact, the customary practice for salary determination is to group positions within a point range. The Village/Town of Somers should be aware of these range comparisons when setting wages and if any large disparities in wage exists between jobs with similar point totals.

Management may ask if there are discrepancies in the position rankings between the external and internal evaluations, which approach should be prioritized? This always is a difficult question to answer. Clearly, the external market determines the ability of employers to attract and retain employees, but on the other hand gross disparities in internal salaries can have detrimental effects on employee morale. In the case of Somers, there are some disparities between the external and internal rankings that management may be interested in correcting.

E. A Comparison of Non-wage Benefits as an Element of External Parity with Peer Communities

Wages are only one element of employee compensation so this study also compares non-wage benefits offered by peer communities. If the benefit package offered by the Village/Town is not at the same level as peer communities a wage adjustment could be necessary to compensate. **Exhibit F** can be used by management and staff to determine if adequate benefit parity exists with peer communities.

F. Making Prudent Employee Wage Adjustments Based on the Data from this Wage and Compensation Study

This Study offers the Village/Town of Somers the important information it needs to place its employees in a compensation range that reflects external parity with peer communities and internal equity between employees. However, only Village/Town management and staff have the background information necessary to finally place the employees fairly within the established ranges. **Past hiring and employment agreements, combination of duties in one position, years of experience inside and outside the organization, quality of current performance of essential duties, perceived value to the organization, and non-wage benefit comparisons are all factors that will play a role in any initial employee wage adjustments based on this study.** Some further guidance on these factors are discussed in greater detail here:

1. Peer Municipality Compensation Adjustments

Peer municipality compensation data are used to calculate what is termed an external midpoint. As explained earlier, the external midpoint is based on salary ranges and actual salaries for comparable positions in peer municipalities. From this midpoint, the Somers ranges are determined. For all studied positions, the minimum salary is calculated at 85 percent of the midpoint and the maximum salary is calculated at 115 percent of the midpoint.

There are three possible adjustments than can be made from the calculated ranges. The primary adjustment occurs if the current position salary is below the position salary minimum. In this case, the current salary should be adjusted to at least the range minimum. The next adjustment occurs when the current position salary is above the position salary maximum. Management and staff need to decide how to deal with this type of outlier. One option is to hold the salary constant until the entire grid is adjusted upward, as a rule by cost-of-living increases. Finally, if a position salary is found to be within the range but much lower than midpoint, management and staff must determine if job performance dictates an adjustment upward to ensure external parity with peer communities.

2. Combination of Duties Adjustments

In a couple of positions, there may be a combination of duties that require additional experience and training that are not fully reflected in the peer data. When possible, we have attempted to eliminate this discrepancy by only comparing peer positions with similar duty combinations. If management and staff feel the combination of duties in a certain position still warrant a range or wage adjustment that can certainly be done.

3. Internal Point Comparison Adjustments

Positions are reviewed internally and to the extent that it is possible to determine, positions with similar duties and points should be compensated at fairly similar rates. Again, other job circumstances may dictate the size of wage adjustments based on differences in internal points.

4. Initial Placement on Salary Grid

When a current position wage is located within the proposed range, established from peer communities, we recommend it should be initially placed at the next highest salary increment above the current wage. This should be done before any other wage adjustments take place as a one-time technical adjustment to match the new range increment.

5. Employment Experience Adjustments

Employment experience uses a different adjustment approach. It can be used to determine at what salary increment employees should be placed, taking into account the years of relevant experience that they bring to the job. For example, this adjustment could recognize that for many years the municipality has been likely to increase salaries for all employees based on periodic cost-of-living adjustments that do not take into account the increasing years of experience that employees bring to their jobs. The adjustment is a measure to bring some recognition of this fact.

6. Benefit Comparison Adjustments

A study of peer communities may reveal that the benefits offered by the Village/Town are not in line with its peers. To remedy this management and staff could decide to pursue a correction in benefit structure or institute a wage adjustment.

G. Development of the Salary Grid for Individual Positions

Options for size of salary range (.80 -1.20, .85-1.15, and .90-1.10 of midpoint) and increment size (25 steps or 15 steps) were presented to the Village/Town. It was determined that a salary grid consisting of 25 increments (85% to 115% range) should be established for upper-level positions with the same range and 15 increments for mid-level positions. The first increment is the minimum salary determined for the position and the last increment is the maximum salary determined for the position. The other increments are equally spaced between the minimum and maximum increments. Presented below are two examples from the 85% to 115% range with 25 steps and two examples of the same range with 15 steps. These grids should be considered 2020 Wage grids and represent a 2% Cost-of-living adjustment from the 2019 wages reported by peer communities. **Exhibit A** displays all the proposed salary grids for non-represented employees in Somers. We recommend that the Village/Town make an annual adjustment to these ranges based on a local Cost-of-Living measure of their choosing. This annual adjustment will ensure that employee wages are keeping up with the cost of inflation.

Upper Level 25-step	Spreadsheet C	
	Administrator (.85-1.15)	Fire Chief (.85-1.15)
Step1-Minimum	90,137	73,888
2	91,466	74,974
3	92,796	76,060
4	94,125	77,147
5	95,454	78,233
6	96,783	79,319
7	98,112	80,406
8	99,441	81,492
9	100,770	82,578
10	102,099	83,664
11	103,428	84,751
12	104,757	85,837
Step 13-Midpoint	106,086	86,923
14	107,415	88,010
15	108,744	89,096
16	110,073	90,182
17	111,402	91,269
18	112,731	92,355
19	114,060	93,441
20	115,390	94,527
21	116,719	95,614
22	118,048	96,700
23	119,377	97,786
24	120,706	98,873
Step 25-Maximum	122,035	99,959

Mid-Level 15-Step	Spreadsheet D Court Clk./Recept. (.85- 1.15)	PW Crew Super(.85- 1.15)
Step 1-Minimum	38,142	49,933
2	39,104	51,192
3	40,066	52,450
4	41,027	53,709
5	41,989	54,968
6	42,951	56,226
7	43,913	57,485
Step 8-Midpoint	44,875	58,744
9	45,837	60,003
10	46,799	61,261
11	47,760	62,520
12	48,722	63,779
13	49,684	65,037
14	50,646	66,296
Step 15-Maximum	51,608	67,555

III. Approaches to Performance Evaluation and Use of the Salary Grid

Once the salary grids are finalized and initial wage adjustments completed by management and staff the most important human resource work begins. Moving into the future the salary grid for positions offers a great deal of flexibility for the Village/Town to fairly and sustainably recognize the performance of its employees. **The basic concept is that: performance as measured by an evaluation determines increment movement on the position salary grid.**

Implementation of a performance-based compensation system will require Somers to develop a series of performance standards for each position that are linked to specific movements on the increment grid. For example, in what is termed a loosely-linked compensation system, an employee receiving a “satisfactory performance” evaluation might move one increment on the grid. An employee receiving an “exceeds performance requirements” could move two increments on the grid. A more tightly linked compensation system might allow “satisfactory movement to the midpoint, but then require a higher performance standard for increment movement beyond the midpoint.

We have developed some recommendations and approaches to performance and position grid movement for Somers to consider in **Exhibit D** of this report. Municipal staff may decide to implement our ideas or incorporate those they are more comfortable with. As former administrators, however, we recognize that four very important practices are always present at the core of any good performance evaluation system:

1. **There is regular communication between supervisors who are evaluating and employees who are being evaluated.** Regular communication and feedback about performance is always the most important factor in any evaluation system. Choosing a quality ranking approach can definitely help improve the evaluation process, but is no substitute for consistent and regular engagement between supervisors and those they have responsibility to evaluate.
2. **Performance measures and goals are set for individual positions that meet the SMART standard (Specific, Measurable, Achievable, Realistic, Time-Bound)** in order to get the most out of regular evaluation meetings.
3. **Clear guidelines are established for the annual administration and decision-making process governing how employees will be rewarded with step increases.** We highly recommend that a salary approval process be formalized ahead of time so that all members of the Board understand and are in agreement with how approvals will move forward. The process that is likely to be successful will include-Department heads responsible for evaluating and ranking their employees and recommending if any step increase is warranted. A Village/Town Administrator responsible for collecting all evaluation data from Department heads, along with his own, and preparing a formal recommendation to the Board. A Board that accepts the data-driven and well-documented Administrator's proposal and formally approves. While obviously the Board may have their own opinions on job performance it is important for the integrity of the created performance evaluation system that they recognize the significance of the evaluation data collected as primary in their decision-making, and their own opinions as secondary. If the Board does make changes to the Administrator's proposal for employee salary increases it is important that the decision should be backed up with a data-driven argument, documented and reported back to impacted employees. We have seen in small communities where the integrity of the performance evaluation system suffers if the Board decides to make last minute changes to staff recommendations and there is not a good feedback communication loop back to employees to help them understand why those decisions were made.
4. **Supervisors who are doing the evaluation process are prepared for their role as performance evaluator.** We recommend that all evaluators be involved in the development of the performance evaluation instrument that is to be used and well-versed in how it is to be implemented. If supervisors are helping to develop measures for their employees, they may need some training in thinking in a SMART way or need general guidance in how to develop their capacities as an evaluator.

EXHIBIT A

Proposed 2020 Somers Salary Ranges for Non-Represented Employees

Based on Study of 18 Peer Communities-November 2019 (Includes 2% COLA for 2020)

Upper Level 25-step	Administrator (.85-1.15)	Fire Chief (.85-1.15)	Public Works Super. (.85-1.15)	Building Inspector (.85-1.15)	Accounting Manager (.85-1.15)	Clerk/Treasurer (.85-1.15)	Assistant to the Admin.(.85-1.15)
Step1-Minimum	90,137	73,888	72,790	60,630	57,696	63,361	55,250
2	91,466	74,974	73,860	61,521	58,545	64,294	56,062
3	92,796	76,060	74,930	62,413	59,394	65,226	56,874
4	94,125	77,147	76,000	63,304	60,242	66,158	57,686
5	95,454	78,233	77,070	64,196	61,091	67,091	58,498
6	96,783	79,319	78,140	65,087	61,940	68,023	59,310
7	98,112	80,406	79,210	65,979	62,788	68,955	60,122
8	99,441	81,492	80,280	66,870	63,637	69,887	60,934
9	100,770	82,578	81,350	67,762	64,485	70,820	61,746
10	102,099	83,664	82,420	68,653	65,334	71,752	62,558
11	103,428	84,751	83,490	69,545	66,183	72,684	63,370
12	104,757	85,837	84,560	70,436	67,031	73,616	64,182
Step 13-Midpoint	106,086	86,923	85,630	71,328	67,880	74,549	64,994
14	107,415	88,010	86,700	72,219	68,729	75,481	65,806
15	108,744	89,096	87,770	73,111	69,577	76,413	66,618
16	110,073	90,182	88,840	74,002	70,426	77,346	67,430
17	111,402	91,269	89,910	74,894	71,275	78,278	68,242
18	112,731	92,355	90,980	75,785	72,123	79,210	69,054
19	114,060	93,441	92,050	76,676	72,972	80,142	69,866
20	115,390	94,527	93,120	77,568	73,820	81,075	70,678
21	116,719	95,614	94,190	78,459	74,669	82,007	71,490
22	118,048	96,700	95,260	79,351	75,518	82,939	72,302
23	119,377	97,786	96,330	80,242	76,366	83,872	73,114
24	120,706	98,873	97,400	81,134	77,215	84,804	73,926
Step 25-Maximum	122,035	99,959	98,470	82,025	78,064	85,736	74,738

Proposed 2020 Somers Salary Ranges for Non-Represented Employees

Based on Study of 18 Peer Communities-November 2019 (Includes 2% COLA for 2020)

Mid-Level 15-Step	Municipal Court Clerk (.85-1.15)	Public Works Crew Supervisor(.85-1.15)	Administrative Asst. (Vacant) (.85-1.15)
Step1-Minimum	38,142	49,933	36,310
2	39,104	51,192	37,225
3	40,066	52,450	38,140
4	41,027	53,709	39,055
5	41,989	54,968	39,970
6	42,951	56,226	40,885
7	43,913	57,485	41,800
Step 8-Midpoint	44,875	58,744	42,715
9	45,837	60,003	43,629
10	46,799	61,261	44,544
11	47,760	62,520	45,459
12	48,722	63,779	46,374
13	49,684	65,037	47,289
14	50,646	66,296	48,204
Step 15-Maximum	51,608	67,555	49,119

			EXHIBIT B				
Data Collection Format Example: Wage and Compensation Study							
Village/Town of Somers-2019							
POSITION			Community (Est.Pop.)	Minimum	Maximum	Actual(2019)	Comments
Administrator			Somers (10,082)			102,299	
Range Data	Min. Salary	Max. Salary	V. of Bristol (5,075)			95,181	Also does DPW job
1. Lowest Base Salary	85,631	115,602	V. of Jackson (7,035)			107,598	
2. Highest Base Salary	110,000	122,441	T. of Lisbon (10,309)			85,000	
3. Average of all	94,822	118,420	T. of Merton (8,449)				
Peer Base Salaries			V. of Mukwonago (8,057)	85,631	115,602		
4. Lowest-Highest Salary	85,631	122,441	V. of Richfield (11,703)			90,015	
5. Average of Items 1-4	94,021	119,726	V. of Sturtevant (6,615)			85,696	Administrator/Clerk
(Add 1-4, Divide by 4)			V. of Twin Lakes (6068)			88,700	Contracted
6. Range midpoint of Item 5	106,873		V. of Waterford (5,503)			110,000	
(Add A + B, Divide by 2)			T. of Waterford (6,465)				
7. Average of Actual Base	103,549		V. of Oregon (10,390)	110,000	122,441	122,434	
Salaries without range data			T. of Beloit (7,751)				N/C, Part-time
8. Weighted Data Midpoint	104,213		V. of DeForest (9,929)			137,935	
(Item 6 multiply by # of returns			V. of Hobart (8,896)			103,863	
plus Item 7 multiply by # of			V. of Harrison (11,532)			110,000	
returns, divide by total no. of			T. of Greenville (11,785)	88,836	117,217	106,167	
returns)				284,467	355,260	1,242,589	
9. Unweighted Data Midpoint							
(Add Item 6 and 7, Divide by 2)							
10. Item 8 Midpoint	104,213						
Working range .80-1.20	83,370-125,056						
Working range .85-1.15	88,581-119,845						
Working range.90-1.10	93792-114,634						

EXHIBIT C

Village/Town of Somers Internal Position Comparisons based on Position Descriptions (Weighted Factors) November 2019

Position Title	Knowledge/ Education 20%	Experience 20%	Job Complexity 20%	Supervision Exercised 10%	Supervision Received 10%	Consequence of decision 10%	Interaction 5%	Work Environment 5%	Total Points 100%
Administrator	7	4	7	7	7	7	7	1	610
Fire Chief	5	5	7	6	5	6	7	6	595
Public Works Supervisor	4	4	7	6	5	6	7	5	530
Clerk/Treasurer	4	4	7	5	6	6	7	1	510
Accounting Manager	5	5	7	2	4	6	6	1	495
Assistant to the Administrator	5	3	7	2	5	4	6	1	435
Building Inspector	4	5	5	2	5	4	4	4	430
Public Works Assistant	2	5	5	5	4	5	4	5	425
Court Clerk/ Receptionist	3	4	4	1	4	3	4	1	325

EXHIBIT D

I. Performance Evaluation Recommendations for Village/Town of Somers

A primary objective of all municipalities should be to have competent, motivated, and productive employees working together to provide designated services to their residents. This certainly is the objective of Somers.

There are many dimensions to fulfilling this objective.

First, employees need to know what is expected of them in their jobs. These expectations consist of knowledge of how to perform job tasks and knowledge of what behavior is expected of them as they perform their jobs. Conveying these expectations is primarily the responsibility of hiring personnel and supervisors. Hiring personnel are responsible for the initial assessment and orientation of new employees and supervisors are responsible for ongoing direction and review of employees.

Second, the Village/Town needs to have a formal process for evaluating the performance of each of its employees. A key tool in directing and reviewing employees is a process known as performance evaluation. As a rule, performance evaluation consists of written criteria used to rate the work of employees during a particular period of time, such as six months or a year. Often, it involves establishing employee goals at the beginning of the period. Good performance evaluation systems have well defined types of evidence that used in the review.

Third, adopting a formal performance evaluation system is going to require all supervising bodies and employees to devote more attention to the tasks of developing appropriate expectations, observing employee performance, gathering performance evidence, and discussing evaluations with each employee. This probably will require supervisor training.

Fourth, there are various approaches to performance evaluation. The most comprehensive approach is what is termed a 360-degree evaluation where all primary contacts are asked to make observations about the performance of the specific employee. This includes, among others, supervisors, peers, subordinates, and residents. The 360-degree approach can be valuable for some positions, but it is complex and time consuming and it can be expensive. There are other less complex approaches to evaluation.

Fifth, formal performance evaluation should not replace informal assessments and conversations about them. Supervisors should be prepared to comment on employee work, positively and negatively, on a regular basis.

The objectives of performance evaluation can vary substantially. Common objectives are as follows:

1. To inform employees how they are doing in their work, including areas of improvement,
2. To provide information relevant to employment status, including termination and promotion,
3. To determine salary adjustments, and
4. To determine other forms of recognition.

We assume that all of these objectives are relevant for performance evaluation in Somers.

With regard to salary adjustments, we are proposing that Somers adopt a system that links performance evaluation with salary adjustments. The new salary system consists of a series of steps, or increments. Employees rated as satisfactorily performing their jobs are likely to receive a one increment adjustment. Employees rated as exceeding expectations might be considered for a two-increment adjustment. In limited cases, employees rated as substantially exceeding expectations will be considered for a three-increment adjustment.

The performance evaluation approaches that we recommend for Somers contains the following elements:

1. Job performance criteria closely related to formal position descriptions.

The foundation for performance evaluation is the position description. It should list the primary task and behavior responsibilities and qualifications for each employee occupying the position. An employee should not be evaluated for duties not referenced in the position description.

2. Criteria that include both task and behavior references.

Employees are responsible for performing specific tasks included in their position description. For example, they could include preparing parts of the budget, responding to calls for assistance, or repairing public facilities. They also need to meet certain behavioral standards, such maintaining good work attendance and working positively with other employees and residents.

