

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

**Town Board Meeting
Agenda
Tuesday, October 14, 2025
5:15 pm**

Town Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on September 9, 2025
4	Correspondence:
5	Citizens Comments
6	Chair & Supervisor Comments
7	Action on proposals for insurance archaeologist
8	Approval of Operator Licenses: none
9	Adjourn

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

Dated this 10th day of October 2025.

Wendy Burnette, Clerk-Treasurer

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

Town of Somers
Proceedings from the Town Board Meeting September 9, 2025

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

Present: Chairman Molinaro and Supervisor James Armes. Supervisor Lesko was excused. Also present: Administrator Jim Hurley, Clerk/Treasurer Wendy Burnette Assistant Administrator Kevin Poirier and Interim Attorney James Duquette

Chairman Molinaro led the Pledge of Allegiance.

Consent and Approval of Minutes of Town Board meetings on Aug. 5, 2025.

Supervisor Armes moved to approve the minutes from August 5th meeting with one correction. He stated that the minutes need to reflect that a motion was approved to table the operator's license for Krista Klopp until September 9, 2025 Board Meeting.

Seconded by Chairman Molinaro.

Clerk Burnette indicated this will be noted. Motion carried. 2-0 vote

Correspondence:

- a. Letter from the City of Kenosha dated Aug. 8 regarding the rezoning of property at 62nd Avenue, Parcel #80-4-122-031-0506 and #80-4-122-031-0508.
- b. Letter from the City of Kenosha dated Aug. 25 regarding the rezoning of property at 60th Street, Parcel #80-4-122-032-01504.

Chairman Molinaro indicated the parcel number 80-4-122-032-01504 was an error.

Citizens Comments

None

Chair & Supervisor Comments

Supervisor Arms mentioned that he would like to thank the Chief for the letter he wrote concerning the Kenosha Fire Department on the garage that burned down over by 30th Avenue. In the past he has seen fires in the city that the Town handled, and the city was just watching the Town do their work. He was glad to see some improvement in this regard.

Chairman Molinaro and Supervisor Armes both welcomed the new Town Administrator Jim Hurley. They look forward to working with him.

Motion to approve Special Event application for Guardians of the Children to be held at Ukes Harley Davidson on September 20, 2025, from 10 a.m. – 6 p.m. No alcohol will be served at this event.

Supervisor Armes moved to approve Special Event application for Guardians of the Children to be held at Ukes Harley Davidson on September 20, 2025, from 10 a.m. – 6 p.m. No alcohol will be served at this event.

Seconded by Chairman Molinaro

Chairman Molinaro asked if anyone was present that belonged to this organization. Clerk Burnette indicated the agent mentioned he would be in attendance but is not present. Chairman Molinaro wanted to make note that the application was tough to read. He asked if anyone was available to provide more detail than what he is seeing on the application. Chairman Molinaro wanted to move to other agenda items for the possibility someone may arrive from the organization to speak on their behalf. Supervisor Armes made a motion to delay his first motion. Seconded by Chairman Molinaro. Motioned carried 2-0 vote.

Approval of Operator Licenses: Krista Klopp

Supervisor Armes made a motion to remove from the table. Second by Chairman Molinaro. Motion carried. 2-0 vote

Supervisor Armes made a motion to deny operator's license for Krista Klopp.

Seconded by Chairman Molinaro

Supervisor Armes mentioned he was torn on the decision for this approval as the State Statutes was not clear. Chairman Molinaro mentioned to our Interim Attorney Duquette that an operator's license application was presented to the board that had 3 violations in 2022-2023 for marijuana and prescription drug charges and violation in 2023-2024 for driving violations. He asked if the board was able to deny this operator's license due to these charges. Attorney Duquette mentioned that we would not be able to deny the operator's license due to the driving violations however the substance violations could definitely be cause for denial.

Chairman Molinaro asked if there was any concern as to the timeframe of these violations being a couple years old. Attorney Duquette mentioned the charges were not that old and should not be of concern.

Chairman Molinaro asked if she could appeal this decision. Clerk Burnette mentioned that she would be sending Ms. Klopp a letter indicating the board's decision. Per state statutes she does have the right to appeal.

