

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

**Town Board Meeting  
Agenda  
Tuesday, February 10, 2026  
5:15 pm**

<b>Town Board Meeting:</b>	
<b>Item #</b>	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Town Board meetings on Dec. 9, 2025 and Jan. 13, 2026
4	Correspondence: Letter from the City of Kenosha Re: Rezoning of Property at 1706 22nd Avenue, Parcel #07-222-13-476-045
5	Citizens Comments:
6	Administrator's Report
7	Chair & Supervisor Comments
8	Approval of Operator License: Shannon Martin
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 Feb. 10, 2026 Town Board Meeting & Agenda in 3 public places.

Dated this 6<sup>th</sup> day of February, 2026.

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 December 09, 2025**

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

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

Chairman Molinaro led the Pledge of Allegiance.

**Consent and Approval of Minutes of Town Board meetings on Oct. 14 and Nov. 18**

Supervisor Lesko moved to approve consent and approval of minute of Town Board meetings on Oct. 14 and Nov. 18<sup>th</sup>.

Seconded by Supervisor Armes.

Motion carried. 3-0 vote

**Correspondence:**

None

**Citizens comments:**

None

**Chair & Supervisor Comments**

None

**Action on Resolution 2025-003 to use Carry over Funds for the 2026 Budget**

Supervisor Armes moved to approve Resolution 2025-003 to use Carry over Funds for the 2026 Budget

Administrator Hurley noted that this pertained to last week's discussion regarding the use of those funds. Lowering the Village's tax levy was considered and that the figures included in the resolution are conservative. It is likely there will be additional excess funding, which he expressed confidence in.

Seconded by Supervisor Lesko

Motion carried 3-0

**Action on Resolution #2025-004 to amend the 2026 Budget**

Supervisor Armes motioned to approve on Resolution #2025-004 to amend the 2026 Budget

Administrator Hurly noted this reflected last comment with some minor changes.

Seconded by Supervisor Lesko

Motion carried 3-0

## Approval of Operator Licenses

None

## **Action on Recommendation of Judge Richard Ginkowski and Judge Michael Easton as the Temporary Municipal Judges for the Village/Town of Somers**

Supervisor Armes moved to approve the recommendation of Judge Richard Ginkowski and Judge Michael Easton as Temporary Municipal Judges for the Village/Town of Somers.

Seconded by Supervisor Lesko

Administrator Hurley reported that Judge Kupfer will be resigning effective 16<sup>th</sup> of December. Notice of was approximately one month. Upon notification and shared with the Wisconsin Municipal Judge Association and the State Bar Association. The Village received a couple of inquiries and resumes in response. The Village was fortunate to receive an offer from the Village of Pleasant Prairie Judge Richard Ginkowski and contacted Administrator Hurley that both him and the City of Kenosha Judge Michael Easton and are willing to temporarily fill in. The hope to find a Village or Town resident that will be interested in filling that position long term and potentially running for that position the start of next term May 2027. Having two experienced judges available will allow court operations to continue smoothly while permanent solution is pursued.

Motion carried 3-0

## **Adjourn**

Supervisor Armes moved to Adjourn at 5:25 pm.

Seconded by Supervisor Lesko

Motion carried. 3-0 vote.

Drafted this 7 day of January by Wendy Burnette Clerk/Treasurer. These minutes are not official until approved by the Town Board.

**Town of Somers  
Proceedings from the Town Board Meeting January 13, 2026**

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

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

**Consent and Approval of Minutes of Town Board meetings on December 9, 2025**

Supervisor Armes mentioned that the minutes from Board meeting on December 9<sup>th</sup> were not in the packet.

Clerk/Treasurer Burnette apologized and stated she will make sure they are in the February packet.

**Correspondence:**

None

**Citizens Comments:**

None

**Supervisor Comments:**

Chairman Molinaro mentioned that the trees were trimmed on Hwy E. He also mentioned that some lights were out on the bike path.

Supervisor Lesko mentioned the Town Hall is very dark as well at night. The parking lot is lite up but no light by the building. Clerk/Treasurer Burnette stated people have mentioned that same thing during elections.

**Administrator's Report**

Administrator Hurley stated that we are going to continue with the firm that does our audit for 2026. Maybe look at other options next year. He also mentioned the Village was talking with companies about scanning our Village/Town files.

**Adjourn**

Supervisor Armes moved to adjourn at 5:23pm.

Seconded by Supervisor Lesko.

Motion carried. 3-0 vote.