3. Evaluation approaches that include mutually considered task and behavioral goals.

Very few positions are completely static or repetitive. New ways of performing tasks can be developed and employees can enhance their ability and skill levels. Annual performance evaluation should include task and behavior goals specific to each employee. It could be developing a new job approach or getting more training. The nature of goals should be largely specific for each employee.

4. Evaluation approaches that are designed for specific types of positions and specific supervisors.

Let us recognize that performance evaluation is a two-way process between the person (s) performing the evaluation and the person whose performance is being reviewed. In Somers, it is important to note that there are several levels of evaluation within the total

organization and that each evaluation level requires different approaches. At each level, the person or persons responsible for conducting the evaluation is different. And the employees being evaluated also are different.

The first level are the two positions that report to elected or appointed citizen governing bodies, the Village/Town Administrator and the Fire Chief. Evaluating these positions is particularly challenging for part-time citizen bodies for two reasons. First, these positions are highly complex and have many dimensions that need to be defined and evaluated. Second, the members of the Village Board and Fire Commission do not observe all aspects of their respective administrators' work. While they are familiar with the communication and interaction between themselves and the administrator, they may have little systematic knowledge of the operational aspects of the administrator's work. As a result, the evaluation of the administrator requires a unique and comprehensive approach.

At the next level, the Village/Town Administrator reviews the performance of the Clerk/Treasurer, Public Works Supervisor, Building Inspector, Assistant Administrator and Fire Chief. These positions are somewhat less difficult to evaluate because the areas of responsibility are more focused and because the Village/Town Administrator regularly interacts and observes the employees in these managerial positions.

Finally, the department heads (managers) review the performance of employees in their respective departments. Task assignments for these employees are more specific with less latitude and managers regularly can observe performance. Foremen may provide input, but typically they do not have formal responsibility for performance evaluation.

5. Performance standards for salary adjustment purposes that define what constitutes “does not meet,” “meets,” “exceeds,” and “greatly exceeds” expectations.

The Village/Town staff and management obviously have final say in how many increments employees might be able to move within salary ranges on an annual basis. As discussed earlier, performance evaluation and salary adjustments based on performance could be loosely linked according to the following ratings:

- a. “Does not meet expectations”- Does not receive a salary adjustment.
- b. “Meets expectations”- Receives a one increment salary adjustment.
- c. “Exceeds expectations”- Receives a two-increment salary adjustment.
- d. “Greatly exceeds expectations”- Receives a three-increment salary adjustment.

With the use of these categories, it is important for employees to understand what each of the performance standards entails. For example, what is the difference between “meets expectations” and “exceeds expectations”? Persons with supervisory responsibilities are going to need to develop consistent guidelines and standards across units in order to provide coherent expectations for employees.

As a guideline, “meets expectations” includes coming to work regularly and on time, performing the tasks listed in the job description and as assigned by a supervisor,

committing few errors, completing projects on time, working with other employees in a cooperative manner, and, if appropriate, dealing with the public in a positive manner.

“Exceeds expectations” includes all of the elements listed in “meets expectations”. It also includes willingness to take on extra assignments and difficult projects or problems, making solid and detailed recommendations on better ways to perform tasks, initiatives to learn new skills, and examples of leadership among peer and subordinate staff.

“Exceptional performance” is a standard that will not be reached on a regular basis. It includes all of the elements of “exceeds expectations” but with accomplishments of rarely demonstrated magnitude and consistency. For example, completely redesigning the budgeting process and then implementing it might meet this standard.

6. Performance expectation standards conveyed to each employee before the start of the performance evaluation period.

7. Development of appropriate standards of performance evidence

One of the most difficult elements of performance evaluation is determining what kind of evidence should be used. Many times, evaluation simply consists of subjective judgments by the supervisor, partly because it is a relatively easy and inexpensive way to approach the task. At the other extreme, an elaborate approach such as a 360 degree can be complicated, time consuming, and expensive.

Our recommendation consists of evidence of three types:

1. Evidence that is readily available such as attendance records, disciplinary actions, awards;
2. Supervisor observations of employee performance kept at intervals during the course of the evaluation period. These are called critical incidents. They are a written record of good performance and accomplishment and, conversely, of problem performance. It is documented and dated. Supervisors should keep a notebook of critical incidents for each employee and regularly make timely observations. These should include SMART goals (Specific, Measurable, Achievable, Realistic and Time-Bound) set by the employee and agreed to by the Supervisor and progress towards those goals.
3. Self-evaluations by employees. These comments can be insightful about employee performance. This can be done according to a short form or simply a written paragraph.

II. Evaluation of Department Heads/Managers

All department heads and managers are evaluated by the Village/Town Administrator. The evaluation approach for department heads and managers is similar to the approach used for the Village/Town Administrator, except that the areas of responsibility are more specific and limited and that the Village/Town Administrator is in a position to evaluate the operational aspects of department head/manager performance. The role of the department heads/managers in supervision of their subordinate employees assumes a prominent place. Annual goals also are identified. Performance is recommended to receive a 75 percent weighting and goal achievements are recommended to receive a 25 percent weighting.

A. Performance Criteria Measures for Department Heads/Managers

Work habits: Unexcused work absences

Does not meet expectations: Averages once a week absence (Rating: 0)
Meets expectations: Averages once a month absence (Ratings: 1, 2)
Exceeds expectations: Averages twice a year absence (Ratings: 3, 4)
Exceptional performance: Never has unexcused absences (Ratings: 5, 6)

Work habits: Work punctuality

Does not meet expectations: Averages once a week being late (Rating: 0)
Meets expectations: Averages once a month being late (Ratings: 1, 2)
Exceeds expectations: Averages twice a year being late (Ratings: 3, 4)
Exceptional performance: Never is late (Ratings: 5, 6)

Work habits: Meeting attendance

Does not meet expectations: Averages once a week missing meeting (Rating: 0)
Meets expectations: Averages once a month missing meetings (Ratings: 1, 2)
Exceeds expectations: Averages twice a year missing meeting (Ratings: 3, 4)
Exceptional performance: Never misses meetings (Ratings: 5, 6)

Work habits: Extra work outside of normal work hours

- Does not meet expectations: Never does extra work (Rating: 0)
- Meets expectations: Does extra work when asked by supervisor [2-3 times a year] (Ratings: 1, 2)
- Exceeds expectations: Regularly does extra work when asked by supervisor [2-3 times a month] or volunteers for extra responsibilities (Ratings: 3, 4)
- Exceptional performance: Volunteers to work when needed or as an example and develops additional ways to contribute to unit performance (Ratings: 5, 6)

Performance: Understands duties, instructions and assignments

- Does not meet expectations: Needs continuing guidance on work assignments (Rating: 0)
- Meets expectations: As a rule, understands duties and instructions with few mistakes and with minimum reinforcement (Ratings: 1, 2)
- Exceeds expectations: Rarely makes a mistake, understands virtually all instructions, and does not require clarification (Ratings: 3, 4)
- Exceptional performance: Works error-free and clarifies assignments when it is productive to do so (Ratings: 5, 6)

Performance: Follows job description, instructions and assignments

- Does not meet expectations: Understands instructions but does not regularly follow them (Rating: 0)
- Meets expectations: Understands instructions and as a rule follows them (Ratings: 1, 2)
- Exceeds expectations: Understands instructions and rarely deviates from them (Ratings: 3, 4)
- Exceptional performance: Understands instructions and always carries them out and may seek to improve the desired result (Ratings: 5, 6)

Performance: Completes assignments in a timely manner

- Does not meet expectations: Regularly misses deadlines (Rating: 0)
- Meets expectations: Regularly meets deadlines (Ratings: 1, 2)
- Exceeds expectations: Completes assignments in advance of deadline (Ratings: 3, 4)
- Exceptional performance: Assigns priority to assignment completion (Ratings: 5, 6)

Performance: Completes assignments accurately and according to a specified standard

Does not meet expectations: Work is not accurate or does not meet a specified standard (Rating: 0)

Meets expectations: Work is generally accurate and meets a specified standard (Ratings: 1, 2)

Exceeds expectations: Work is accurate and exceeds a specified standard (Ratings: 3, 4)

Exceptional performance: Work is accurate and greatly exceeds a specified standard in clarity and quantity (Ratings: 5, 6)

Performance: Provides Administrator with appropriate information

Does not meet expectations: Does not regularly or accurately provide appropriate information to Administrator (Rating: 0)

Meets expectations: As a general rule, regularly and accurately provides appropriate information to Administrator (Ratings: 1, 2)

Exceeds expectations: Regularly provides appropriate information to Administrator in clear oral or written form as requested (Ratings: 3, 4)

Exceptional performance: Regularly provides appropriate information in clear oral and/or written form with additional information on context and implications and with recommendations (Ratings: 5, 6)

Performance: Provides subordinates with understandable and timely assignments

Does not meet expectations: Does not regularly provide understandable and timely assignments (Rating: 0)

Meets expectations: Regularly provides understandable and timely assignments (Ratings: 1, 2)

Exceeds expectations: Provides oral and when necessary written assignments and monitors employee understanding of assignments (Ratings: 3, 4)

Exceptional performance: Provides oral and when necessary written assignments, monitors employee understanding of assignments, and develops improved instructional approaches (Ratings: 5, 6)

Performance: Regularly monitors employee performance

Does not meet expectations:	Does not regularly or adequately monitor employee performance
Meets expectations:	As a rule, monitors employee performance with oral feedback (Ratings: 1, 2)
Exceeds expectations:	Monitors employee performance with regular written reports (2 times a year) (Ratings: 3, 4)
Exceptional performance:	Monitors employee performance and meets with each employee two times a year to discuss written performance review (Ratings: 5, 6)

Performance: Provides recommendations for individual performance improvement

Does not meet expectations:	Does not provide recommendations (Rating: 0)
Meets expectations:	Provides recommendations on major duties as needed (Ratings: 1, 2)
Exceeds expectations:	Reviews total work product and makes recommendations (Ratings: 3, 4)
Exceptional performance:	Develops systematic improvement plans in conjunction with employee (Ratings: 5, 6)

Performance: Provides recommendations to improve unit performance

Does not meet expectations:	Does not make recommendations (Rating: 0)
Meets expectations:	Periodically makes recommendations as needed (Ratings: 1, 2)
Exceeds expectations:	Regularly reviews unit performance and makes recommendations (Ratings: 3, 4)
Exceptional performance:	Systematically develops new approaches to improvements, including training plans (Ratings: 5, 6)

Performance: Provides residents and clients with appropriate information

- Does not meet expectations: Does not provide information or provides inadequate or incorrect Information (Rating: 0)
- Meets expectations: When necessary or requested, provides information (Ratings: 1, 2)
- Exceeds expectations: Provides clear and complete information without being asked on major items (Ratings: 3, 4)
- Exceptional performance: Develops systematic and accessible sources of information on a broad range of topics and issues (Ratings: 5, 6)

Performance: When appropriate, interacts with Board members in an appropriate and productive manner

- Does not meet expectations: Does not appropriately or productively interact with the Board. (Rating: 0)
- Meets expectations: When asked, answers Board questions and information requests in an appropriate and productive manner (Ratings: 1, 2)
- Exceeds expectations: In conjunction with the Administrator, anticipates and prepares appropriate materials for the Board (Ratings: 3, 4)
- Exceptional performance: In conjunction with the Administrator, systematically develops explanatory materials to comprehensively explain and justify Board decision needs (Ratings: 5, 6)

Works well with other employees

- Does not meet expectations: Does not work well with other employees (Rating: 0)
- Meets expectations: Maintains adequate interpersonal relationships (Ratings: 1, 2)
- Exceeds expectations: Encourages cooperation and shared responsibility (Ratings: 3, 4)
- Exceptional performance: Provides leadership skills in working with others and in setting an example (Ratings: 5, 6)

Conveys a positive image of the Village/Town

Does not meet expectations: Does not convey a positive image (0)

Meets expectations: Dresses appropriately and exhibits positive work habits (1, 2)

Exceeds expectations: Consciously works to convey a positive image in describing and presenting municipal services (3, 4)

Exceptional performance: Develops a strategy to increase the positive image of the Village/Town and makes public presentations/prepares materials to enhance the Village/Town image (5, 6)

B. Department Head/Manager Overall Performance Evaluation Rating Form

<u>Work/Performance</u>	<u>Rating</u>
Work attendance	_____
Work punctuality	_____
Meeting attendance	_____
Extra work	_____
Understanding instructions and assignments	_____
Following instructions and assignments	_____
Completing assignments in a timely manner	_____
Completing assignments accurately	_____
Providing information to Administrator	_____
Providing subordinates with appropriate assignments	_____
Monitoring employee performance	_____
Providing individual employee recommendations	_____
Providing unit performance recommendations	_____
Providing information to residents and clients	_____
Interacting with Village/Town Board	_____
Working with other employees	_____
Conveying a positive image of Village/Town	_____
Total Points	_____
 Overall Work/Performance Rating	 _____
(Divide total points by 17)	

Annual Goals

Rating

Goal 1 _____

Goal 2 _____

Goal 3 _____

Goal 4 _____

Total points

Overall Goal Rating

(Divide total points by number of goals)

Comments:

Calculation instructions:

1. As a rule, each of the two overall ratings will be the average of the individual ratings.
2. As a rule, Work/Performance then will receive a weighting of 75% and Goals will receive a weighting of 25%.

Work/Performance Rating x 75% = _____

Goal Rating x 25% = _____

Total Rating Points = _____

Overall Rating _____

III. Evaluation of the Village/Town Administrator

The Village/Town Administrator has a very complex set of job roles and duties. He is responsible for advising the governing Board on the direction of the Village/Town, implementing the decisions of the Board, directing and evaluating the staff, and interacting with a wide variety of individuals and organizations.

The Village/Town Board has the responsibility to evaluate the Administrator.

It is fairly common for governing bodies to assign annual goals. It also is fairly common for governing bodies to use a performance rating scheme; however, it may go beyond the ability of the Board to systematically and fairly assess that operational performance of the administrator. Board members often do not have the opportunity to observe this operational role of directing and working with staff members in their outgoing activities. This results in two possible effects: (1) Assuming that the administrator handles operations as well as working with the Board and/or (2) Listening to unsystematic comments of an employee or resident and generalizing. As a rule, we believe that the Board should not evaluate operational and staff performance without first-hand evidence.

A. Recommended Evaluation Elements

Our recommended elements are as follows:

1. ***Mutually established annual goals for the Village/Town Administrator.*** This is a mutual activity for at least two reasons. First, the Village/Town Administrator may be in a better position to identify goals for the Village/Town than is the Board. Second, there may be goals that simply cannot be achieved within a year and the Board needs to know what is possible.

Goals can be Village/Town-wide objectives such as establishing a storm water utility, a program to allow residents to conduct business at Village/Town hall at times other than 8 AM to 4 PM, or economic development goals. They also can be goals for the Administrator to develop greater skills in performing her job or to deal with staff organizational issues.

The annual goals should be agreed upon in advance of the performance period being evaluated. At the end of the review period, the Administrator submits a report to the Board on the status of each of the goals. The Board also makes an independent assessment of the goals. It would be appropriate to complete the review and determine the next goals within a relatively short time period. We recommend no more than five major goals.

Performance to meet goals should be weighted as 50 percent of the evaluation.

2. ***Performance characteristics that can be observed by the Board.*** Although the Board cannot observe all aspects of the Administrator's performance, there are significant areas that the Board can observe. Here are several examples:
- a. Quality of oral and written presentations
 - b. Extent to which Board is kept informed about issues and actions
 - c. Extent to which Board decisions are implemented, including timeliness and accuracy
 - d. Ability to interact with Board members in an appropriate and productive manner
 - e. Manner in which Administrator has dealt with staff and/or resident issues that have risen to the level of Board attention

Throughout the review period, Board members are strongly encouraged to consider these dimensions and note them as critical incidents, that is, positive and negative examples of each dimension. Keep a notebook.

Performance characteristics should be weighted as 50 percent of the evaluation.

3. If the Board wants information on the Administrator's operational responsibilities, we recommend a supplementary process involving a sample of subordinate reviews annually. This information would not be used in the salary determination, but would be summarized and given to the Administrator.

A process that has been productively used is to place the names of all supervisors in a container and annually select three of the names to confidentially prepare a review of Administrator performance. Two short essay questions are asked: "How well do you believe the Administrator has performed during the past year?" and "What areas of improvement should the Administrator work on?" A third party is in charge of the process.

These recommendations for evaluating the Village/Town Administrator also apply to the evaluation process for Fire Chief, with the exception that the review will be of more specific and limited activities.

B. Village/Town Administrator Evaluation Form and Performance Characteristics

Oral and written communication

Does not meet expectations:	Shows minimal capability for effective written and oral communication (0)
Meets expectations:	Communicates in a satisfactory manner in oral and written form (1, 2)
Exceeds expectations:	Communicates in a well-organized manner in oral and written form (3, 4)
Exceptional performance:	Conveys information very effectively and matches presentation styles to different audiences (5, 6)

Rating: _____

Comment:

Informing Board about issues and actions

Does not meet expectations:	Provides inadequate information to the Board on issues and actions (0)
Meets expectations: actions as required (1, 2)	Provides adequate information to the Board on issues and
Exceeds expectations:	Provides quality information to the Board on issues and actions and the context in which they are occurring (3, 4)
Exceptional performance:	Anticipates issues likely to arise in the future and alerts the Board to these issues and necessary actions (5, 6)

Rating: _____

Comment:

Implementation of Board decisions

- Does not meet expectations: Fails to follow through on Board decisions (0)
- Meets expectations: Follows through on decisions as required (1, 2)
- Exceeds expectations: Develops implementation plans for Board decision in an accurate and timely manner (3, 4)
- Exceptional performance: Develops implementation plans, mobilizes resources, and keeps Board fully informed (5, 6)

Rating: _____

Comment:

Interaction with Board members

- Does not meet expectations: Has minimal or unsatisfactory interaction with Board members (0)
- Meets expectations: Has satisfactory interaction with Board members (1, 2)
- Exceeds expectations: Treats all Board members with respect, listens to Board comments (3, 4)
- Exceptional performance: Anticipates Board needs and works to build a productive governance relationship between Board and staff (5, 6)

Rating: _____

Comment:

Interaction with staff

- Does not meet expectations: Has minimal or negative interaction with staff (0)
- Meets expectations: Is accessible for staff and listens to staff input (1, 2)
- Exceeds expectations: Provides guidance to staff members (3, 4)
- Exceptional performance: Builds a strong team through individual and group activities (5, 6)

Rating: _____

Comment:

Staff Effectiveness: Builds and maintains professional and high-quality staff.