Motion carried. 2-0 vote

Approval of Operator Licenses: Caleb Brown, Cameron Athey, Linda Cooklin

Supervisor Armes made a motion to approve Operator Licenses: Caleb Brown, Cameron Athey, Linda Cooklin

Seconded by Chairman Molinaro

Motion carried. 2-0 vote

Chairman Molinaro opened the discussion for the Special Event application for Guardians of the Children to be held at Ukes Harley Davidson on September 20, 2025, from 10 a.m. – 6 p.m. No alcohol will be served at this event. He mentioned he still hasn't seen anyone new come to the meeting. Chief Andersen came forward to mentioned that he did some research on Guardians of the Children, and they are a bike club. The event they are looking to hold is a noise and bike show which usually means who can rev their motorcycle the loudest. The flyer on their website indicates raffles, beer, music and loud bikes for this event. Chairman Molinaro stated he is going to delay the motion until after the closed session. He wanted to give them another opportunity to attend the meeting.

Supervisor Armes made a Motion to convene into closed session per Wisconsin State Statute §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically hiring a contractor to look in past insurance policies.

Seconded by Chairman Molinaro

Chairman Molinaro stated that Administrator Hurley, Clerk/Treasurer Burnette, Interim Attorney Duquette and Assistant Administrator Poirier will remain in the room.

Roll Call: Supervisor Armes Aye, Chairman Molinaro Aye.

Motioned carried. 2-0 vote

Reconvene in Open Session (Roll call vote required)

Supervisor Armes Aye, Chairman Molinaro Aye

Motion Carried. 2-0 vote

Chairman Molinaro again mentioned that no one from Guardian of the Children was present to speak to the board regarding their special event on September 20, 2025. Chairman Molinaro asked Supervisor Armes if he would make a motion.

Supervisor Armes made a motion to deny Special Events Permit for Guardian of Children.

Seconded by Chairman Molinaro

Motion Carried. 2-0 vote

Adjourn

Supervisor Armes moved to Adjourn at 6:04 pm.

Seconded by Chairman Molinaro

Motion carried. 2-0 vote.

Drafted this 11th day of September by Wendy Burnette Clerk/Treasurer. These minutes are not official until approved by the Town Board.

Public Notice of an Air Pollution Control Permit Application Review

Facility Description

Waste Management of Wisconsin, Inc. - Pheasant Run Recycling and Disposal Facility, located at 19414 60th Street, Bristol, Kenosha County, Wisconsin, FID 230052240, submitted to the Department of Natural Resources (DNR) a permit application, including plans and specifications for revision of 23005224A-P30 for operation of a municipal solid waste landfill and recycling facility and the construction and operation of a replacement open flare and removal of the existing engines located at plant 1.

Air pollution control construction permit no. 25-MIN-037.

Air pollution control Part 70 source operation permit no. 23005224A-P31.

FOR
INFORMATION ONLY

Application Review

DNR has prepared an analysis and made a preliminary determination that the application meets state and federal air pollution control requirements and that the permit may be approved. You can view the permit application, the DNR's analysis, preliminary determination and draft permit, and other materials considered by the department using the Air Permit Search Tool located at <https://dnr.wisconsin.gov/topic/AirPermits/Search.html> or by contacting Marcus Hellenbrand at (608) 400-2872 or by e-mail at Marcus.Hellenbrand@wisconsin.gov.

For questions about the permit application or the DNR's analysis, preliminary determination and draft permit please contact Marcus Hellenbrand at (608) 400-2872 or by e-mail at Marcus.Hellenbrand@wisconsin.gov.

This is a preliminary determination and does not constitute a final approval from the Air Management Program or any other DNR sections which may also require a review of the project.

Public Comments

Interested persons wishing to submit written comments on the application or DNR's review of it or wishing to request a public hearing should do so within 30 days of publication of this notice. Posting and Public Comment Deadline dates can also be found on "Air permit public notices" web page located at https://apps.dnr.wi.gov/warp_ext/public_notice.aspx. Comments or request for hearing should be sent to Marcus Hellenbrand at Marcus.Hellenbrand@wisconsin.gov or to:

Wisconsin Department of Natural Resources, Bureau of Air Management, 101 S. Webster Street, Box 7921, Madison, WI 53707-7921. Attn.: Marcus Hellenbrand.