Drafted this 19th day of January 2026 by Wendy Burnette Clerk/Treasurer. These minutes are not official until approved by the Town Board.



January 22, 2026

Town of Somers  
7511 12<sup>th</sup> Street  
PO Box 197  
Somers, WI 53171

Dear Town of Somers:

**RE: Rezoning of Property at 1706 22nd Avenue, Parcel #07-222-13-476-045**

As a municipality located within one thousand (1,000') feet of a proposed rezoning on property located at 1706 22nd Avenue, Parcel #07-222-13-476-045, you are being notified of a public hearing to be held as follows:

***City Plan Commission Meeting - Thursday, February 5, 2026 at 5:00pm  
Municipal Building, 625 52nd Street, Kenosha, Room 202***

The rezoning petition would rezone the property from *M-1 Light Manufacturing District* to *B-2 Community Business District*. The rezoning is to permit a coffee shop.

Final action on this request is scheduled as follows:

***Common Council Meeting - Monday, March 16, 2026 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](mailto:rgasper@kenosha.org).

Sincerely,

Rachel Gasper  
Planner II

cc: Michelle Nelson, City Clerk's Office

# City of Kenosha

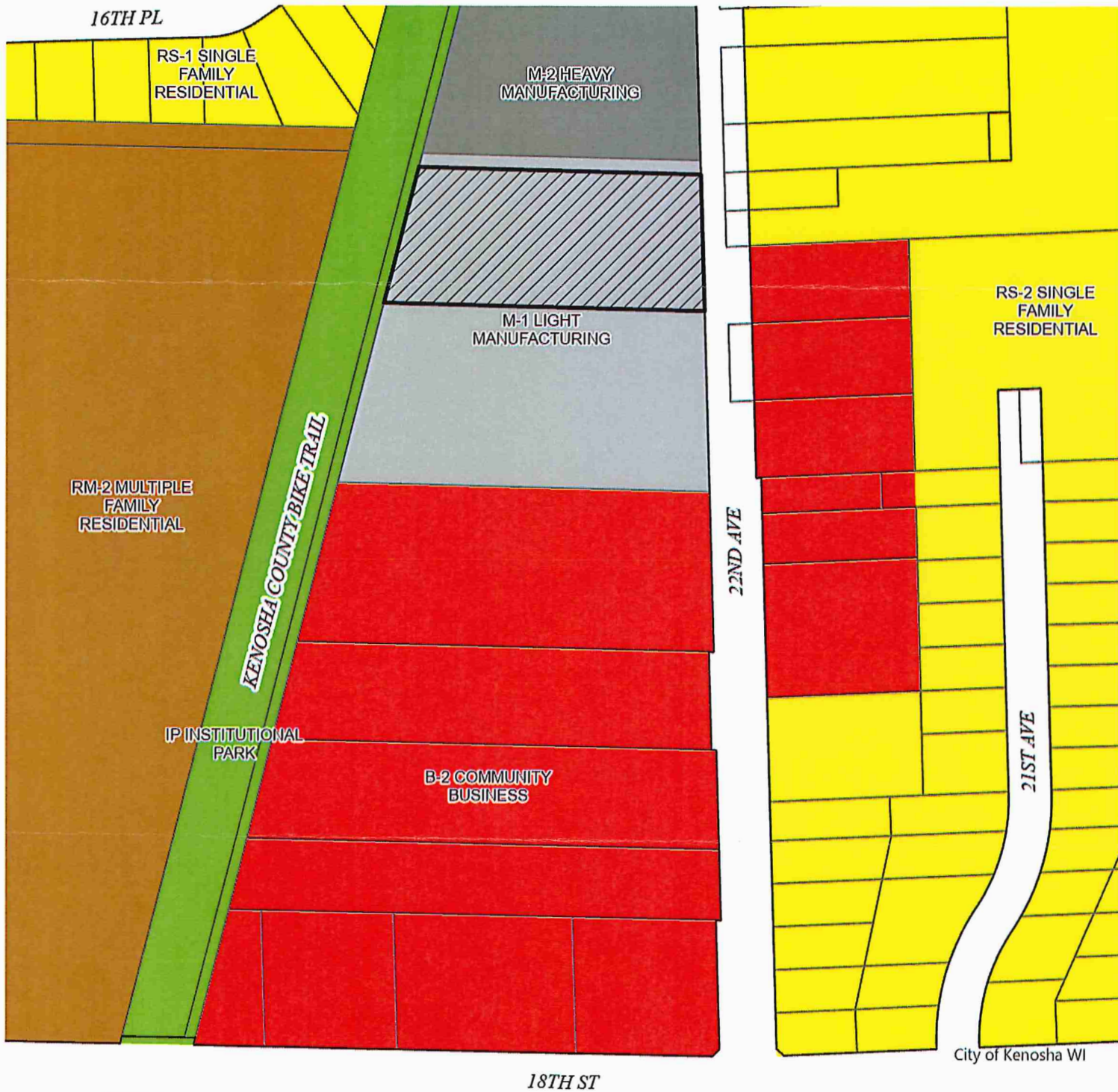
## District Map Rezoning

Supplement No. Z02-26

Ordinance No. \_\_\_\_\_

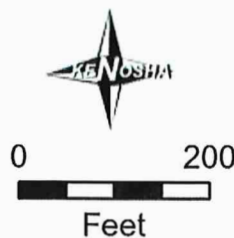
Carter petition

(Parcel ID: #07-222-13-476-045)



Property requested to be zoned from:

 M-1 Light Manufacturing to B-2 Community Business



# City of Kenosha

## Land Use Map Carter Rezoning



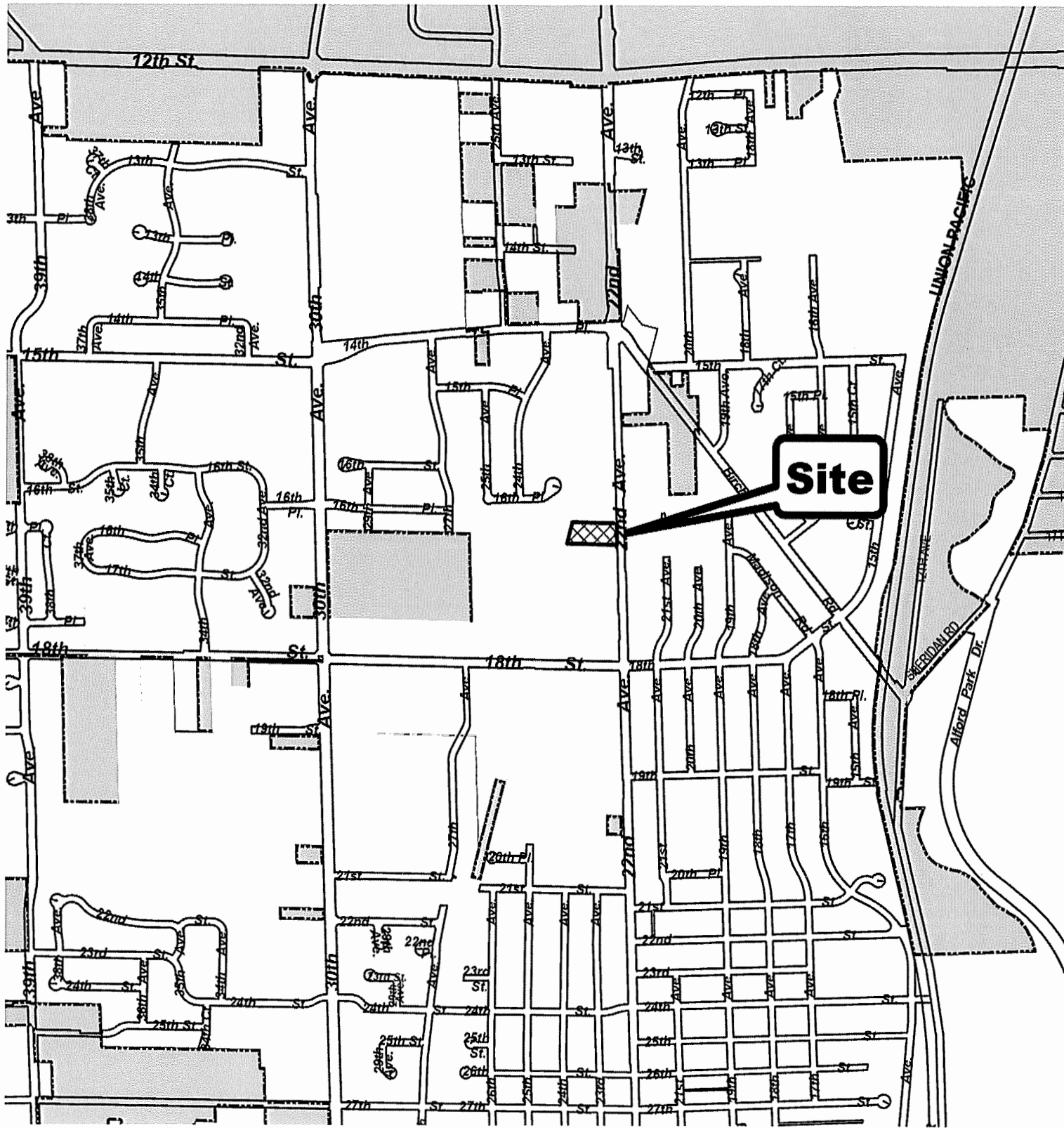
 Property petitioned to be rezoned



0 200  


Feet

City of Kenosha  
Vicinity Map  
Carter rezoning





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

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**WORK SESSION:** Feb. 10, 2026

**TO:** Town Chair Molinaro and Town Supervisors

**FROM:** Jim Hurley, Village Administrator  
Kevin Poirier, Assistant Administrator

**AGENDA ITEM:** #6 Administrator's Report

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Below please find a bulleted summary of major issues that Administration has worked on since our Jan. 13, 2026 Work Session. Please note the vast majority of these items are Village focused and this report is being provided to give leadership an overview of the activity at Village/Town Hall.

Administration

Financial Management Plan: Staff met multiple times with Ehlers to preliminarily project the long-term financial outlook of the Village, and discuss options to broaden the tax base and diversify revenue sources. Staff is planning to present options to the Board in Q2.

The Village's two interim judges Dick Ginkowski and Michael Easton held their first court dates. Judge Ginkowski and Easton are reviewing court procedures for improvements. The Village continues to advertise the position to Village residents for a longer-term replacement.

The Village has had communication with two credit card vendors for rates and fees. Administration and the Clerk's Office plan to continue reviewing options after tax season and the spring election.

Staff spoke with representatives of the Pritzker Military Museum & Library about their outdoor sign. They are planning for an electronic sign. Currently, they are working with WE Energies to bring power to the site. If WE completes the infrastructure by this winter, then sign construction will commence this spring.