Does not meet expectations: Pays little or no attention to staff performance and development (0)

Meets expectations: Provides direction and evaluation for staff members (1, 2)

Exceeds expectations: Demonstrates a commitment to deal with non-performing staff and holds organizations accountable for non-conforming results (3, 4)

Exceptional performance: Develops and implements comprehensive plan to increase staff productivity (5, 6)

Rating: _____

Comment:

Service Delivery Interaction and management:

Does not meet expectations: Does not respond to citizen requests and comments (0)

Meets expectations: Responds to citizen requests and comments, either directly or through Board requests (1, 2)

Exceeds expectations: Responds in a timely and positive manner to citizens and informs Board (3, 4)

Exceptional performance: Develops approaches to enhance citizen input and response (5, 6)

Rating: _____

Comment:

Strategic leadership in anticipating and positioning the organization to deal with future events and circumstances in accord with strategic plan

Does not meet expectations: Pays little or no attention to strategic planning and implementation (Rating: 0)

Meets expectations: Pays attention to Village/Town planning assumptions and strategic plan (1, 2)

Exceeds expectations: Takes initiative to see that staff members are aware of strategic plan and follow it (3, 4)

Exceptional performance: Takes initiative to monitor the strategic plan, inform and involve the Board, and carry out activities to make necessary changes. Takes responsibilities for undesirable results and delays (5, 6)

Rating: _____

Comment

Policy Facilitation in presenting policy-related information and implementation of Board decisions.

Does not meet expectations: Presents no or inadequate policy-related information to Board (0)

Meets expectations: Presents policy-related information as requested or needed by Board (1, 2) and sees that policy decisions are implemented

Exceeds expectations: Presents balanced and complete information including policy recommended as requested; respects role of elected officials in making policy decisions (3, 4)

Exceptional performance: Presents balanced and complete information and references relationship to strategic plan and overall policy goals. (5, 6)

Rating: _____

Comment:

Democratic Responsiveness in community

Does not meet expectations: Does not demonstrate an appreciation of the unique culture of the Community (0)

Meets expectations: Understands and appreciates the unique culture of the community (1, 2)

Exceeds expectations: Appreciates and accepts citizen participation in local government according to guiding principles (3, 4)

Exceptional performance: Plans systematically to build on community characteristics and encourage greater citizen involvement (5, 6)

Rating: _____

Comment:

Organizational Planning and Management: Budgeting and fiscal condition

- Does not meet expectations: Does not provide effective oversight on budgeting and fiscal condition (0)
- Meets expectations: Provides accurate budget document and fiscal condition information to Board and responds to questions (1, 2)
- Exceeds expectations: Makes budget and fiscal condition recommendations in accord with strategic plan (3, 4)
- Exceptional performance: Develops performance measures for budget and fiscal condition to assist Board in making informed decisions (5, 6)

Rating: _____

Comment:

Integrity: ethical behavior in accordance with Village/Town guiding principles

- Does not meet expectations: Exhibits poor or questionable ethical behavior (0)
- Meets expectations: Exhibits satisfactory ethical behavior (1, 2)
- Exceeds expectations: Identifies ethical standards and encourages staff and Board to review them (3, 4)
- Exceptional performance: Develops ethical standard and review process and makes difficult ethical decisions (5, 6)

Rating: _____

Comment:

Interpersonal Characteristics and Skills

- Does not meet expectations: Does not relate well to Board, staff, and citizens (0)
- Meets expectations: Works in a satisfactory manner with Board, staff, and citizens (1, 2)
- Exceeds expectations: Demonstrates the ability to work in harmony with others and takes steps to minimize conflict (3, 4)
- Exceptional performance: Builds a stronger working relationship and/or resolves a difficult staff interpersonal issue

Rating: _____

Comment:

Conveys a positive image of the Village/Town

- Does not meet expectations: Does not convey a positive image (0)
- Meets expectations: Dresses appropriately and exhibits positive work habits (1, 2)
- Exceeds expectations: Consciously works to convey a positive image in describing and presenting municipal services (3, 4)
- Exceptional performance: Develops a strategy to increase the positive image of the Village/Town and makes public presentations/prepares materials to enhance the Village/Town image (5, 6)

Rating: _____

Comment:

Professional Development

- Does not meet expectations: Does not participate in professional development activities (0)
- Meets expectations: Attends meetings of professional organizations (1, 2)
- Exceeds expectations: Identifies areas for more professional development (3, 4)
- Exceptional performance: Participates in professional development related to position and strategic plan and assesses the results of the activity (5, 6)

Rating: _____

Comment:

Goals:

Goal 1:

- Did not accomplish (0)
- Worked on goal but did not fully accomplish because of unanticipated issues (1, 2)
- Accomplished most of goal (3, 4)
- Successfully accomplished all of goal (5, 6)

Rating: _____

Comment:

Goal 2:

Did not accomplish (0)

Worked on goal but did not fully accomplish because of unanticipated issues (1, 2)

Accomplished most of goal (3, 4)

Successfully accomplished all of goal (5, 6)

Rating: _____

Comment:

Goal 3:

Did not accomplish (0)

Worked on goal but did not fully accomplish because of unanticipated issues (1, 2)

Accomplished most of goal (3, 4)

Successfully accomplished all of goal (5, 6)

Rating: _____

Comment:

Goal 4:

Did not accomplish (0)

Worked on goal but did not fully accomplish because of unanticipated issues (1, 2)

Accomplished most of goal (3, 4)

Successfully accomplished all of goal (5, 6)

Rating: _____

Comment:

Goal 5:

Did not accomplish (0)

Worked on goal but did not fully accomplish because of unanticipated issues (1, 2)

Accomplished most of goal (3, 4)

Successfully accomplished all of goal (5, 6)

Rating: _____

Comment:

Overall Goal Rating (Average): _____

Comment:

Overall administrator rating:

Performance characteristics rating X 50%: _____

Goals rating X 50%: _____

Total: _____

Comment:

EXHIBIT E

Proposed Position Descriptions
Village/Town of Somers-Nov. 2019



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Accounting Manager/Deputy Clerk/Treasurer

GENERAL NATURE OF POSITION

Under general supervision of the Village/Town Clerk/Treasurer and the Village Administrator, the Accounting Manager shall be responsible for maintaining the Village and Town of Somers accounting functions and related financial reporting. This responsibility includes, but is not limited to, financial reporting, financial data processing, payroll, budget development, accounts receivable, accounts payable, utility billing, cash reconciliation, internal control and implementation of accounting policy. This position shall report on a daily basis to the Village/Town Clerk/Treasurer. The Accounting Manager serves as an in-house resource for accounting and record keeping for all matters as it relates to matters as mentioned in paragraph 1 above. In this capacity, he/she will analyze and evaluate financial accounts, develop and implement best in practice accounting procedures and perform related work as required to substantiate all the Village and Town Financial Accounts. He/She collaborates with the Village/Town Clerk/ Treasurer on fiscal related items when it relates to Front Office Operations. He/She serves the Village and Town Board by providing financial reports and data required for their review and decision-making process as well as recommending accounting procedures and solutions as necessary. This is a full-time, salaried, non-represented exempt position and is considered part of management providing direction and leadership to both financial and non-financial staff in all fiscal and accounting related issues.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Administers the fiscal operations of the Village and Town of Somers and all of its respective funds (i.e.: General Fund, Capital Improvement Fund, Water and Sewer Utilities, TIF Districts (1-11), Debt Service Funds, Stormwater Fund).
- Identifies, recommends, and implements efficient financial procedures and methods.
- Controls systems for internal department use by department heads to manage their fiscal responsibilities.
- Maintains requisite journals and ledgers to high standard necessary to maintain the Village and Town's Utility Funds reporting functions and the corresponding reimbursement programs applicable under state and federal standards.

- Undertakes budget studies and assists in the planning and development of all Village and Town budgets by conferring and collaborating with the Administrator, Village/Town Clerk/Treasurer, and Village and Town Boards to provide all their requirements for technical assistance and accounting support.
- May be assigned duties to research funding or funds for special projects, studies, programs, services, or operations necessary to fill the needs of the Village or Town and the Village Utility Districts.
- Assists in preparation of Annual State Form C, PSC Report and all financial cycle reporting both internal and external.
- Coordinates with Village/Town Clerk/Treasurer and the Village Administrator on financial oversight of all contracts to help ensure financial compliance by all parties.
- Prepares short and long-range recommendations for fiscal operations in accordance with government accounting standards.
- Analyzes and prepares fiscal, accounting, and management reports for the Village & Town Boards and Village Administrator.
- Performs other duties as required or assigned, i.e.: Village & Town Assets, Inventory Control and oversight of Village Payroll.
- Assist Village Administrator in researching grants and ensures compliance with grant accounting requirements, includes ensuring expenses are allowable.
- Assists in monitoring monthly departmental financial performance. Reviews actual expenditures compared to established budget, identifying variances and communicates with the Village/Town Clerk/Treasurer and Village Administrator. Makes financial presentations to the Village/Town Board when needed.
- Reviews and prepares departmental budget adjustments. Notifies department heads and Village and Town Boards of all expenditures exceeding budgeted amounts. Reviews requested adjustments for fund availability.
- Coordinates with the Auditors of the Village & Town for preparation of the annual report of the Village & Town Financial Accounts, as well as TID audits if necessary.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION AND/OR EXPERIENCE:

- Possession of a Bachelor's Degree from an accredited college or university with a major in accounting or equivalent work experience.
- Must possess the required knowledge, skills, and abilities to perform complex financial record keeping in a government setting.

SKILLS AND ABILITIES:

- Comprehensive knowledge of accounting principles, functions, and terminology.
- Governmental Accounting Principles are a plus but not mandatory.
- Working knowledge of BS and A Software a plus.
- Demonstrated computer skills.
- Working knowledge of Microsoft Office.
- Intermediate (or above) skill level in excel spreadsheets.
- Demonstrated general ledger management experience.
- Utilities financial accounting knowledge desired.
- Ability to establish and maintain satisfactory working relationship with other employees, the public and elected officials.
- Ability to exercise sound judgment and discretion in applying and interpreting policies, rules, and regulations.
- Ability to evaluate alternatives and their effectiveness and present results to Town Officials with implementation of changes as directed by the same.
- Demonstrated problem solving skills.
- Good communication skills, verbal and written.

- Committed to continuous professional improvement.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Ability, to sit for extended periods of time while viewing and working on a computer.
- Ability to access department files.
- Ability to enter and retrieve information from computers.
- Ability to retrieve files from storage vault.
- Ability to lift 50lbs.

WORK SCHEDULE: This position is located at Village/Town Hall in Somers with office hours of 8:00 AM to 4:30 PM.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Assistant to the Village/Town Administrator

GENERAL NATURE OF POSITION

The position of Assistant to the Village/Town Administrator is a skilled position responsible to perform highly responsible professional, administrative, managerial and supervisory duties in assisting the Village/Town Administration in managing operations. This position is a non-represented, salaried, exempt management position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Manage administrative and statistical material, some of which may contain sensitive or confidential information.
- Provide effective and efficient customer service and promote and maintain responsive community relations.
- Be responsible for creation and maintenance of all confidential personnel files, payroll entry, and record keeping of all wages, benefits, vacation hours, sick/casual days and wage increases.
- Prepare, explain, and review required paperwork for compliance with the hiring process for accuracy and completeness.
- Provide support for daily accounting and record/data entry.
- Perform clerical and administrative staff support functions, working cooperatively with other Village/Town Departments.
- Assists Administration in communicating official plans, policies and procedures, to all department heads and community relations.
- Assist in planning, developing and implementing operating budgets, using current and historical data and analytics to substantiate needed budgets, and or expenses.
- Interpret policies, rules and regulations in response to queries from others, answer and/or refer complaints and inquiries to appropriate persons, schedule appointments and keep calendar for the Village/Town Administrator.
- Evaluate internal procedures and records maintenance and recommends improvements.
- Serves as Plan Commission Secretary.
- Coordinate problems with IT.

- Keep track of keys and fobs issued to employees, board members, make sure they are returned when a person leaves.
- Cross Connection scheduling residents and tracking information.
- Attend training as directed.
- Prepare regular and special reports using various computer programs.
- Attend Village and Town Board meetings, committee meetings and public gatherings.
- Assist with the preparation of ordinances and resolutions and codification of the same.
- Assist in maintaining a positive work culture and serve as a professional mentor.
- Complete tasks as assigned by Village/Town Administrator.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION AND/OR EXPERIENCE:

- Graduation from a college or university with a bachelor's degree in Public Administration or a closely related field and a minimum of two years progressively responsible experience in a municipal administration arena. Human Resource experience is highly desirable.

SKILLS AND ABILITIES:

- Knowledge of health care benefits and various employment-related laws is highly desirable.
- Knowledge of computer word processing and spreadsheet programs (Microsoft Office 365).
- Must have excellent communication and organizational skills and be able to work as a team member.
- Must have a very high-performance standard and perform other duties as required or assigned.
- Requires the exercise of confidentiality, attention to detail, independent judgment, and discretion handling delegated administrative assignments.
- Must have knowledge of Village & Town Board policies and procedures.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Essential job functions of this position require a significant amount of standing, walking, sitting, reaching, crouching, communication, lifting, and carrying a range of weight up to 50 pounds.

WORK SCHEDULE: This position is located at Village/Town Hall in Somers with office hours of 8:00 AM to 4:30 PM.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Building Inspector

GENERAL NATURE OF POSITION

This is a non-represented, full-time, salaried, exempt position within the Village of Somers Administration. The incumbent reports directly to the Village Administrator and is responsible to provide a wide range of support functions relating to Building Inspections.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Review to ensure submitted building plans comply with the state, county and local codes, ordinances and Plan Commission approvals.
- Maintain up-to-date records of all building, plumbing, electrical and H.V.A.C. inspections and related plan information.
- Receive and answer all inquiries or contacts for building inspections and related services. Schedule and conduct all inspections in a timely manner, in compliance with State Code requirements.
- Direct, coordinate and supervise assigned responsibilities of the plumbing, electrical, and assistant building inspectors.
- Calculate and record all building inspection fees, and coordinate with Office /Staff to collect building and Inspection fees.
- Issue all permits and record them into permit tracking software.
- Collect and record all utility hook-ups, culvert placement and impact fees.
- Coordinate property addresses and issue address number as assigned by Kenosha County. Maintain required information accordingly and provide information to Fire Department.
- Issue "letter" or "memo" reports as required on matters of code or ordinance compliance, condemnations and periodic building status.
- Assist Administrator to enforce the Village Ordinances and when necessary attend hearing in municipal or circuit court to assist Village Attorney.
- Attend Village Board meetings as requested as resource advisor to the Village Board.
- Coordinate with county Health Department, County Park and Land Use Department on matters related to buildings, building placement or removal and environmental protection.
- Coordinate all zoning enforcement and related activity with Kenosha County Planning Department.

- Coordinate review of building plans and safety related issues with Fire Department on multi-family, commercial and industrial building plans and safety issues with the Fire Chief.
- Advise Administrator and Village Board on matters concerning status of projects, issues and goals of the Building Department on routine basis.
- Comply and adhere to rules and regulations to the Village Ordinances and Personnel Regulations.
- Prepare annual departmental budget and monitor revenues and expenditures.
- Such other duties as may be directed by the Village President, Village Board or Village Administrator.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Current State of Wisconsin Certificate(s) to inspect single-family residential framing and residential electric.
- Additional Credentials desired are current State of Wisconsin Certificate(s) to inspect residential plumbing and residential H.V.A.C.
- Valid Wisconsin Driver's License (Required)

EDUCATION AND/OR EXPERIENCE:).

- A Minimum of five (5) years as a member of and workman in the building trades (Highly Desirable).

SKILLS AND ABILITIES:

- Must be able to organize and work and manage work schedules effectively.
- Ability to interpret various geographical database information sources.
- Ability to interpret the Uniform Dwelling Code, Wisconsin Administrative Code and Municipal Zoning, Erosion Control.
- Must be able to work effectively with co-workers.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Essential job functions of this position require a significant amount of standing, walking, sitting, reaching, crouching, communication, lifting, and carrying a range of weight up to 50 pounds.

WORK SCHEDULE:

This position is located at the Village/Town Hall in Somers and the office hours are 8:00 AM-4:30 PM, some evening and weekend work is required.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Clerk/Treasurer

GENERAL NATURE OF POSITION

The Village/Town Clerk/Treasurer is a statutory position and is responsible for performing those duties required by Sections 60.33 and 60.34 of the Wisconsin Statutes. The Village/Town Clerk/Treasurer is appointed by the Village and Town Board and organizationally reports to the Village/Town Administrator. The Clerk/Treasurer performs administrative duties in maintaining the official records, issuing licenses, and conducting and overseeing all Village/Town, State, and Federal Elections. The Clerk/Treasurer is required to attend the meetings of the Village/Town Board, Board of Review, and other meetings as assigned. The person in this position is responsible for the maintenance of the official Village/Town records and of proceedings and other official records that are required by statute or Village/Town Board requests. The Clerk/Treasurer position requires continuing education to stay current with the changes in state statutes, regulations, and administrative code affecting the Village/Town. The Clerk/Treasurer assists the management of the Village/Town finances by helping with the preparation of the annual Village/Town and Utilities budgets. Duties include, but are not limited to (see list below): overseeing the sewer and water utility billing account information, approving journal entries, preparing information for tax roll, confirming delinquent accounts, assisting in processing utility information for PSC yearly report, and assisting auditors on an ongoing basis. The Clerk/Treasurer also assist the Village/Town Administrator preparing grant applications. This is a full-time, non-represented, salaried and exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Maintains files on all Village/Town records, ordinances, resolutions, and fiscal information.
- Publishes all legal notices, maintains Village/Town files, preserves all contracts and bonds.
- Administers oaths of office and affirmations.
- Attends meetings, takes minutes, and maintains files for the Village/Town Board and such other official boards and commissions as may be directed. Prepares and oversees proper posting of and distribution of agendas for meetings.