If a hearing is requested, the requester shall indicate their interest in the permit and the reasons why a hearing is warranted.

All comments received by the DNR at the public hearing if one is held, and prior to the close of the comment period, will be considered prior to making a final decision regarding the proposed project. After the close of the public comment period, a final decision will be made on whether to issue or deny the air pollution control permit. Information on the public commenting and hearing process is available at <http://dnr.wi.gov/topic/AirPermits/Process.html>.

Reasonable accommodation, including the provision of informational material in an alternative format, will be provided upon request.

For Part-70 sources, the revised operation permit will not be issued until after the United States Environmental Protection Agency (US EPA) has an opportunity to review a proposed permit for 45 days. A draft proposed permit has been provided to US EPA on the same date this notice was posted on the Internet. The start date of the US EPA review period is posted on the Internet at <http://dnr.wi.gov/topic/AirPermits/Search.html>. If significant comments are received during the 30-day public comment period, EPA requests sequential review, or DNR decides to proceed with sequential review, DNR will post a sequential proposed permit to the website listed above and start US EPA's 45-day review period after the 30-day public comment period. DNR's website will specify the start date of US EPA's

45-day review period. Unless US EPA objects in writing within the 45-day review period, DNR will issue the final operation permit revision as proposed. Any person may petition US EPA under 40 CFR Part 70.8(d) within 60 days after the expiration of US EPA's 45-day review period to make an objection to the operation permit revision.

Notice: Any information, including personal or contact information, submitted to the department may be considered a public record. Records may be publicly disclosed either in paper form or electronically and could be searchable on the Internet.

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By Michael Szabo
Michael Szabo
Air Management Program Supervisor



September 5, 2025

Town of Somers
7511 12th Street
PO Box 197
Somers, WI 53171

Dear Town of Somers:

RE: Rezoning of Property at 10200 38th Street, Parcel #80-4-222-292-0830

As a municipality located within one thousand (1,000') feet of a proposed rezoning on property located at 10200 38th Street, Parcel #80-4-222-292-0830, you are being notified of a public hearing to be held as follows:

***City Plan Commission Meeting – Thursday, September 18, 2025 at 5:00pm
Municipal Building, 625 52nd Street, Kenosha, Room 202***

The rezoning petition would rezone the property from A-2 Agricultural Land Holding District and Air-1 and Air-4 Airport Overlay Districts to IP Institutional Park District and Air-0 Airport Overlay District. This rezoning is to attach the property to the City for use as part of the Airport.

Final action on this request is scheduled as follows:

***Common Council Meeting – Monday, October 20, 2025, at 7:00pm
Municipal Building, 625 52nd Street, Kenosha, Room 200***

This notification is required under Wisconsin State Statute 62.23(7)(d).

If you have any questions, please contact me at 262.653.4037 or via email at rgasper@kenosha.org.

Sincerely,

Rachel Gasper
Planner

RG:llb
Enclosure
c: Michelle Nelson, City Clerk's Office

City of Kenosha

District Map Rezoning

Supplement No. Z14-25

Ordinance No. _____

City of Kenosha petition
(Parcel ID: #80-4-222-292-0830)