Staff continues checking for status from insurance carriers regarding past general liability policies for the Town of Somers. PolicyFind sent initial notices back in November. To date, three of the eight carriers confirmed they are unable to locate a policy.

Village representatives attended the Ground-Breaking of the Shoreland Lutheran High School expansion. Trustee Karl Ostby spoke on behalf of the Village to show our support and gratitude for Shoreland's growth and contributions to the community.



The WDNR conducted a sanitary survey of the Somers Water Utility. No significant deficiencies were identified, but we learned that the Village needs to create a comprehensive private well abandonment / permitting program. The Department of Public Works will have to identify all properties being served by the Somers water system that have private wells, inform well owners of the requirements and to apply for a well operational permit with the Village.

The ad-hoc fire/EMS building committee met to review the RFP specifications to select a design firm for the Station #2 replacement project. The committee is considering a construction manager with additional project oversight responsibilities. The committee will meet again in February to possibly finalize the specifications.

Staff met with a company interested in installing internet fiber in the region. The company serves primarily residential customers, but is also available for commercial and industrial users. The purpose of the meeting was informational, and no plans have been received to date.

Staff continues to meet with Mueller Communications on educational materials regarding the Fire/EMS referendum. The first proposed mailer will be presented at tonight's meeting, and an FAQ page will be created soon at the website.

Staff submitted testimony in support of State AB 812, which is special legislation to increase the residential use limit within TID 4 to 50%. The Village received interest from a prospective developer who would like to construct senior housing within the TID, but is