- Issues all licenses required by ordinance or statute.
- Coordinates, supervises, and conducts elections. Submits election records to State Election Commission and ensures that all voting machines and other property are in working order.
- Assists Village/Town Assessor in maintaining property assessment and building records. Schedules Board of Review meetings to comply with state statutes, verifies assessment roll. Board of Review adjustments, prepares and files statements of assessment, and statements of taxes, prepares mill rate and TID worksheets, and verifies tax roll balances.
- Makes property tax settlements with the county Treasurer and distributes to the school district and other taxing units their proportionate share of property tax collections.
- Is responsible for the collection of taxes for the Village/Town.
- Receives, reviews, and distributes to the proper authority any claims charged against the Village/Town. Files insurance on behalf of the Village/Town.
- Advertises for bids, receives them, and summarizes the results.
- S/he oversees the deputy clerk, deputy treasurer, elections clerk, elections inspectors, and any other positions as designated by the Village/Town Board.
- S/he acts in a supervisory capacity in regards to daily management of Front Office Personnel as a liaison between Elected Officials and Paid Represented and Non-Paid Represented Employees and oversees daily business functions.
- Signs all documents requiring Clerk/Treasurer's certification.
- Handles bidding and selection of Insurance firms. Filing claims and reporting for liability and workers comp.
- Takes care of Liquor and miscellaneous licensing administration and reporting.
- Manages investments of Village funds in accordance with investment policies and goals of the Village/Town Board and local, state, and federal regulations. Reviews bank statements.
- Record keeping, billing, collections, banking, investments, accounting and financial reporting of all Village/Town Operations.
- Oversees the reconciliation of cash drawers.
- Develops and implements improvements to internal control and financial reporting procedures as necessary or as requested.
- Oversees preparation of check vouchers for payment of approved bills.
- Assists Administrator with the preparation and compilation of the annual Village/Town Budget.
- Files financial and other reports with various state agencies.
- Works with the financial Manager to maintain a central accounting system for the Village/Town government and all departments in a manner consistent with accepted municipal accounting principles and practices.
- Reconciles various accounts, including but not limited to: lottery credit, mobile homes, reimbursement funds, bank statements, cash and investment funds, insurance, donation funds, etc.
- Oversees preparation of all Village/Town employees W-2 information as well as issuing and reconciling 1099 information.

- Stays current on technology advancements and makes recommendations relative to software and hardware.
- Contributes to a cooperative working effort by demonstrating a willingness to perform other job-related work as needed or requested.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Notary Public certification within 6 months.
- Must be bondable according to state statutes and maintain bondable status.
- Valid Driver's License with good driving record.

EDUCATION AND/OR EXPERIENCE:

- Associates Degree in Public Administration or related field desired with 1-3 years of municipal accounting and clerk experience.
- Certified Clerk or Treasurer desired

SKILLS AND ABILITIES:

- Ability to maintain a professional demeanor; have the ability to calmly approach and solve problems under stress circumstances; maintain and promote harmony in the workplace; stay concentrated for extended periods of time but flexible. Must be able to work independently.
- Ability to multi-task on daily basis (perform accounting functions with telephone interruptions, customer walk-ins, and rotate between different changing priorities.
- Knowledge of applicable state and federal laws concerning elections, and municipal borrowing and investments.
- Ability to analyze accounting/financial data, make reports, and keep records.
- Knowledge of variety of software applications and hardware use (Excel, Windows, billing, word processing, etc.) including utilization of internet and file management.
- Effectively communicate orally and in writing with the general public.
- Excellent math and general office skills.
- Ability to read and understand maps, including zoning and plat maps

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Frequent twisting and bending.
- Reach above and below shoulder heights.
- Ability to lift 25+ pounds occasionally.
- Ability to move and relocate office/election equipment.
- Ability to sit at keyboard for extended periods.
- Specific vision abilities required by this job include close vision and the ability to adjust focus quickly.
- While performing the duties of this job, the employee is frequently required to sit and converse while operating various office machines or searching for files or documents. S/he is required to change locations easily and quickly and must have the ability to travel independently to offices at various locations.
- Generally, sixty-five percent (65%) of the workdays are spent sitting, twenty-five percent (25%) spent standing, and ten percent (10%) spent moving, all percentages could vary depending upon duties performed that day.

WORK SCHEDULE:

- This position is located at Village/Town Hall in Somers with office hours 8:00 Am to 4:30 PM, some evening and weekend work is required.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Municipal Court Clerk

GENERAL NATURE OF POSITION

The Municipal Court Clerk reports to the municipal Judge of the Municipal Court, as well as the Village/Town of Somers Clerk Treasurer. This position is a skilled and technical position. The primary responsibilities of this position are, but not limited to: manage the overall efficient operation of the Municipal Court's processes and proceedings; requires independent judgement and discretion in the development of administrative procedures; maintain daily and monthly financial/statistic reports as required by the Clerk Treasurer, Kenosha County and the State of WI; and all other duties as assigned by the Municipal Judge. The secondary responsibilities, include but are not limited to, receipting property tax, utility and various payments, time permitting. This is a full-time, salaried, exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Ensure appropriate processing of all citations, documents and court cases, including appeals to the Circuit Court.
- Maintain Court docket, correspondences, legal documents, reports, forms and other Court Documents.
- Coordinate and manage open court sessions including supervise and distribute court handouts, record all pleas made by the defendants and/or their legal counsels.
- Oversee that trial proceedings are recorded and preserved.
- Issuance and/or processing of forfeiture of bonds, summons, subpoenas, citations and other court documents as directed by the Municipal Judge.
- Manage the collections of forfeitures, fees, assessments, surcharges and costs.
- Compile and submit monthly financial/statistic reports of the Court as required by the Village/Town Clerk Treasurer, Kenosha County and State of WI.
- Assist the Municipal Judge with the annual court's budget.
- Coordinate dates and notices for trials, pre-trials, motion hearings, initial appearance and other court proceedings and distributes schedules to all interested parties as required.
- Receipt and process all not guilty pleas by mail.

- Receive and respond to diverse inquiries from the public, state agencies and other city departments and enforcement agencies regarding court activities.
- Prepare correspondence to defendants of pending driver's license suspension and WI DOT-Motor Vehicle Division.
- Review files, documents and other printed material for completeness and accuracy, and facilitate the correction of errors.
- Utilize the DOT Tax Refund Interception Program (SDC).
- Process incoming mail, faxes and distribute to defendants, attorneys, judge, etc.
- Process demands for certified court records.
- Develop and maintain an archiving process for all citations, documents and court cases.
- Revise forms utilized by the Court with approval of Municipal Judge.
- Send out certified letters to residents in regard to violations of the Village/Town of Somers Ordinances.
- Order and maintain supplies needed for operations of the Court.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Notary Public Certification for 2 or more years.
- Valid Driver's License.

EDUCATION AND/OR EXPERIENCE:

- 3-5 years of legal secretary experience.

SKILLS AND ABILITIES:

- Ability to maintain a high level of confidentiality in general and particularly as it related to departmental information.
- Demonstrate organizational skills, attention to detail and accuracy.
- Ability to work independently and use discretion as it related to administrative procedures.
- Ability to develop and maintain effective work record keeping systems for the Court.
- Ability to implement and utilize the WI DOT Tax Interception Program (SDC).
- Ability to communicate effectively both orally and in writing with general public, defendants, legal counsel and representatives of other governmental agencies.
- Ability to accurately and correctly perform data entry and data retrieval on PC computer.
- Ability to establish and maintain effective working relationships with co-workers, general public and Kenosha county Circuit Court along with employees from surrounding communities.

- Knowledge of modern office practices and procedures including knowledge of personal computers and software.
- Ability to plan, organize and direct the work of subordinates in all phases of the Municipal Court.
- Knowledge of State and Federal laws regulating the operation of the Municipal Court as well as Village policies and procedures.
- Must be able to work effectively under stress.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Essential job functions of the position require a significant amount of walking, standing, listening, communicating, sitting, typing and lifting and carrying a range of weight up to to 15 pounds.

WORK SCHEDULE:

- This position is located at Village/Town Hall in Somers, office hours are 8:00 AM-4:30 PM. Initial court appearances are held the first and third Thursday of the month at 1:30 PM with pre-trials held the same days at 3:00 PM.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE: Fire Chief

GENERAL NATURE OF POSITION

Under the general authority of the Village the Fire Chief duties will include planning, organizing, directing, and administering all operations of the fire department, including fire suppression, rescue, fire inspections, fire prevention, emergency medical and disaster services, along with managing the department's personnel, supplies, training, apparatus, equipment and buildings. Work is performed under the administrative direction of the Village/Town Administrator, who reviews work for overall program effectiveness, with the chief confirming compliance with all State Statutes. This is a full-time, non-represented, salaried and exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following:

- Supervises the department's activities at major fires or other emergencies, and ensures that command will be established at all emergencies when the Interim Chief is not present.
- Investigates, or delegates responsibility to investigate, the cause and origin of all fires, including loss of property, injuries or death, and files a report on all fire incidents with the State Fire Marshall. Coordinates investigation with other public safety and law enforcement agencies.
- Develops plans for efficient and effective fire prevention, fire suppression and EMS (Emergency Medical Services) in the Village/Town, and makes recommendations to the Board relative to meeting the department's long-term needs.
- Develop and enforce department policies and procedures necessary for orderly department operations.
- Ensures that the department is adequately staffed at all times, including scheduling officers and duty crews for minimum department personnel responses to emergencies. Oversees the administration of the Village's fire inspection program, including building inspections, code enforcement, prosecuting violations, and conducting community education programs.

- Annually recommends a proposed department operating and CIP budget to the Village Board. Monitors expenditures for conformance to appropriations and purchasing regulations established by the Village/Town Board. Adheres to Village, State and Federal rules regarding capital outlay, purchases and competitive bidding procedures.
- Ensures that all equipment and buildings related to the fire department are properly cleaned and maintained.
- Reports periodically to the Village/Town Board and/or Fire Commission as requested on department activities including but not limited to emergency responses, unusual circumstances, and deviations from Board policies and procedures, when such occurs.
- Cooperates with the county and other law enforcement agencies, building inspectors and other public works agencies as necessary or directed.
- Attends State Incident and Training Sessions to ensure professionalism and standards are maintained as well as conferences when necessary to keep abreast of the latest fire prevention, firefighting, and emergency medical techniques. With this, the Fire Chief will attempt to “network” with other chiefs, agencies, and organizations throughout the nation.
- Monitors department personnel and takes steps to insure professional standards. May verbally counsel and issue written reprimands to fire/rescue personnel, and shall recommend disciplinary action to the Village/Town Board or Fire Commission, as appropriate.
- Attends major incidents and, if necessary, directs firefighting and rescue activities using the approved method of (NIMS) National Incident Management System as the accepted method or procedure.
- Performs various personnel functions, such as, but not limited to:
 - a. Recruits and selects applicants for positions (full time, paid-on-call and part time) in the fire department and presents Fire Commission as appropriate.
 - b. Trains, counsels, and recommends discipline for employees to the Fire Commission as appropriate.
 - c. Evaluates employee performance and annually reports to the Village Board and or Fire Commission as appropriate.
- Recommends and prepares written justification for the purchase of new equipment and prepares bid specifications for the approved new equipment.
- Maintains professional working relations with other fire departments, the press, the general public, the Village Board, and Fire Commission.
- Performs administrative functions to assist the Village/Town Clerk/ Treasurer, Administrator, and the Accounting Manager in their respective duties as those duties relate to the Fire Department.
- Perform other duties as assigned by the Village/Town Administrator. The above statements are intended to describe the general nature and level of work performed by persons in this job classification. They are not to be construed as an exhaustive list of all job duties performed by personnel so classified.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Must maintain WI EMT Certification. Fire Instructor, Fire Officer II and Haz Mat Tech preferred.
- Compliance with Village/Town's Drug and Alcohol Program.
- Be able to obtain and maintain a valid Wisconsin Driver's License within six months.

EDUCATION AND/OR EXPERIENCE:

- 2 yr. Associates Degree minimum, Bachelor's Degree preferred.
- Past experience in a similar position desirable.

SKILLS AND ABILITIES:

- Considerable knowledge of modern firefighting and EMS methods and techniques and the ability to apply this knowledge to various fire controls and fire prevention problems. Demonstrates experience in the area of mutual aid assisting other fire and rescue departments. Experience with a combination department or sharing of services and equipment, and/or consolidation of departments is desirable.
- Considerable knowledge of the use and operation of a wide variety of firefighting equipment and apparatus.
- Considerable knowledge of municipal fire department administration.
- Ability to plan, coordinate, and direct the work of a group of both represented and non-represented employees engaged in fire prevention, fire suppression, and emergency medical activities.
- Initiative and resourcefulness in handling problem situations.
- Ability to work effectively with others.
- Ability to network with other fire chiefs in order to find solutions to problems that are above the normal day-to-day operations.
- Ability to plan major large group gatherings utilizing other law enforcement agencies, desired.

RESIDENCY:

- Due to need for job-related emergency response residency within the Village/Town is encouraged.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is required to stand; walk; use hand to finger, handle, or operate objects; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and taste or smell.
- The employee occasionally lifts and / or moves up to 50 pounds. Specific vision ability required by this job includes close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. The employee is occasionally exposed to life-threatening situations and harsh weather conditions.
- Applicants who are offered employment with the Village are required to pass a medical examination given by a physician selected by the Village at the Village's expense, and the exam may be repeated periodically during employment. Periodic examinations for vision and color perception may be required for employees whose job responsibilities include the operation of equipment or motor vehicles or health, life and safety responsibilities.

WORK SCHEDULE:

- Office hours for this position are 8:00 AM-4:30 PM with some evening and weekend work required.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Public Works Assistant

GENERAL NATURE OF POSITION

This is a non-represented position within the Village of Somers Public Works Department. The incumbent reports directly to the Public Works Superintendent. This individual oversees the daily assignments of Public Works employees who are involved in a variety of skilled and semi-skilled work either in Street Repairs, Sewer or Water Division, Utility work, or Public Works duties which may involve buildings and park maintenance. The Public Works Assistant reports to the Public Works Superintendent daily to review the progress of, or completion of assignments, to coordinate and confirm the daily job assignments, to review the status of purchase orders and to confirm that the required materials are on hand prior to commencing a job. This is a full-time, salaried, exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Organizes work tasks to be undertaken determining and coordinating crew members, necessary tools and equipment, and type and quantity of materials needed for the job; and work as necessary, with other personnel and/or contractors.
- Assists in maintenance of streets which includes maintaining, inspection, and repairing storm drains, catch basins, sub-drains, and related appurtenances and installing, removing, and replacing asphalt, concrete and/or road shouldering material, and installing traffic and parking control signs, guard rails, and road center line marking.
- Works as lead and assists in maintenance, inspection, repair, and installation of wastewater collection and plumbing system facilities including piping, valves, minor lift station repairs, pumps, controls, portable and stationary generators, measuring devices, odor control equipment, specialized wastewater equipment, and related appurtenances to insure efficient and safe operation.
- Works as lead and assists in maintenance, operation, inspection, and repair of water distribution system facilities including piping, meters, hydrants, valves, pressure reducing stations, pumping stations, pumps, controls, measuring devices, water quality testing, cathodic protection systems, communications systems, and related appurtenances.
- Observes the performance and safety of Public Works staff. Informs the Superintendent of job performance observations on an ongoing basis.
- Recommends individual employee performance improvements.

- Provides input into the formal employee performance evaluation process.
- Assists Superintendent in maintaining records associated with areas of assignment including daily work orders.
- Works hands on with Public Works I and II employees.
- Assists in training crew members in proper and safe operation of tools and equipment.
- Participates in snow removal operations.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- DNR ground water distribution certification, ICS 100, 200, 300, and 400.
- Within six (6) months, must have ICS 100 and 200 Certification.
- Within one (1) year, must have ICS 300 and 400 Certification.
- Possession of a valid Class "A" CDL driver's license with appropriate endorsements and updates to meet requirements for renewal or to meet new state mandated requirements to perform the job.

EDUCATION AND/OR EXPERIENCE:

- High school diploma with equivalent experience and education that could likely provide required knowledge, skills and abilities.
- Two (2) years' experience in field inspection experience that allows for preparation of as-build drawings.
- Three (3) years' experience in construction and related fields.
- One (1) year in a related management position.

SKILLS AND ABILITIES:

- Demonstrates advanced skill and specialized knowledge of techniques and tools used in construction, maintenance, and repair of Public Works facilities, systems, and infrastructure, including the regular use of specialized equipment.
- Advanced skills needed in the area of electrical and plumbing construction work.
- Ability to listen, understand, retain, follow, apply, and communicate verbal and written instruction or directions.
- Knowledge of basic computer applications.
- Ability to respond professionally and effectively to unforeseen changes in priorities.
- Must be able to function independently and make decisions based on sound judgment affecting areas of responsibility.

RESIDENCY: Due to need for emergency response residency within the Village/Town is encouraged.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Work may be performed inside a building or structure or outside in varying and extreme weather conditions for extended periods of time.
- May be exposed to dust, traffic, and excessively loud noised from construction equipment.
- Must be able to maintain an awareness of any risk or physical hazards from mechanical and electrical equipment, exposure to live sewer systems, human debris, drug paraphernalia, hot tar and asphalt, heavy equipment, working in and around trenches, hazardous gases, fume, paint, chemicals, and pesticides.
- Implements and coordinates with the Superintendent all necessary safety devices and/or precautions necessary to maintain a safe working environment.
- Physical effort may be required to perform heavy manual labor in conjunction with Public Works staff in cramped spaces and under uncomfortable conditions, climb ladders, bend, reach, and stand for long periods of time.
- Capable of lifting objects and equipment ranging in weight up to 100 pounds.
- Subject to 24 hours on call assignment under emergency conditions and to availability for rotating on-call assignments with the Public Works Superintendent.