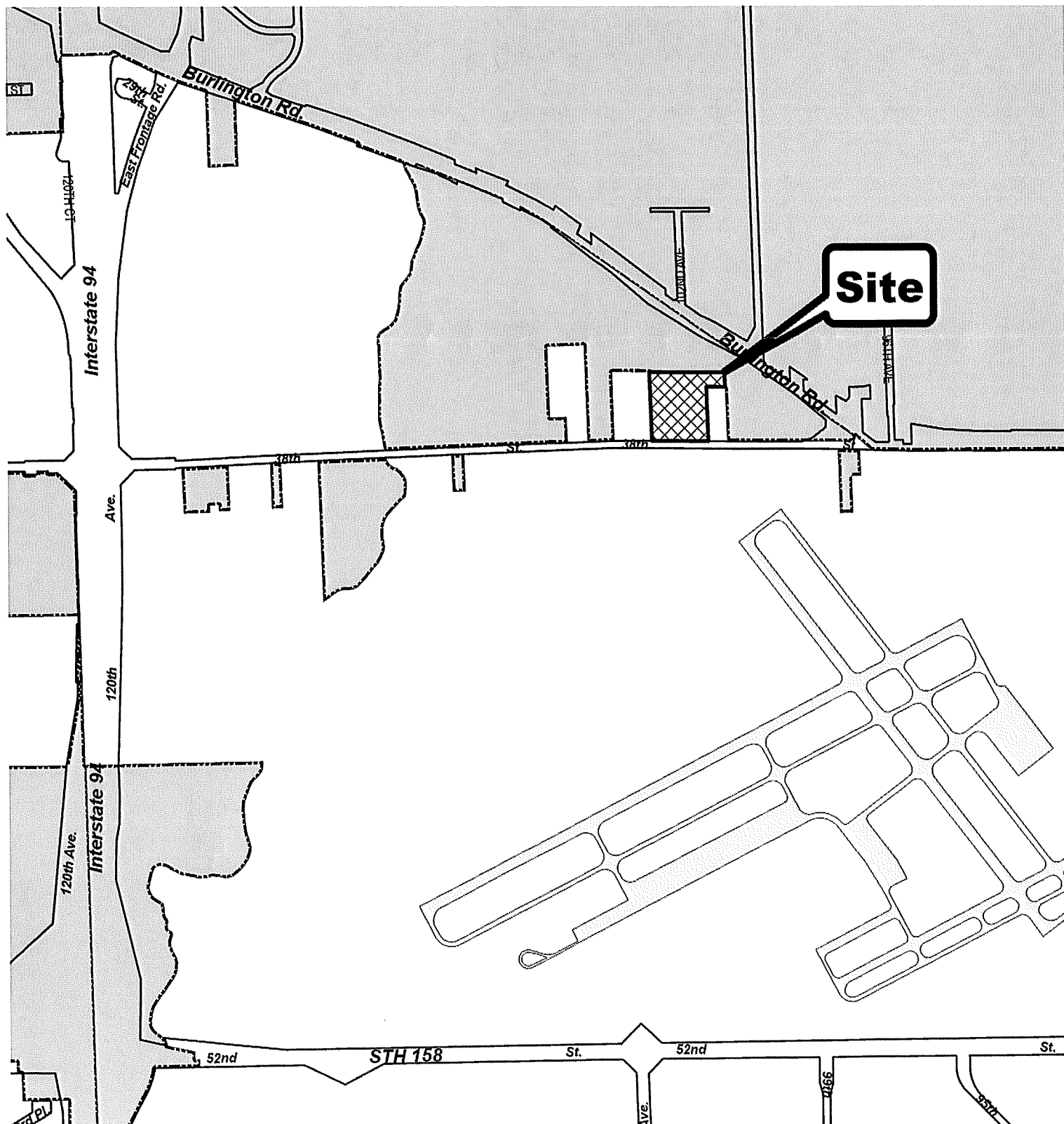
Property requested to be zoned from:

- A-2 Agricultural Land Holding to IP Institutional Park
- Air-1 Airport Overlay District Runway Protection to Air-0 Airport Operations Overlay District
- Air-4 Airport Overlay District Overflight to Air-0 Airport Operations Overlay District