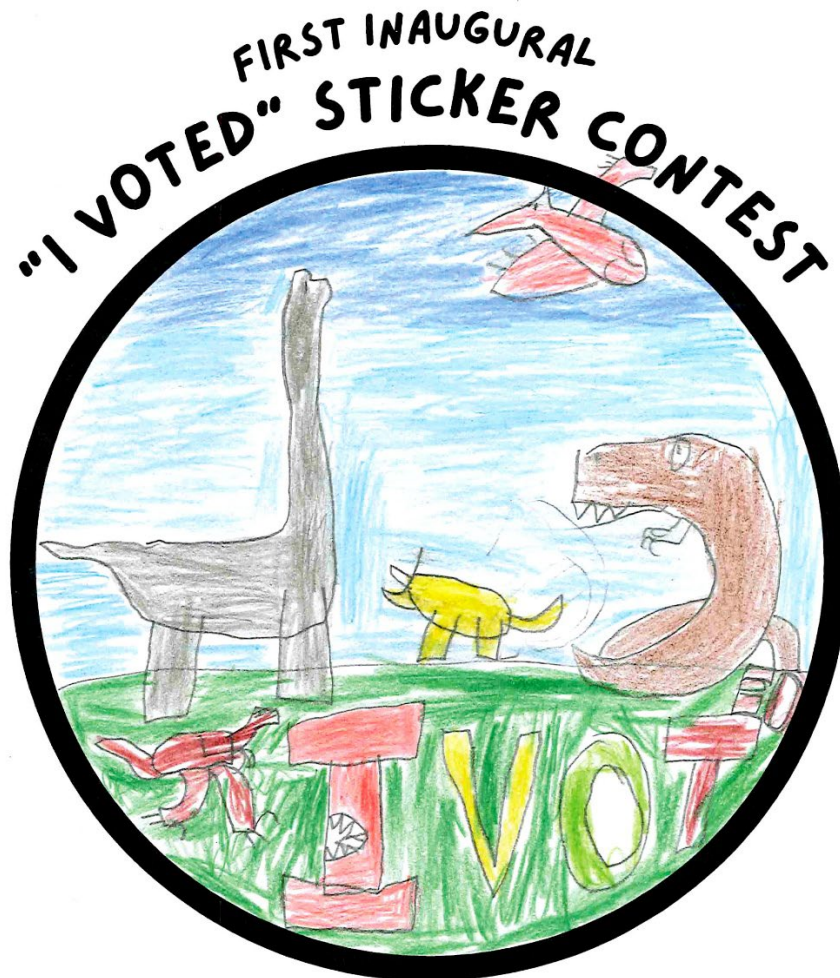
not interested in an incentive. A public hearing was held on 1/21/2026, and is under consideration by the House Committee of Ways and Means.

Following the Strand flood study presentation, staff are working with Strand to prioritize possible solutions to be evaluated, and improve coordination with other ongoing stormwater plans and projects. Projects within Kenosha County right of way will be reviewed with the Highway Commissioner prior to issuing the final report this upcoming spring.

Bids were opened for the 12th Street Water Main Project, and Water Transfer Station. The engineering report will be filed with the Clerk's office, and then owners will be noticed of the public hearing on February 24th.

Administration attended a Texas A&M Engineering Extension Service Crisis Leadership Training at the Salem Lakes Fire Department.

Somers Elementary students designed "I Voted" stickers that will be given away at elections in 2026. Two designs were chosen from each grade for a total of 12 stickers. The winning students and their families were invited to attend the March 10 5:15 p.m. Town Board meeting and the 5:30 Village Board meeting where they will be recognized for their participation.



## Development

Staff continue to work with Bear Development on the Somers Creek Development Agreement. The draft agreement will be presented to the Village Board, and both staff and Baxter & Woodman are working on the stormwater maintenance agreement.

Staff continue working with Home Path Financial on the single-family portion of the Maplecrest development. The development agreement remains under negotiation. Staff is working on annexation of the Truck Country of Wisconsin development following approval of rezoning, conditional use, site plan and exterior fenestration. Once Truck Country purchases the property, then they will submit a petition to the Village, and require Village Board approval.

Staff are working with Invenegy on water access to the proposed Red Oak Ridge project, and review process with the WDNR. Like Truck Country, the site will need to be annexed into the Village. Additionally, Invenegy announced office hours: : 3:30 to 5:30 p.m. the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month, starting Feb. 12th. It is held in the Johnson Bank Building, 7500 Green Bay Rd. Kenosha WI, 531420 on the 2nd floor conference room. Please note the conference room has capacity for six guests at a time. The project team can also be contacted at any time at [redoakridge@invenegy.com](mailto:redoakridge@invenegy.com) or the "contact us" tab of the project website: <https://redoakridgeenergycenter.invenegy.com/>



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

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**MEETING DATE:** February 10, 2026

**TO:** Town Chair Molinaro and Town Supervisors

**PREPARED BY:** Eugenia Lara, Deputy Clerk/Treasurer

**AGENDA ITEM:** #7 Action to approve operator licenses for Shannon Martin

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**BACKGROUND:**

Shannon Martin has applied for operator's license for the Town of Somers. No discrepancies with application.

**PRIOR ACTION TAKEN:**

Background check was performed, and no discrepancies were found.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Staff recommends approval. In the event that the Town Board agrees with the recommendation to approve applications, a suggested motion would be as follows:

*“Motion to approve Operator Licenses: Shannon Martin”*

**ATTACHMENTS:**

None