WORK SCHEDULE:

- This position is located at Village/Town Hall in Somers. Office hours are 7:00 AM to 3:30 PM and some evening and weekend work is required.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE: Public Works Superintendent

GENERAL NATURE OF POSITION

This is a full-time, salaried, exempt, non-represented position within the Village of Somers Administration. The incumbent reports directly to the Village Administrator. Performs administrative, supervisory, and technical work as it pertains to the Public Works Department.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

7. Supervises and directs the lead crew person or other personnel in the absence of the lead crew person engaged in installation, maintenance, and repair activities related to the Public Works Department responsibilities.
8. Troubleshoots and problem solves operational activities that may arise.
9. Assists by working hands-on with other Public Works staff when necessary.
10. Works to achieve routine Public works projects and priorities by assigning personnel and equipment with the goal of staying within budget and completing projects on time.
11. Reviews operations progress and makes changes in priorities and schedules as needed.
12. Assures compliance with applicable local, state, and federal regulations.
13. Receives, investigates, and answers complaints taking appropriate action to resolve pertinent issues from the public.
14. Schedules weekend and holiday coverage to respond in the event of emergencies.
15. Prepares reports and recommendations for Public Works projects for submission to the Village Administrator and Town Board. Reports may contain information about allocation of equipment and estimates of costs that include personnel, equipment, and material.
16. Records both work assignments and work completion.
17. Demonstrates skill in the operation of hand and power tool.
18. Demonstrates knowledge of skill in the efficient operation of motorized equipment which may be used under hazardous and emergency conditions.
19. Reinforces public safety and ensures safe working conditions through inspections and training programs.
20. Oversees work sites to ensure that proper methods and procedures are being used.
21. Monitors performance of public works employees and provides coaching for performance improvement and personal development. Within the requirements of the Village Employee and Procedures Manual and Grievance Procedure, enforces departmental policy and Village procedures and recommends to the Village Administrator discipline where indicated.

22. Creates and reviews a variety of reports, as may be requested or required by the Village Administrator and/or Village Board, including accident and damage reports, equipment reports and material usage reports.
23. Assists in the preparation of Public Works, Parks, Water and Sewer Utility and Building and Grounds budgets, oversees the procurement of and inventory of equipment and outside services; monitors contract performance.
24. Invoice approval and Budgetary Monitoring and Control.
25. Justification and preparation of the Project Manual for the Annual Paving Program.
26. Assisting and preparation of Annual PSC Reports.
27. Monitor and invoice residents for work performed by the Public Works Department.
28. Write and oversee permits as required.
29. Performs other related duties as may be assigned.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

30. Possession of valid Wisconsin CDL license and Combination Endorsement.
31. Confined Space Entry training and certification desired pre-employment or ability to obtain post-employment.
32. Excavations Safety/Competent Person Certification desired, pre-employment or ability to maintain post-employment.
33. First Aid and CPR training and certifications. (Recertification is required every two (2) years).
34. Obtain and Maintain State of Wisconsin DNR Municipal Waterworks Operator Certification, class Distribution Grade T, and oversee and perform the tasks necessary for the Municipality to maintain acceptable DNR criteria.
35. Obtain WIS DOT WISLR Certification and perform road rating activities.

EDUCATION AND/OR EXPERIENCE:

36. An Associate's Degree or equivalent and a minimum of three (3) years of verifiable Public Works experience and supervisory level work experience.
37. Training in blood borne pathogens.
38. Training in and knowledge of FEMA National Incident Management System.
39. Training in search and Rescue.

SKILLS AND ABILITIES:

- Working knowledge of street construction and maintenance, water and sewer system operation and maintenance, parks and grounds maintenance, and building maintenance.
- Ability to read and interpret blueprints.
- Ability to accurately and effectively communicate both orally and in written form.
- Ability to perform and/or manage multiple tasks and projects concurrently.
- Must be a self-starter and be able to work independently, pay close attention to detail and possess professional work habits.
- Knowledge of Wisconsin Zoning Laws and Ordinances
- Ability to evaluate road conditions in various seasons. Example snow, rain, flooding.
- Training and ability to operate lift stations and sewer and water infrastructure.
- Basic knowledge of repairing lift stations and operations of such.
- Ability to write grants and perform the tasks necessary to receive funding.
- Knowledge of ArcGIS Systems.

RESIDENCY:

- Due to the need for quick response time for emergencies residency in the Village/Town is encouraged.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

40. Must pass a criminal records check, an employment physical, and a drug alcohol screening test ongoing per employee Manual.
41. Participates in random testing as part of the Village's testing program.
42. Must be available to be on-call on evenings and weekends as part of the Village's Public Works procedures and practices.
43. Must be willing to attend classes and seminars to refresh, continue and or update certifications as may be required for the position.
44. Agrees to all requirements/per employee handbook restrictions.
45. Ability to lift a minimum of 50 pounds.

WORK SCHEDULE: Office hours for this position are 7:00 AM-3:30 PM and some evening and weekend work is required.

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____

The Village/Town of Somers is an equal opportunity Employer



Village and Town of Somers, Wisconsin

Job Description

POSITION TITLE Village/Town Administrator

GENERAL NATURE OF POSITION

The Village Administrator is responsible for the day-to-day administration of the Village/Town, supervision and direction of Village/Town departments and staff, when such authority is not otherwise vested by Wisconsin Statute or Municipal Code in boards, commissions, committees or other Village/Town offices. The Administrator supervises Village/Town department Directors and serves under the general direction and policy guidance of the Village/Town Board. The Administrator reports to and is evaluated by the Village/Town Board and is the key point of contact with the Village/Town Board. This is a full-time, salaried and exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

- Administers all day-to-day operations, services, functions and programs of the Village/Town.
- Directs the effective and efficient performance of all Village/Town operations.
- Implements all directives approved by the Village/Town Board.
- Directs, coordinates and expedites the activities of the Village/Town departments, except when Wisconsin Statutes vest such authority with the Village Board, or certain boards and commissions.
- Monitors and enforces Village Ordinances, Resolutions, State Statutes and Village Board directives, except when Wisconsin State Statutes vest authority in other Agencies, departments, boards and commissions.
- Supervises the accounting system of the Village and ensures that the system employs methods in accordance with current professional governmental accounting standards and practices.
- Oversees the application, accounts for and assures compliance with all grants under the responsibility of the Village/Town.
- Develops budgeting procedures, prepares and administers the annual operating and capital budgets in accordance with the guidelines provided by the Village Board, pursuant to Wisconsin State Statutes and in coordination with Department Directors, committees and the Village Board.

- Develops procedures and supervises implementation to ensure the security of Village property, records and systems.
- Attends all required meetings of the Village Board and other village boards, commissions and committees.
- Prepares appropriate agendas for all meetings of the village (including boards, commissions and committees in coordination with the Village/Town President, Board and the Clerk-Treasurer along with such supporting materials as may be required); nothing herein should be construed as to give the village administrator authority to limit or in any way prevent matters from being considered by the Village/Town Board or any of its committees.
- Attends professional meetings, seminars and conferences to maintain current knowledge of federal, state and county legislation and administrative rules affecting the village, and submit related reports and recommendations regarding same to the Village Department Directors, Village/Town Board as appropriate.
- Represents the Village/Town in matters involving legislative and intergovernmental affairs and reports matters that could possibly affect the Village interest to the Village Board
- Establishes and maintains procedures to facilitate communications between the citizens and the Village/Town government to ensure complaints, grievances, recommendations and other matters receive prompt attention and are expeditiously resolved.
- Promotes the economic well-being and growth of the Village/Town through the public and private sector cooperation, and by facilitating land use planning initiatives, serving as the liaison for development entities, managing development financing tools, and preparing and coordinating developer's agreement with the Village Attorney, for recommendation to the Village/Town Board.
- Serves as Liaison to the Plan Commission in matters of development.
- Serves as coordinator and claims agent for Village/Town property, liability, workers compensation and other insurance programs. Renewal agent for all insurance policies, ensuring complete coverage for the Village/Town.
- Oversees the maintenance of the Village's website and social media platforms and assures that all information is current, as well as related contracts for services.
- Communicates regularly with the Village/Town Board, through oral or written reports, regarding status of activities and initiatives.
- Serves as the Village/Town's Human Resources Officer and enforces personnel policies and procedures as approved by the Village/Town Board. Recommends revisions to personnel policies when necessary, and annually evaluates Department Directors.
- Recommends to the Village/Town Board the promotion, compensation, discipline and termination of employees as appropriate.
- Maintains employee records and official personnel files.
- Maintains compliance with Federal, State and Village drug and alcohol testing requirements.
- Solicits or advertises for applicants to fill position vacancies as appropriate. Reviews the applications according to established hiring procedures and submit a recommendation to the Village/Town Board for action.

- Performs pre-employment and termination interviews with employees to ensure all benefit documents are correctly administered.
- Serves as Village/Town agent for all benefit programs.
- Recommends salaries, wage scales and working conditions of employees to the Board for appropriate action.
- Assures that Village/Town employees receive adequate opportunities for training and professional development necessary to maintain and improve their job-related knowledge and skills. Responsible as the approving authority for employee requests to attend conference, professional meetings and training schools, etc., provided that sufficient budgeted funds are available for such attendance.
- Serves as Village/Town purchasing agent and oversees the purchase and contracting for supplies and services, subject to village purchasing policies and provisions contained in the Wisconsin State Statutes.
- Acts as the public information officer for the Village/Town with the responsibility of assuring that the news media are kept informed of the operations of the Village/Town and that all open meeting and open record rules and regulations are followed.
- Works with the Village/Town financial advisor, bonding agents and the Village Board to facilitate municipal borrowing. Oversees the issuance of all bonds and ensures the tracking of projects, borrowed funds and payment schedules.
- Responsible for developing long-range capitol, financial and land use planning for the Village/Town for consideration by the Board.
- This position is also responsible for other duties, special projects, and responsibilities as assigned by the Village/Town Board.
- This position may delegate any of the above duties and responsibilities to other Village/Town staff as may be appropriate and is in the best interest for the efficient and effective operation of the municipality.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION AND/OR EXPERIENCE:

- Position requires a Bachelor's degree in public or business administration or related field; Municipal Clerk and/or Treasurer experience; minimum of three years local government work experience; and supervisory experience. A master's degree in public or business administration or equivalent degree is desired but not required.

SKILLS AND ABILITIES:

- Ability to read, understand and interpret general business periodicals, professional journals, technical procedures and governmental manuals.
- Ability to write reports, business correspondence and procedure manuals, to effectively present information and respond to questions from groups of residents, Government agencies, Boards and Commissions.
- Employee must have the ability to calculate figures and amounts such as percentages, proportions, etc., using appropriate equipment and software to work with mathematical concepts such as probability, statistical inference and to apply concepts such as fractions, percentages, ratios, proportions to practical situations.
- Ability to apply common sense understanding to carry out instructions furnished in written, oral or diagram form. Ability to define problems, collect data, establish facts and draw valid conclusions.
- Ability to use computer-based applications for word processing, financial management and planning and database management.
- Knowledge of municipal budgeting and financial management principles and practices, including fund accounting consistent with policies and rules set by state agencies and generally accepting accounting practices (GAAP).
- Knowledge of human resource management principles and practices, including employee recruitment, selection, training, evaluation, discipline, compensation administration and employee contract management.
- Knowledge of economic and community development issues and legal requirements. Understanding of Tax Increment Financing, annexation and intergovernmental regulations.
- Knowledge of subdivision regulations including working with developers in the establishment of new subdivisions and other developments, including plan review, regulations and related agreements.
- Knowledge of social media development and administration.
- Knowledge of Federal and State election laws and regulations.
- Ability to train and supervise others.
- Additional continuing education and training may be required.
- Ability to effectively administer routine and non-routine activities of the Village/Town, analyze and implement policy, manage financial and human resources. Communicate verbally and in written form, build consensus and manage change.
- Ability to identify and implement process modifications to improve operational performance.
- Ability to access, input and retrieve information from computer systems, along with the ability to learn and operate software programs, as necessary to conduct business processes effectively and efficiently.
- Requires interpersonal skills to work closely and courteously with the public, Village Board and staff.
- Requires ability to maintain clear and concise records and to manage information using effective record and file organization.

- Requires the use of office equipment and tools, such as copiers, fax machines, computers, calculators and knowledge of modern office practices.
- Strong organizational skills and a pleasant and efficient manner for interaction with Village officials, management and staff.

RESIDENCY:

Residency within the Village is encouraged.

PHYSICAL DEMANDS/WORK ENVIRONMENT:

The Physical Demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions

- While performing the duties of this job, the employee is regularly required to sit, use hands to finger, handle, or feel objects, tools, or controls; reach with hands and arms and talk and hear. The employee is occasionally required to stand, walk, stoop and kneel.
- The employee must occasionally lift and/or move up to 10 pounds. Specific vision abilities required by the job include close vision and the ability to adjust focus.
- The noise level in the environment is usually moderate.

WORK SCHEDULE:

- This position is located at Village/Town Hall in Somers. Office hours are 8:00 AM to 4:30 PM, and some night and weekend hours are required.

The Village/Town of Somers is an Equal Opportunity Employer

I have read and acknowledge receipt of the above job description:

Name _____ Title _____

Date _____

Exhibit E : Basic Benefit Spreadsheet From Selected Peer Communities

Somers Wage and Compensation Study-2019

Community	Health/Dental Insurance Info.	Vision/Life Coverage	Sick Leave/Conversion Info.	Vacation Policy Info.	Holidays/Bereavement/Other
Village of Bristol	Provides Group Health Coverage for Employees through WEA Trust/Network Health as part of LWM plan and pays 88% of premium. Family premium is \$2,189/mth and Single is \$888/mth. No deductible. AFLAC - employee pays premium Dental - employee pays half of premium STL/LTL Disability insurance provided, paid by Village	Village pays life ins. Premium for full time employees based on prior years' wages. Vision - one eye exam per year covered under group plan.	8 days per year to full time employees	1 week after 6 months 2 weeks after 12 months 3 weeks after 5 years 4 weeks after 15 years Additional day per year after 20 years not to exceed 5 weeks	11 paid holidays Up to 3 consecutive days bereavement leave Jury leave-village will pay an employee serving on jury duty the employee's regular compensation for a period of up to 2 work weeks. Employee shall pay to Village jury duty pay rec'd. above mileage and meals.
Town of Greenville	PO 4 Local Deductible Plan through ETF Medical Care Cover 88% of Approved Premium: for all full-time employees. Definition of Approved Premium: Employees have the choice of any local insurance provider. The Town agrees to: 1) Pay its percentage of the least expensive local provider; or 2) Pay its percentage of 105% of the least expensive local provider should an employee choose a more expensive coverage. Single(88%)-681.65/ Family(88%)-1,676.98 Dental Care Coverage-Direct Reimbursement Dental Benefits Plan. Annual maximum reimbursement for dental expenses per year/per family=\$1,000 with payments as described in the Plan. Participation in the voluntary income continuation insurance program (AFLAC) is voluntary and is 100% funded by employee.	Full-time employees will be reimbursed \$300 every two years for costs associated with eye examinations, prescription eyeglasses or prescription contact lenses, to be used by any family member who is eligible to be covered by the employee's health insurance. Full-time employees are eligible to enroll for life insurance benefits. This benefit is only provided to the employee. The value of the benefit is equal to 1x the annual wage paid by the employer. Town pays 100% of premium.	FT employees earn 1 day of sick leave per month at the regular rate of pay for an 8-hour day. Part-time employees regularly working 20 or more hours a week earn .5 days of sick leave per month at the regular rate of pay for a 4 hour day. The max accumulation of unused sick leave is 960 hours for all employees. Hours accrued in excess of 960 are forfeited. If an employee retires from service (after no less than 10 years of service to the Town) in good standing, they shall have the following conversion options: 1) If the employee currently is eligible and receives health insurance benefits from the Town, he or she will be entitled to a sick time conversion for use towards health insurance premiums. Such credit will include 100% of accumulated unused sick leave up to a maximum of 720 hours of current pay rate; or 2) If the employee currently is eligible to receive health insurance benefits from the Town, he or she may elect a cash-pay for accumulated time at their current rate of pay for 100% of accumulated unused sick leave up to a max of 720 hours.;3) Retiring emp. not eligible for health ins. Benefits will be paid for unused sick leave at 50% of their pay rate up to max. of 360 hours.	1 year-40 hours 1-4 years-80 hours 5-9 years-120 hours 10-14 years-160 hours 15-19 years-200 hours 20+ years- 240 hours	8 holidays+ 1 floating holiday. In the event of a death in the immediate family, a maximum of 5 days absence from work with pay will be allowed. Immediate family includes spouse, child/stepchild, parent/stepparent, parent of spouse, siblings/stepiblings. Employees may receive 3 days absence from work with pay for bereavement leave for the death of a grandparent, grandchild or sibling of the employee's spouse. 1 day absence from work with pay for bereavement leave for the death of an aunt, uncle or grandparent of the employee's spouse. Non-exempt employees have the option of receiving, in lieu of monetary compensation, time off (referred to as "compensatory time") for overtime worked subject to the following: 1) Employees requesting compensatory time must submit a Time-Off Request Form signed by the applicable DH, Town Admin., and employee making the request.
Village of Harrison	Health Insurance with United Health Care Village pays 90% of premium, Employee pays 10% of premium HSA contribution from Village: \$3500 (family)/\$1750(single) Dental provided through Delta: 90% employer, 10% employee	Superior Vision: 90% Village, 10% employee Life Insurance: \$25,000 per person Life Insurance coverage through UnitedHealth	Village offers Paid Time Off All sick, floating holidays and vacation are converted to PTO. 1 yr - 112 hrs. 2 yrs - 152 hrs. 6 yrs - 192 hrs. 12 yrs - 232 hrs. 20 yrs - 272 hrs. PTO not used paid off at end of the year. Same with any comp. time. No carryover.	Converted to Paid Time Off	New Year's Day Friday before Easter Memorial Day Independence Day Labor Day Thanksgiving Day Day after Thanksgiving Christmas Eve Christmas Day New Year's Eve