0 400
Feet

City of Kenosha
Vicinity Map
City of Kenosha rezoning

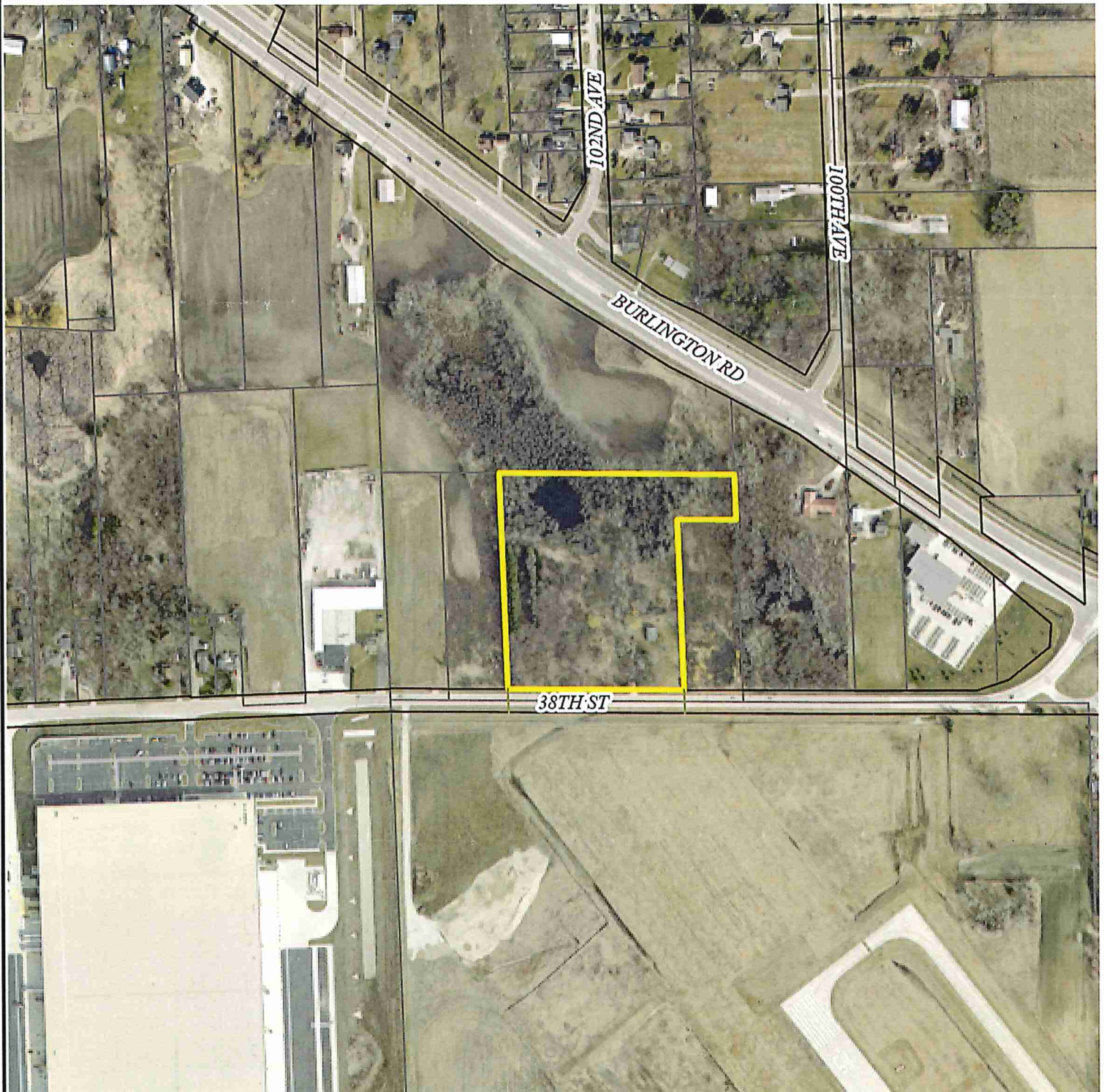


A scale bar labeled "Feet" with markings at 0 and 1,200.

City of Kenosha

Land Use Map

City of Kenosha Rezoning



 Property petitioned to be rezoned



0 400



Feet



www.somers.org

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

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

MEETING DATE: October 14, 2025

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Jim Hurley, Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

Following the September Town Board meeting, staff reached out to two insurance archaeologists for quotes for services. After multiple attempts, the Wisconsin Archaeological Society did not respond. However, a proposal was received from Insurance Archaeology Services from Wilton, CA. The quote is for \$11,500 upfront.

The quote from PolicyFind is up to \$9,000, plus up to \$2,000 for Travel and Material. The Town would be invoiced monthly after work is completed. PolicyFind is recommended by Stafford Rosenbaum LLP.

Staff supports Stafford Rosenbaum LLPs recommendation to accept the proposal from PolicyFind.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

A suggested motion would be as follows:

“Motion to approve the quote from PolicyFind for insurance archaeology services, travel and materials in an amount not to exceed \$11,000.