Community	Health/Dental Insurance Info.	Vision/Life Coverage	Sick Leave/Conversion Info.	Vacation Policy Info.	Holidays/Bereavement/Other
Village of Richfield	Medical Plan through R&R Insurance, on UHC Navigate Plan. Deductibles: \$2,000 single/ \$4,000 family Monthly Premiums: age banded (variable), employer cont. 88%, employee cont. 12% Annual HSA \$1,350 single / \$2,700 family HSA employer cont. 75%, employee cont. 25%	One annual vision screening covered under medical plan.	<u>Personal</u> 1 personal day earned each month. Time rolls over annually, maximum bank of 600 hours. Cannot use more than 360 hours, annually unless specifically for employee illness or injury. No personal leave paid out upon resignation or termination.	<u>Vacation</u> (Does not roll over after Dec. 31) 10 work days after 1 year 15 work days after 6 years 20 work days after 13 years 25 work days after 25 years Balance of unused vacation paid out in full upon resignation or termination.	10 paid holidays, 1 floating holiday 3 days paid bereavement leave for immediate family, 1 day bereavement for extended family.
Village of Sturtevant	UHC Policy with deductible \$250/\$500 in and \$500/\$1000 out. OOP is \$4,000/\$8,000 in and \$13,200/\$26,400 out. Coins is 80% in and 60% out. Dental is offered. Employee pays 12% of premiums.	Vision is offered with employee to pay 12% of premiums. All full time employees have \$75,000 life insurance plan paid in full by Village.	1 sick day earned each month up to a max 1200 hours. At time of separation pay out is based on calculation of \$50/day.	1 year - 2 weeks 5 years - 3 weeks 10 years - 4 weeks 15 years - 5 weeks can roll over or get paid out a max of 1 week	11 paid holidays (includes one floating holiday) Comp Time defined and allowed Flex Spending Plan - Village pays up to \$500/employee on health plan HRA - Village will pay \$900/\$1800 eligible expenses after first \$1,000/\$2,000 in network eligible expenses STD/LTD plans are paid in full by Village for all full time employees Village contributes towards def comp 0 to 5 years-9% gross wages Over 5 years-11.5% gross wages Over 10 years-14% gross wages Over 15 years-16% gross wages
Town of Lisbon	High Deductible Private Group Health Insurance Option with Athem. Premiums based on age, # members on plan. \$1,500 +/-mth with Single at \$382 + per month. Town contributes 75% of the premium. EE contributes 25%. Health Savings Account \$ quarterly. Dental provided with employee paying 15% of premium. AFLAC offered.	Vision insurance offered paid by employee Town pays for life insurance equal to \$25,000 per year.	1 sick day earned per 2 months. Unlimited roll over. Accumulated sick time limited to 120 days (960 hours). No payout for sick time accrued.	Less than 1 year-NONE After 1 year-80 hours After 6 years-120 hours After 12 years-160 hours After 13 years - 160 hours plus one day per year to a masimum of 200 hours	10 paid holidays Comp Time defined and allowed
Village of Twin Lakes	Central States /Teamcare union health available for all \$9,100 single, \$23,735 family annual premium Employee pays \$120 single/\$240 family ANNUALLY towards premium. Rest covered by employer. Village pays \$500 into Flex Spending account to help cover expenses. Vision/Dental included in health coverage at no additional cost. \$200 single/\$400 family deductible. Max Out of Pocket is \$1000 single/\$2000 family. Short and Long term disability plans also provided at no cost to employee.	Vision included in Health ins. Life insurance through ETF. Employer pays 1x base salary premium. Employee can opt up to 5x salary as well as spouse/dependent coverage at their cost. health insurance also includes a \$5,000 life insurance benefit.	1 sick day earned per month. Max 960 hours pay out annually amount over 960. max payout at retirement is 1/2 of 960 bank	1 week after 6 months 2 weeks after 1 year 3 weeks after 7 years 4 weeks after 13 years 5 weeks after 20 years can roll over 1 week into next year to be used by May 31. can pay out up to 1 week at year end	10 paid holidays comp time defined and allowed funeral pay available depending on type of family member

Community	Health/Dental Insurance Info.	Vision/Life Coverage	Sick Leave/Conversion Info.	Vacation Policy Info.	Holidays/Bereavement/Other
Village of Jackson	Health Insurance through ETF. Employer pays 88% of low cost plan. Network Health \$1830.16/Family, \$744.40/single WEA Trust \$1930.80/family, \$796.66/single. \$1000/500 deductible. Village contributes \$500 thru Flex Spending accts. Dental benefits offered thru AFLAC & Companion Life. Employees pay entire premium.	Vision benefits are thru Health Ins. Life Insurance is thru ETF. Village pays basic coverage. Add coverage is paid by employees	8 hrs sick time earned each month. Able to bank up to 960 hrs. Half can be used at retirement to pay health premiums	80 hrs earned after 1 year 120 hrs earned after 5 years 160 hrs earned after 10 years 200 hrs earned after 20 years. 40 hrs can be rolled over into new year, but needs to be used within 90 days of anniversary date	80 hrs paid holiday 16 hrs paid personal time
Village of Mukwonago	Village pays 88% of the cost of the lowest plan offered. Employee pays 12% plus any additional cost if not taking the lowest cost plan. All employees are enrolled in a low-deductible plan(\$500 single/\$1,000 per family) and have the option of including basic dental coverage with the plan at a slightly higher premium. Based on health plan chosen, the Village contributes \$500 for Family and \$250 for Single to a Flex Spending Account. Additional money can be added by employee up to \$2,500. Employees who choose the health insurance option that does not include dental will have the difference in the Village's cost contributed to an HRA account that can be used for dental or vision expenses.	Life insurance (after 6 months of employment). Based on the annual salary the Village pays the premium for the employee. Spouse/dependent and additional life insurance may be purchased.	Credit of 1 day (8 hours) sick leave for one month employment.	1 week after 1 year of employment. 2 weeks after 2 years of employment. 3 weeks after 5 years of employment. 4 weeks after 10 years of employment. 5 weeks after 15 years of employment.	8 days for main holidays. 4 personal days. ICMA Deferred Compensation Plan Employer contributes 2.5% of non-represented employees pay. Employee has option to add more. Additional Plans available to employee at their cost: Great West Retirement (WI Deferred Comp) North Shore Deferred Comp AFLAC Summit Credit Union
Town of Beloit	Provides Group Health Insurance for Employees through the State of Wisconsin health insurance plan \$0 deductible Employees pay \$31.50 a pay period (26 pay periods) for individual health coverage, \$79.42 a pay period for family coverage. Town pays approx \$9258 a year for individuals, and \$22,776 a year for families. Town offers a Flexible Spending Account option that employees can contribute to, but the Town makes no contribution to. The Town pays \$4.95	Town pays \$100 to each individual per year and offers no vision ins. Employees pay for everything out of pocket and can submit a receipt one time a year for up to \$100.			

Somers Benefit Research Summary 2019																																																		
Your Community	Health and Dental Insurance Info.	Vision/Life Ins. Coverage	Sick Leave/Conversion Info.	Vacation Policy Info.	Holiday/Bereave./Other																																													
	Local Traditional Health Plan (P02, P12) provided by Employee Trust Funds (ETF)	Some vision incentives through health insurance plan	Sick leave with pay shall begin after the	Full-Time Employee - 40 hours per wk	8 paid holidays																																													
Village of Oregon	https://etf.wi.gov/its-your-choice/2019-32/direct		completion of 6 mos of actual service	1 week (40 hrs) after 6 months	New Year's Day																																													
			accumulation is retroactive to date	Additional 1 week (40 hours) after 1 yr	Memorial Day																																													
All of the examples are for a full-time employee.	Non-Sworn - Employer pays 85% average of premiums	Life Insurance - Village pays additional 20% of basic prem to provide retirees with 25% reduction feature	of employment. One day (8 hours) per full mo. of employment	2 weeks (80 hours) after 2 yrs	Independence Day																																													
Note: Benefits are pro-rated for part-time positions.				3 weeks (120 hrs) after 5 yrs	Labor Day																																													
Police Department has an agreement with Local 421				4 weeks (160 hrs) after 10 yrs	Thanksgiving Day																																													
Wisconsin Professional Police Association	<table><tr><th>Health Insurance Carrier</th><th>Total Single Premium</th><th>Total Family Premium</th><th>EE 40 hrs Premium Single</th><th>EE 40 hrs Premium Family</th><th>EE 30-39 hrs Premium Single</th><th>EE 30-39 hrs Premium Family</th><th>EE 21-29 hrs Premium Single</th><th>EE 21-29 hrs Premium Family</th><th>EE 20 hrs or less Premium Single</th><th>EE 20 hrs or less Premium Family</th></tr><tr><td>Dean Health Ins</td><td>669.80</td><td>1,643.66</td><td>106.99</td><td>262.85</td><td>186.44</td><td>457.78</td><td>338.73</td><td>831.42</td><td>504.27</td><td>1,237.54</td></tr><tr><td>GHC of So Central</td><td>671.10</td><td>1,646.90</td><td>108.29</td><td>266.09</td><td>187.74</td><td>461.02</td><td>340.03</td><td>834.66</td><td>505.57</td><td>1,240.78</td></tr><tr><td>Quartz-JW Health</td><td>645.50</td><td>1,582.90</td><td>82.69</td><td>202.09</td><td>162.14</td><td>397.02</td><td>314.43</td><td>770.66</td><td>479.97</td><td>1,176.78</td></tr></table>	Health Insurance Carrier	Total Single Premium	Total Family Premium	EE 40 hrs Premium Single	EE 40 hrs Premium Family	EE 30-39 hrs Premium Single	EE 30-39 hrs Premium Family	EE 21-29 hrs Premium Single	EE 21-29 hrs Premium Family	EE 20 hrs or less Premium Single	EE 20 hrs or less Premium Family	Dean Health Ins	669.80	1,643.66	106.99	262.85	186.44	457.78	338.73	831.42	504.27	1,237.54	GHC of So Central	671.10	1,646.90	108.29	266.09	187.74	461.02	340.03	834.66	505.57	1,240.78	Quartz-JW Health	645.50	1,582.90	82.69	202.09	162.14	397.02	314.43	770.66	479.97	1,176.78	Underwriter: Securian Financial Group and its affiliate, Minnesota Life			After 11 yrs of employment:	Day After Thanksgiving
Health Insurance Carrier	Total Single Premium	Total Family Premium	EE 40 hrs Premium Single	EE 40 hrs Premium Family	EE 30-39 hrs Premium Single	EE 30-39 hrs Premium Family	EE 21-29 hrs Premium Single	EE 21-29 hrs Premium Family	EE 20 hrs or less Premium Single	EE 20 hrs or less Premium Family																																								
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		Types of Coverage		No employee is eligible to participate in the sick leave conversion plan if they are	Christmas Eve Day																																													
Benefits available to Village of Oregon		Basic Coverage		hired on or after January 1, 2006. Prior	Christmas Day																																													
https://etf.wi.gov/benefits-by-employer?name=Oregon%2C+Village+Of		- Coverage for employees up to age 70 if employed, age 65 if retired, equal to the previous year's Wisconsin Retirement System earnings, rounded to the next higher \$1,000. - At age 65, insured retirees receive post-retirement coverage premium-free. The amount of coverage for state employees and some local government employees will reduce to 75% of the Basic coverage amount at age 65 and further reduce to 50% of the Basic coverage amount at age 66 and thereafter. The amount of coverage for local government employees will reduce to 75% of the Basic coverage amount at age 65, reduce to 50% of the Basic coverage amount at age 66, and at age 67 and thereafter to 25% of the Basic coverage amount. (Note: this amount is 50% for local employers who have opted for the higher post-retirement benefit.)		Generally speaking, employees eligible (prior to date listed above)																																														
	Delta Dental Insurance - Employee pays entire premium			for the sick leave conversion must	Income Continuation Insurance (ICI)																																													
	Current Plan Design:			complete at least 20 years of services may																																														
	<table><tr><td></td><td>PPO</td><td>Premier or Non-Network</td></tr><tr><td>Deductible - Individual/Family</td><td>\$25 / \$75</td><td>\$25 / \$75</td></tr><tr><td>Individual Annual Maximum</td><td>\$1,500</td><td>\$1,500</td></tr><tr><td>Diagnostic & Preventive</td><td>100%</td><td>100%</td></tr><tr><td>Basic Restorative</td><td>80% *</td><td>80% *</td></tr><tr><td>Major Restorative</td><td>50% *</td><td>50% *</td></tr><tr><td>Orthodontic Services</td><td>50% *</td><td>50% *</td></tr><tr><td>Lifetime Orthodontic Maximum</td><td>\$2,000</td><td>\$2,000</td></tr></table>		PPO	Premier or Non-Network	Deductible - Individual/Family	\$25 / \$75	\$25 / \$75	Individual Annual Maximum	\$1,500	\$1,500	Diagnostic & Preventive	100%	100%	Basic Restorative	80% *	80% *	Major Restorative	50% *	50% *	Orthodontic Services	50% *	50% *	Lifetime Orthodontic Maximum	\$2,000	\$2,000	Supplemental Coverage		Part-time employees earn on pro-rated basis.																						
	PPO	Premier or Non-Network																																																
Deductible - Individual/Family	\$25 / \$75	\$25 / \$75																																																
Individual Annual Maximum	\$1,500	\$1,500																																																
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Major Restorative	50% *	50% *																																																
Orthodontic Services	50% *	50% *																																																
Lifetime Orthodontic Maximum	\$2,000	\$2,000																																																
		Coverage for active employees up to age 70 is equal to the previous year's WRS earnings, rounded to the next higher \$1,000. Retirees may continue coverage until age 65.		receive a benefit based upon the value	Funeral/Bereavement Leave																																													
		Additional Coverage		of his/her unused sick leave payable in the	3 days death of spouse, significant other,																																													
		Coverage for active employees with no age limit for up to three times the previous year's WRS earnings, rounded to the next higher \$1,000. Retirees may continue coverage until age 65.		form of cash or continued coverage under	or domestic partner, child, stepchild, parent																																													
		Spouse and Dependent Coverage		Village's group health insurance plan upon	parent-in-law, sibling, grandparent,																																													
		- An insured employee's spouse and dependent children are eligible for coverage. - Coverage: Spouse = \$10,000/unit; Each Dependent = \$5,000/unit. Employees may purchase either one or two units of coverage. - Coverage ceases when employee retires or reaches age 70, whichever occurs first.		retirement or disability.	grandchild.																																													
	*Deductible Applies				1 day for death of brother/sister-in-law,																																													
					grandparent-in-law																																													
	Monthly Premium:				Wellness incentives offered through group																																													
	Employee pays 100% of the premium				health plans																																													
		Other Benefits			Wisconsin Deferred Compensation / North Shore Bank																																													
		- Accidental Death, Dismemberment and Loss of Use benefit, up to the total amount of insurance in force, is included with Basic, Supplemental and Additional coverage. It is not included in Additional coverage for employees age 70 and older, or Spouse and Dependent coverage. - A waiver of premium provision provides that if an employee becomes totally and permanently disabled, no premiums are required for continued coverage for the duration of the disability.		Exempt employees must use time within 24 months earned	Employee Assistance Program (EAP) no charge to																																													
	Coverage Type				employee																																													
	Employee	2019 Premium																																																
		\$ 51.65																																																

MUNICIPAL SERVICES AGREEMENT

This Services Agreement is entered into as of this 28th day of May, 2025, by and between PUBLIC ADMINISTRATION ASSOCIATES, LLC, "PAA", and the Village of Somers, "Village".

Whereas, the Village needs assistance with updating of its staffing classification and compensation plan, previously conducted by PAA in 2019; and

Whereas, Village has requested that PAA conduct a market salary survey of comparable communities and, based upon its analysis of the salary survey results, provide recommendations to the Village for possible changes to its current classification and compensation plan; and

Whereas, PAA has expertise in preparing municipal classification and compensation plans and has significant familiarity with the current Village classification and compensation plan;

Therefore, the parties agree as follows:

1. **Services.** At Village's request, PAA will provide an update to the current Village classification and compensation plan based upon a current market survey as described above.
2. **Term.** PAA anticipates that this municipal study will take between 8 and 10 weeks and will commence on or about June 1, 2025.
3. **Payment.** For these services, Village will pay PAA a not to exceed amount of Five Thousand (\$5,000) Dollars. PAA will submit an initial invoice for one-third (\$1,666) of the quoted cost upon the execution of this agreement and subsequent invoices for one-third (\$1,666) at 65% and 100% of project completion to the Village, which will remit payment within 30 days of invoicing.

A. If Village terminates this contract before the conclusion of services by PAA, Village will immediately pay PAA for all services rendered to Village.

B. PAA may terminate this agreement at any time if

City has not made payment within 30 days of invoicing.

4. **Professional Conduct.** PAA will provide the services to the Village in a professional and business-like manner, and will act in accordance with all Federal, State, and local laws, regulations, rules, and ordinances. PAA will at all times endeavor to uphold and preserve the reputation of the Village.
5. **Cooperation & Conduct.** Similarly, Village and its representatives will act and communicate at all times in a professional manner, will provide its full cooperation to PAA in PAA's study on behalf of Village, will provide PAA with accurate data and information as requested by PAA for the study, and will comply with all Federal, State, and local laws, regulations, rules and ordinances.
6. **Accurate Information.** Village will endeavor to provide PAA with accurate information and data so that PAA may prepare meaningful studies for Village.
7. **Liability Insurance.** PAA carries professional liability insurance with limits of \$1,000,000 per occurrence/\$1,000,000 aggregate.
8. **Hold Harmless & Indemnity.** Village agrees to hold harmless, indemnify, and defend PAA from any and all demands, claims, causes of action, and judgments brought by candidates or third parties against PAA and/or Village for Village's negligent or intentional conduct resulting in damages to a third party.

Similarly, PAA agrees to hold harmless, indemnify, and defend Village from any and all demands, claims, causes of action, and judgments brought by candidates or third parties against PAA and/or Village for PAA's negligent or intentional conduct resulting in damages to a third party.
9. **Authorized Signatory.** The person signing this contract on behalf of each party warrants and represents that she/he/they have the authority to do so.
10. **No Assignment.** Neither party may assign this contract without the written consent of the other party.

11. **Entire Agreement.** This contract contains the entire agreement between the parties, and supersedes all prior discussions and negotiations between them. This contract may only be amended by a written contract signed by both parties.
12. **Disclosure of Attorney.** PAA discloses to Village that one of PAA's members is an attorney; however, PAA will not provide Village with legal advice. Village must seek legal advice from its own counsel.
13. **Governing Law.** This agreement is governed by the laws of the State of Wisconsin.
14. **Public Records Law.** Each party herein shall reasonably cooperate with the other parties herein to facilitate compliance with the Wisconsin Public Records Law, sec. 19.21, et seq., Wis. Stats., and upon request by any other party, provide to the requesting party all documents in their possession or control which are subject to release under such law.
15. **No Partnership.** Nothing in this Agreement shall be construed to create any co-partnership, principal and agent, joint venture or other similar relationship between the parties hereto and no party may incur debts or liabilities in the name, or on behalf, of any other party unless expressly approved by the party to be bound thereby in a written instrument signed by such party.
16. **Nonwaiver of Governmental Immunity.** Notwithstanding any provision to the contrary contained herein, no provision of this Agreement shall be construed as a waiver of any immunity or limitation of liability granted to or conferred upon any party by applicable provisions of Wisconsin law.

Dated this 28th day of May, 2025.

PUBLIC ADMINISTRATION ASSOCIATES VILLAGE OF SOMERS

By *Kevin M. Brunner*
KEVIN M. BRUNNER, President
Public Administration Assoc.
1155 W South Street

By _____
Village of Somers

Whitewater, WI 53190
kevin.brunner1013@gmail.com



www.somers.org

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #11 Action on application for Special Event Permit from Eclectic, LLC d/b/a J&M Bar and Grill for event held on June 14, 2025, from 1 p.m. to 8 p.m. Event to be held at J&M Bar & Grill, 8013 12th Street.

BACKGROUND:

A Special Event Permit application was received from Eclectic, LLC DBA J&M's Bar and Grill for an Employee's 50th Birthday to be held on June 14, 2025, from 1pm to 8pm. Microphone and small speaker sound system. Intended for only single or duo artist/bands. Music to be played in the far east corner of patio. Speakers and other equipment will be directed to the south vacant lot behind patio, away from the surrounding residential neighborhood. Noise levels will be appropriate to ensure customers and residential neighbors will not be uncomfortable.

PRIOR ACTION TAKEN:

This was mentioned at the June 3rd 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 Eclectic LLC for event held on June 14, 2025, from 1-8 pm. Event to be held at J&M's Bar and Grill, 8013 12st Street."

ATTACHMENTS:

Special Event Application, Operational and Security Plan Information



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

OFFICE USE ONLY
DATE FILED: 3/15
INITIALS: AK

Village of Somers Special Event Permit Single Event

Fee: \$75

Date(s) of Event: June 14th, 2025 Hours of Event: 1pm - 8pm
Description of Event: Employee's 50th Birthday. 2 solo acts, with break in between

Licensee Name: Eclectic LLC

Corporation, Partnership, or Individual

Trade/Event Name: J+M's Bar + Grill

Trade/Event Address: 8013 12th St Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Justin Traugher

List Date of Birth of Agent (If Corporation/LLC) or Individual: 08/25/1990

Address: 173 Old Green Bay Rd Kenosha WI 53144
Street City State Zip

Phone: 262 989 8259 Email: Justin.8259@gmail.com
(Correspondence will be via email if address is given)

Driver's License Number: WI T621-4249-0305-08
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
Failure to Yield	WI	11/2022	Guilty

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

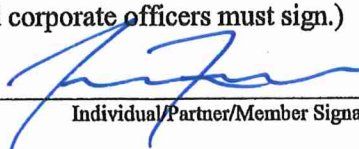
4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination **in any state**? ☐ Yes ☒ No
If yes, provide: Charge, State, Date Result (Include pending charges).

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**. Becton Dickinson
75 N. Fairway Dr. Vernon Hills, IL 60061

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

5/15/2025
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.



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 X
Giving Away _____

What types of alcohol beverages will be sold or given away Any alcohol
beverages covered under Class B Liquor License

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.

Justin Traugher
173 old Green Bay Rd Kenosha, WI 53144
262-989-8259

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.

[Signature]
Individual/Partner/Member Signature

5/15/2025
Date

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Legal occupancy limit for the premises: 112 persons

Inside Bar: 72 Dining Room: 40 Outside Patio

Attach scale drawing of parking plan

See attached patio area, Conditional Use Permit, Site Map

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

Description of the off-street parking spaces used to service the premises: Parking available in traditional lot, the new parking lot in the south direction and if needed, the east neighbor's parking lot (permission given by owner)

Describe the sound amplification equipment to be used (if any): Microphone(s) and smaller Speaker sound systems intended for any single and/or duo artist(s) / band.

Attach drawing of where stage will be located. Will it be roped off? Please provide full details.

Attached. Area will not be roped, patio enclosed by fence.

Identify any sound mitigation strategies to be implemented: Music to be played in the far east corner of patio, adjacent to the east commercial building. Speakers and other equipment will be directed to our south parking lot behind patio; away from the only surrounding residential neighbor.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise: Noise levels will be appropriate to ensure our customers and our residential neighbor will not be uncomfortable and can still converse without overly loud music/amplification. Multiple garbage cans are available, plus staff and myself will continue disposing of litter during and after the event.

Security Plan

Attach scale drawing of elements of Security Plan See attached. Patio is fenced in, with exit gate that will be monitored as applicable.

Description of clothing to identify security personnel: If applicable, security personnel will be provided bright neon or JTM's apparel with "Security".

Are security personnel employees? If not, provide contact information for outside security firm: Yes, myself and other employees as needed.

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: There are no identified crosswalks. However, parking in the traditional lot will allow customers to exit traveling east or west on Hwy E. In addition, the south parking lot allows customers to exit safely on the side street (80th) to Hwy E as well.

How will the entrance line be managed and controlled: Having added the south parking lot, if needed, customers can enter off of Hwy E and/or line up on 80th St, a quiet side street without disturbing any traffic on Hwy E.

Will any security personnel be armed? ☐ Yes ☒ No If yes, provide individual names and addresses

Plan for unruly patrons, intoxicated patrons, and physical disturbances (including fights): The patron(s) will be asked to leave, escorted from the premises and if necessary, authorities will be notified immediately.

Underage drinking and fake ID plan: Consistent with our normal operation, any patron that appears to be under the legal drinking age will be ID'd as appropriate to ensure no false identification and/or underage drinking. Fake IDs will be confiscated and disposed of.

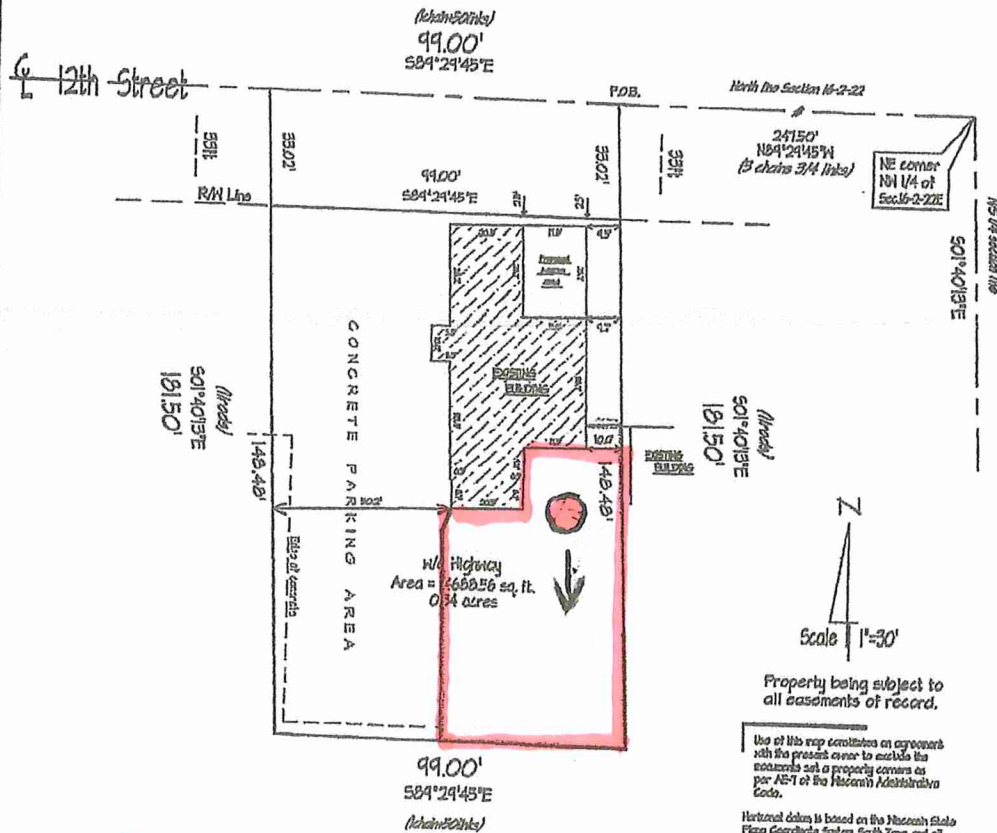
Provide the first and last name of all management personnel:

Justin Traugher
Megan Strandell

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

5/15/25
Date



Outdoor Patio / Music Location

PLAT OF SURVEY OF...

Part of the NE 1/4 of the NW 1/4 of Section 16, Town 2 North, 22 East being more particularly described as follows: Commencing in the Center of the highway between section 9 and 16 at the NW corner of land now formerly owned by Lafayette Cook; thence South along Cook's west line 11 rods; thence west 1 chain and 50 links; thence north 11 rods to the center of highway; thence east 1 chain and 50 links to the place of beginning. Said land lying and being in the Village of Somers, Kenosha County, State of Wisconsin.
REF: Doc. 1744561; Vol 1365 pg 562

Property is presently zoned B-2



M. R. Kotlarek

This survey is correct to the best of my knowledge and belief.
October 25, 2016



BENCHMARK LAND SURVEY TECHNOLOGY
Full Land Surveying Services
5711 - 52nd Street, Kenosha, WI, 53144 (262) 658-1666
N90W28392 Keosau Rd, Hartland, WI, 53029

Present Owner: Eclectic LLC
Survey Address: 8013 - 12th Street
Somers, WI. 53171

Parcel ID# 82-4-222-162-0010

**AMENDED CONDITIONAL
USE PERMIT**

Document Number

Document Title

Document #: **1944142**

Date: **2023-03-16** Time: **3:44 PM** Pages: **6**

Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **JOELLYN M. STORZ**

Effective Date: February 28, 2023

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners of the above referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owner, its lessees, agents or representatives, to utilize the premises known as 8013 12th Street, Kenosha, Wisconsin 53144, to operate on outside dining/recreation area, subject to the following conditions:

1. This Conditional Use Permit is subject to the application of Eclectic, LLC, on file in the office of the Clerk/Treasurer for the Village of Somers and stamped received by the office of Planning and Development on June 23, 2021, including a survey, which indicates an approximately 3,900 sq. ft. outdoor dining and recreational area surrounded by 4 foot railing enclosure on the southeastern portion of the property directly south of the proposed building and shall affect the premises described on the attached Exhibit "A" which is incorporated herein by reference.
2. The applicant shall comply with all parking requirements outlined in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.
3. The name of the restaurant shall be "J & M's Bar and Grill". There shall be no other business conducted on the premises covered by this conditional use permit without the advance written consent of the Village and Amendment of this permit.
4. There shall be no outside storage of any kind.
5. Any expansion of the conditional use granted herein shall occur only following review by and the consent of the Village Board.
6. Any new signage shall be in accordance with the aforementioned zoning ordinance.
7. There shall be no storage of gasoline, other petrohyrdocarbons or any other material classified as hazardous at the site or in any building located thereon.
8. There shall be no outside amplified music speakers or live music, except as may be allowed under any Special Events Permit issued by the Village Board pursuant to Chapter 12 of the Code of Ordinances, as may be amended from time to time.

Recording Area

Name and Return Address

Davison Law Office, Ltd.
1207 55th Street
Kenosha, WI 53140

82-4-222-162-0010

Parcel Identification Number (PIN)

9. Refuse containers shall be screened from view from public rights-of-way, adjacent properties or eating area. Screening for waste receptacle shall consist of a solid opaque fence of similar color and materials of main building, or masonry, and shall be a minimum of six (6) feet and maximum of eight (8) feet tall. Waste receptacles shall be enclosed on the fourth side with a gate to contain trash or other debris. The gate side of the waste receptacle shall be oriented toward the parking lot facing Highway E and is required to be always closed except for servicing by the waste management contractor and site users. Prior to the installation of such fencing, the owner shall submit to the Village for approval the description or sample of the fencing which is proposed to be installed. Installation of the fencing shall be completed no later than December 31, 2021.
10. Any change of the submitted plan of operation, change in use, and/or a proposed addition(s) to any existing principal building(s) or proposed new principal building(s), shall require the petitioner to reapply for a Conditional Use Permit to the Village Plan Commission for its review and approval.
11. The undersigned shall fully cooperate with any law enforcement personnel performing inquiries or investigations. Any substantial change or expansion of the submitted plan of operation (i.e. expansion of the proposed outside dining/recreation area) shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
12. There shall be no alcohol on any portion of the premises which is not licensed for alcohol consumption.
13. The Village Building Inspector shall establish an occupancy permit based upon all of the available circumstances including, but not limited to, the overall space of the premises and such other factors as the Building Inspector may deem relevant.
14. No person under the age of 21 shall be allowed to be in the alcohol licensed portion of the subject premises unless accompanied by their parent or by their spouse who is 21 years of age or older. Security measures for the premises, if deemed necessary, to be approved by the Village Building Inspector and Kenosha County Sheriff's Department.
15. The undersigned recognizes and acknowledges that the violation of this condition or the violation of the prohibition of alcohol on the outdoor dining/recreation portion of the premises shall, in and by itself, constitute grounds for the immediate revocation of this conditional use permit.
16. The undersigned each recognize that in the event that a permit holder fails to comply with the conditions specified in this permit, the permit may be revoked by the Village Board upon ten (10) days notice to the permit holder(s). The permit holder(s) shall be entitled to a hearing before the Village Board on the question of revocation of the

conditional use permit and approval of the Village Board shall be required for the reinstatement of any conditional use permit.

17. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. If property ownership and/or tenant shall happen to change, then it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval.
18. The undersigned agrees to limit the hours of operations of the outdoor dining/recreation area of the premises from 11:00 a.m. until 9:00 p.m.
19. The area to be utilized for outdoor dining/recreation area shall be as depicted on the attached Exhibit "B" which is incorporated by reference. This area shall be completely enclosed by a fence and shall be accessible only from the interior of the licensed premises. Provisions shall be made for an emergency exit from the enclosed area, which access shall be kept closed at all times other than in an emergency. The fencing enclosing this area as of the date of this permit complies with this requirement.
20. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation.

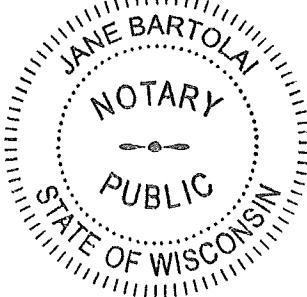
Dated at Somers, Wisconsin, this 01 day of March, 2023.

OWNER
Eclectic, LLC

By: [Signature]
Printed Name: Justin Traugber, its President

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

Personally came before me this 01 day of March, 2023, the above named Justin Traugber, on behalf of Eclectic, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



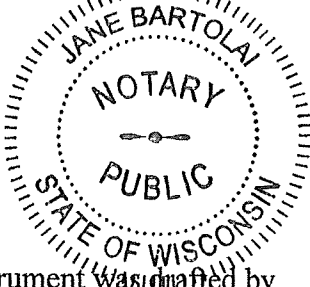
Jane Bartolai
Printed Name: Jane Bartolai
Notary Public; Kenosha County, WI
My commission expires 8/23/2026.

TENANT
J & M's Bar and Grill

By: [Signature]
Printed Name: Justin Traugher, as President

STATE OF Wisconsin)
) SS.
COUNTY OF Kenosha)

Personally came before me this 01 day of March, 2023, the above named Justin Traugher, on behalf of J & M's Bar and Grill, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jane Bartolai
Printed Name: Jane Bartolai
Notary Public; Kenosha County, WI
My Commission expires 8/23/2026

This instrument was drafted by

Attorney Jeffrey J. Davison
DAVISON LAW OFFICE, LTD.

LEGAL DESCRIPTION:

Part of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian and described as: Commencing in the center of the highway 3 chains and 3/4th of a link West of the 1/4 stake between Sections 9 and 16 in the Northwest corner of land now and formerly owned by Lafayette Cook; thence South along Cook's West line 11 rods; thence West 1 chain and 50 links; thence North 11 rods to the center of highway; thence East 1 chain and 50 links to the place of beginning, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

Tax Key No. 82-4-222-162-0010



www.somers.org

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #12, 13 Public Hearing on “Class A” & Class “A” and “Class B” & Class “B” License Renewals for 2025-2026

#12 Action on “Class A” and Class “A” Renewal Retail Alcohol Beverage License Applications

#13 Action on “Class B” and Class “B” Renewal Retail Alcohol Beverage License Applications

BACKGROUND:

Alcohol Licenses expire on June 30th each year. Establishments in the Village of Somers have submitted their Renewal Alcohol Beverage Retail License to meet statutory requirements for filing and publication. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed, except for Jerry Smith which will be completed upon business opening for the season.

Attached is a spreadsheet showing the Calls for Service pertaining to liquor law violations.

PRIOR ACTION TAKEN:

The Renewal Applications were reviewed and discussed at our June 3, 2025, Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

Motion to hold Public Hearing

Hold Public Hearing

Motion to Close Public Hearing

“Motion to approve “Class A” and Class “A” Renewal Retail Alcohol Beverage License Applications as listed in attached “Class A” and Class “A” Retail Alcohol License Application Renewal List for 2025-2026”

“Motion to approve “Class B” and Class “B” Renewal Retail Alcohol Beverage License Applications as listed in attached “Class B” and Class “B” Retail Alcohol License Application Renewal List for 2025-2026, subject to the following conditions only being applied to J. Smith Farm

- 1. J. Smith Farm’s application approval shall be subject to passing inspections by the both the Fire Inspector and Building Inspector.*

ATTACHMENTS:

“Class A” and Class “A” Retail Alcohol License Application Renewal List for 2025-2026

“Class B” and Class “B” Retail Alcohol License Application Renewal List for 2025-2026

Sheriff Department Spreadsheet for Liquor Law Violations

Building Inspector alcohol inspection report

Fire Inspector alcohol licenses report

From: [Scott Seymour](#)
To: [Wendy Burnette](#)
Subject: RE: Yearly Alcohol Permits
Date: Monday, May 19, 2025 8:38:11 AM
Attachments: [image002.png](#)
[image003.png](#)

All business have passed inspection for their liquor license. No objections to renewal

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: Friday, March 28, 2025 9:54 AM
To: Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>; Adam Pisula <APisula@somers.org>
Subject: Yearly Alcohol Permits

Good morning,

I'm attaching the list of Alcohol Renewals for the 2025-2026 permit year. I'm looking to have all their paperwork completed no later than May 21st, if possible. Let me know if there is any other information you may need at this time. Appreciate your help.

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: [Adam Pisula](#)
To: [Wendy Burnette](#)
Subject: Re: Yearly Alcohol Permits
Date: Thursday, May 22, 2025 9:43:55 AM
Attachments: [image001.png](#)

Wendy,

No objections, all passed except two business that will have their violations corrected by June 9th.

Lieutenant Adam L. Pisula
Fire Inspector & Public Education
Somers Fire & Rescue
(262) 620-3285 Office
(262) 930-4330 Cell
apisula@somers.org

To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.

From: Wendy Burnette <WBurnette@somers.org>
Sent: Thursday, May 22, 2025 9:24 AM
To: Adam Pisula <APisula@somers.org>; Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>
Subject: RE: Yearly Alcohol Permits

Hi Adam,

Did all businesses pass their inspection and do you have any objection for any of the renewals?

From: Adam Pisula <APisula@somers.org>
Sent: Thursday, May 22, 2025 9:17 AM
To: Wendy Burnette <WBurnette@somers.org>; Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>
Subject: Re: Yearly Alcohol Permits

Wendy,

Liquor license fire inspections have been completed, with the exception Jerry Smith that will be completed in June when they open for the season. Individual occupancy inspection reports are available upon request.

Lieutenant Adam L. Pisula
Fire Inspector & Public Education
Somers Fire & Rescue
(262) 620-3285 Office
(262) 930-4330 Cell
apisula@somers.org

To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.

From: Wendy Burnette <WBurnette@somers.org>
Sent: Monday, March 31, 2025 9:15 AM
To: Adam Pisula <APisula@somers.org>; Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>
Subject: RE: Yearly Alcohol Permits

Thanks Adam

From: Adam Pisula <APisula@somers.org>
Sent: Sunday, March 30, 2025 8:10 PM
To: Wendy Burnette <WBurnette@somers.org>; Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>
Subject: Re: Yearly Alcohol Permits

Wendy,

Thanks for the lists, we are working on fire inspections at this time and will have a report to you as soon as they are all complete, or by May 21st.

Lieutenant Adam L. Pisula
Fire Inspector & Public Education
Somers Fire & Rescue
(262) 620-3285 Office
(262) 930-4330 Cell
apisula@somers.org

To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.

From: Wendy Burnette <WBurnette@somers.org>
Sent: Friday, March 28, 2025 9:53 AM
To: Scott Seymour <SSeymour@somers.org>; Joe Scruggs <JScruggs@somers.org>; Adam Pisula

<APisula@somers.org>

Subject: Yearly Alcohol Permits

Good morning,

I'm attaching the list of Alcohol Renewals for the 2025-2026 permit year. I'm looking to have all their paperwork completed no later than May 21st, if possible. Let me know if there is any other information you may need at this time. Appreciate your help.

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

Village of Somers liquor licenses

Class A

No issues with the Class A facilities renewing licenses. The call below was strange, but nothing came out of it with the investigating deputy.

BP Gas 1150 Green Bay RD

10/04/24 Suspicious call Deputy observed subject wearing all black knocking on windows by front door of business at 4AM. Lights were on in business but no cars in the lot. Male observed exiting front door and walking west on CTH E. Doors of business were locked. Clerk answered for deputy and said subject purchased an item and no issues.

Class B

Danish Brotherhood

4/15/24 Staff reported two intoxicated patrons who were causing issues at the pool tournament and were asked to leave. Subjects left prior to the deputy's arrival.

J&M's

Medical only calls. No issues.

Somers House

10/09/24- Battery/Domestic violence Female resident in apartment above came down to the tavern and threatened to stab her boyfriend/father of her child due to the belief he was flirting with the bartender. Female reportedly struck the male, who was also an employee at the tavern. She was arrested on domestic violence charges.

10/24/24- Delayed battery complaint. The female caller reported she was pushed down to the floor by another female patron while at the tavern earlier. The female did not wish to

pursue charges. The female suspect was identified and found to be underage. She had utilized a fake ID to get into the tavern and was issued a citation.

02/22/25- Tavern called regarding intoxicated subject reported his jacket with keys were stolen.

03/01/25- Intoxicated subject called and claimed the bartender overserved him, and he was vomiting.

03/09/25 Refused caller reporting 8-10 underage subjects in the tavern drinking. Claimed that there is an ongoing issue and that subjects jump the back fence. The deputy did not find any violations.

3/30/25 Caller was not onsite but reported underage drinkers were at the tavern, and there was possibly a fight. Deputies arrived and did not observe a fight. However, they observed approximately ten subjects leaving the property through a hole in the back fence. They apprehended three subjects: two 17-year-old males and one 19-year-old female. All subjects were issued citations for underage consumption. The female was also issued citations for obstruction and having a fake ID.

4/12/25 Caller reported that there were underage subjects in the tavern. Deputies located underage females trying to hide in the restroom and trying to exit the tavern. Six females were cited for underage loitering.

4/26/25 Uber driver reported that another vehicle struck his vehicle and another vehicle in the parking lot, and then fled the scene. The suspect was later located and arrested for OWI, hit and run, and failure to notify police of the accident.

05/10/25 Intoxicated male called from the tavern and reported his wallet had been taken. Deputies learned that this subject had been escorted from the tavern due to reportedly

grabbing the breasts of female patrons. Female victims were not identified. No known suspect for theft of wallet.

5/18/25 Carthage Public Safety Officer made a delayed report of a verbal and physical altercation between himself and a group of females at the bar. Reported male patrons were now threatening him and harassing his family.

Kenosha Country Club- No issues at this facility

Hob Nob- No issues at this facility

Oakfire Pizza- Just one report of a vehicle damaged. No suspects.

Jerry Smith Farm- Nothing new since my last recap for special event license. Here it is again. Jerry Smith- Two minor accidents in the lot. There was a Disorderly subject called in by security that was throwing corn at another family. Both sides were separated by KESO and no citations issued. There was one domestic violence incident where the parties left but the male was later located and arrested by KESO. There was one reported car entry where wallets were taken. There was one lost child call where the child was located. There was an incident where two female employees who were actors for the haunted maze were inappropriately touched by a male patron. Staff pointed the subject out to KESO and he was arrested for 4th degree sex assault (a misdemeanor) There was only one parking complaint.

Pets Biergarten- Nothing new since last recap for special event license. Here it is again. Primary issue was parking complaints. There were four calls made regarding this, one of them being made by Mike Grab the owner. Vehicles either parked on the roadway blocking traffic or parking on the grass. Vehicles were cited by KESO. There were a couple vehicle entries and two minor property damage accidents. Staff reported one child that was found wandering, but the parents were later located. There are some calls on the spreadsheet that occurred in the area, but they were not attributed to the biergarten.

Surfside Bowl- No issues at this facility

Pub 94- No issues directly attributed to this pub.

Utopia Nails

10/24/24- customer called reporting another customer was intoxicated and yelling at the receptionist and other customers. The subject left with another party. No citations or formal complaint.

Sazon Tacos and Tequilla- No issues at this facility.

NOTICE OF APPLICATIONS FOR ALCOHOL LICENSES

Please take notice that in accordance with the provisions of Chapter 125.04(3)(g) of the Wisconsin State Statutes, the following alcohol license applications for the licensing year 2025-2026 have been filed with the Clerk of the Village of Somers, Kenosha County, Wisconsin:

“CLASS A” INTOXICATING LIQUOR LICENSE & CLASS “A” FERMENTED MALT BEVERAGE LICENSE

NAME	AGENT	TRADE NAME	ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER
BP Kenosha Travel Plaza	Simmi Bhardwaj	Somers Amoco	1170 22nd Avenue	Kenosha	WI	53140	82-4-222-124-0310
BP Kenosha Travel Plaza, LLC	Parveen Bhardwaj	Kenosha Truck Stop	11800 Burlington Road	Kenosha	WI	53144	82-4-222-224-0501
Kwik Trip, Inc	Brian Malloy	Kwik Trip #107	5800 31st Street	Kenosha	WI	53144	82-4-222-224-0504
7-Eleven, Inc	Bruce Maas	7-Eleven #35842J	1150 Green Bay Road	Kenosha	WI	53144	82-4-222-104-0361
Parul Corp.	Bhanumati A. Patel	Northside Superette	1810 Sheridan Road	Kenosha	WI	53140	83-4-223-192-0100
Sam's East, Inc	Michael Haubrich	Sam's Club #6331	3300 Brumback Blvd.	Kenosha	WI	53144	82-4-222-271-0302
Skogen's Foodliner, Inc	Samuel Balk	Festival Foods	6000 31st Street	Kenosha	WI	53144	82-4-222-224-0501
Wal-Mart Stores East, LP	Jerad Evans	Wal-Mart Supercenter #1167	3500 Brumback Blvd.	Kenosha	WI	53144	82-4-222-271-0301
Kwik Trip, Inc	Janelle Paprocki	Kwik Trip #597	11350 28 th Street	Kenosha	WI	53144	82-4-222-193-0101

“CLASS B” INTOXICATING LIQUOR LICENSE & CLASS “B” FERMENTED MALT BEVERAGE LICENSE

NAME	AGENT	TRADE NAME	ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER
Danish Brotherhood Lodge #14	Joseph Vaughn	Danish Brotherhood Lodge #14	1300 Sheridan Road	Kenosha	WI	53140	83-4-223-181-0820
Eclectic, LLC	Justin Traugher	J & M's Bar & Grill	8013-12th Street	Kenosha	WI	53171	82-4-222-162-0010
Geebo, LLC	Peter Gochis	Somers House	1548 Sheridan Road	Kenosha	WI	53140	83-4-223-184-0820

Kenosha Country Club, Inc	John Schneider	Kenosha Country Club	500 13th Avenue, Box 249	Kenosha	WI	53140	83-4-223-063-0200
M & R, Inc	Shamin Khan-Bano	Hobnob Restaurant	277 S. Sheridan Road	Racine	WI	53403	83-4-223-052-0200
Oakfire Kenosha, LLC	David Scotney	Oakfire Pizzeria Napoletana & Bar	3552 Market Lane	Kenosha	WI	53144	82-4-222-271-0318
J. Smith Farm	Amy Smith	Jerry Smith Farm	7150 18 th St	Kenosha	WI	53144	82-4-222-153-0225
Petrifying Springs Beer Garden, LLC	Anthony DeBartolo	Petrifying Springs Biergarten	5555 7th Street, Pavilion # 1	Kenosha	WI	53144	82-4-222-111-5001
Surfside Bowl, Inc	Ellen Hedges	Surfside Bowl	1015 Sheridan Road	Kenosha	WI	53140	83-4-223-083-0760
Golden Madison, LLC	Parveen Bhardwaj	Pub 94	11800 Burlington Road	Kenosha	WI	53144	82-4-222-224-0504
Utopia Nails & Spa, LLC	Tony Huynh	Utopia Nails & Spa	4816 Green Bay Road	Kenosha	WI	53144	82-4-222-341-0210
Sazon Tacos & Tequila	David Secotney	Sazon Taco's & Tequila	3554 Market Lane	Kenosha	WI	53144	

A Public Hearing and action on above the applications will occur at the regular meeting of the Somers Village Board at Somers Village/Town Hall, 7511 12th Street, Somers, Wisconsin, on Tuesday, June 10th 2025 at 5:30 p.m.

Wendy Burnette Clerk/Treasurer
Publish: 05/27/25, 05/28/25 & 05/29/25



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**VILLAGE OF SOMERS
VILLAGE BOARD
WORK MEETING MEMORANDUM**

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #14 Action on Amusement Device License Applications

BACKGROUND:

Amusement Device Licenses expire on June 30th each year.

COMMENTS:

Establishments in the Village of Somers have submitted their Amusement Device License applications. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed.

PRIOR ACTION TAKEN:

These were discussed at the June 3, 2025 Village Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

“Motion to approve Amusement Device Applications as listed in the Amusement Device Applications for 2025-2026”

ATTACHMENTS:

List of Amusement Device Applicants

**VILLAGE OF SOMERS
2024-2025
Amusement Device Licenses**

TRADE NAME/LOCATION

J & M's Bar and Grill

8013 12th Street
Kenosha, WI 53140

Surfside Bowl

1017 Sheridan Road
Kenosha, WI 53140

Somers House

1548 Sheridan Road
Kenosha, WI 53140

Pub 94

11800 Burlington Road
Kenosha, WI 53144



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

MEETING MEMO: June 10, 2025

TO: Village President Stoner and Village Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #15 Action on Cigarette and Tobacco License Applications

BACKGROUND:

Cigarette & Tobacco Product Licenses expire on June 30th each year. Establishments in the Village of Somers have submitted their Cigarette & Tobacco applications. The list of applicants is included.

PRIOR ACTION TAKEN:

These applications were discussed at the June 3, 2025 Village Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

“Motion to approve Cigarette and Tobacco License Applications for 2025-2026”

ATTACHMENTS:

List of Cigarette & Tobacco Applicants for 2025-2026

VILLAGE OF SOMERS, KENOSHA COUNTY, WI
2025-2026
Cigarette, Tobacco and Electronic Vaping Products Licenses

TRADE NAME/LOCATION

Kenosha Country Club
500 13th Avenue, Box 249
Kenosha, WI 53140
Agent: John Schneider

7-Eleven #35842A
1150 Green Bay Road
Kenosha WI 53144
Agent: Bruce Maas

Northside Superette
1810 Sheridan Road
Kenosha, WI 53140
Agent: Bhanumati Patel

Somers House
1548 Sheridan Road
Kenosha WI 53140
Agent: Peter Gochis

Kenosha Travel Plaza
11800 Burlington Road
Kenosha, WI 53144
Agent: Parveen Bhardwaj

Skogen's-Festival Foods
6000 31st Street
Kenosha, WI 53144
Agent: Samuel Balk

Kwik Trip #107
5800 31st Street
Kenosha, WI 53144
Agent: Brian Malloy

Somers Amoco
1170-22nd Avenue
Kenosha, WI 53140
Agent: Simmi Bhardwaj

Petrifying Springs Biergarten
5555 7th Street Pavilion #1
Kenosha WI 53144
Agent: Anthony DeBartolo

Kwik Trip #597
11350 28th Street
Kenosha, WI 53144
Agent: Brian Malloy

Petrifying Springs Golf Course
4909 7th Street
Kenosha, WI 53144
Agent: James Wallace



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #16 Action on Annual Cabaret Licenses

BACKGROUND:

Cabaret Licenses expire on June 30th each year.

COMMENTS:

Establishments in the Village of Somers have submitted their Cabaret License applications. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed.

PRIOR ACTION TAKEN:

These applications were discussed at the June 3, 2025, Village Work Session

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

“Motion to approve Cabaret Applications as listed in the Cabaret License Applications for 2025-2026”

ATTACHMENTS:

List of Cabaret Applicants

Calls for service provided with alcohol licenses memo

Village of Somers Cabaret Licenses 2025-2026

Eclectic, LLC
Justin Traughber, Agent

J & M Bar & Grill
1300 Sheridan Road
Kenosha, WI 53140
83-4-223-181-0820

Geebo, LLC
Peter Gochis, Agent

Somers House
1548 Sheridan Road
Kenosha, WI 53140
83-4-223-184-0820

Danish Brotherhood Lodge #14
Joseph Vaughn, Agent

Danish Brotherhood Lodge #14
1300 Sheridan Road
Kenosha, WI 53140

HobNob Restaurant
Khiyyam Fazal, Agent

HobNob Restaurant
277 Sheridan Road
Racine, WI 53403



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

MEETING DATE: June 10, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette-Clerk/Treasurer

AGENDA ITEM: #17 Action on Operator's Licenses: Renewing Licenses for 2025-2027: Jessica Gunderson, Anna Larson, Neha Patel, Pramesh Patel, Linda Timmons Wosz, Benjamin Worley, Pamela Lalond, Marquis Mc Cray, Caitlin Ritchie, Susan Raczka, Tiana Brock, Kelly Braun, Kevin Shute, Abigail Adams, Anne Hewlett, Charita Martin, Jennifer Bayless, Leslie Lerche, Desiree Vasquez, Greg Raimondi, Vicki Janas, Mia Carter, Tanya Kraitnz, Lucie Johnson: New Operator Licenses for 2025-2027: Paige Koenecki, Scott Lamos, Elena Baryshnikova, Tammy Webber, Morgan Olszewski, Wyatt Modory, Tony Huynh, Michael Grab

BACKGROUND:

Jessica Gunderson, Anna Larson, Neha Patel, Pramesh Patel, Linda Timmons Wosz, Benjamin Worley, Pamela Lalond, Marquis Mc Cray, Caitlin Ritchie, Susan Raczka, Tiana Brock, Kelly Braun, Kevin Shute, Abigail Adams, Anne Hewlett, Charita Martin, Jennifer Bayless, Leslie Lerche, Desiree Vasquez, Greg Raimondi, Vicki Janas, Mia Carter, Tanya Kraitnz, Lucie Johnson are renewing their operators' licenses for 2025-2027. Paige Koenecki, Scott Lamos, Elena Baryshnikova, Tammy Webber, Morgan Olszewski, Wyatt Modory, Tony Huynh, and Michael Grab have applied for new operator licenses for 2025-2027.

Background checks have been performed on all applicants and there was no discrepancies found.

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 Licenses for Jessica Gunderson, Anna Larson, Neha Patel, Pramesh Patel, Linda Timmons Wosz, Benjamin Worley, Pamela Lalond, Marquis Mc Cray, Caitlin Ritchie, Susan Raczka, Tiana Brock, Kelly Braun, Kevin Shute, Abigail Adams, Anne Hewlett, Charita Martin, Jennifer Bayless, Leslie Lerche, Desiree Vasquez, Greg Raimondi, Vicki Janas, Mia Carter, Tanya Kraitz, Lucie Johnson, Paige Koeneci, Scott Lamos, Elena Baryshnikova, Tammy Webber, Morgan Olszewski, Wyatt Modory, Tony Huynh, and Michael Grab.

ATTACHMENTS:

None