

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

**Village Work Session Meeting
Agenda
Tuesday, May 19, 2026
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Review and discuss first quarter 2026 financials
4	Review and discuss change order for the 12 th Street Water Main Project
5	Review and discuss proposal to add the repaving of 80th Avenue to the 2026 paving project
6	Review and discuss 45 th Avenue Lift Station
7	Review and discuss Bose Farms Land Use Plan Amendment, Rezone & Preliminary Plan on Tax Parcel # 83-4- 223-062-0200 <i>(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street)</i>
8	Review and discuss preliminary plat and stormwater requirements for Bella Terra Subdivision on Tax Parcel #82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E <i>(For information use only, the property is located on the south side of Highway E approximately in the 9100 block)</i>
9	Review and discuss possible adoption of a point system for alcohol licenses
10	Review and discuss proposed League of Wisconsin Municipalities Transportation Resolution
11	Review and discuss Village Board Pilot Meeting Schedule
12	Review and discuss Ordinances Section 9.03 shooting a projectile in public places
13	Review and discuss U.S. Department of Interior Consultation Notice Regarding Indian Gaming Regulatory Act for the Menominee Indian Tribe of Wisconsin – Kenosha 2023 Gaming Project
14	Review and discuss possible Worthless payment charges or overpayments ordinance

15	Review and discuss order and installation of a keyswitch to the basement elevator from Schindler Elevator Corporation
16	Review and discuss application for Class “B” (Picnic) Beer License from Friends of Hawthorn Hollow, located at 880 Green Bay Road for their Pike River Benefit Concert Series on June 12th, July 10th, August 7th and September 25th, and requests to waive fees.
17	Discuss Operator’s License for Dolton Dupler
18	Review tentative agenda for Village Board meeting on May 26, 2026
19	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 19, 2026 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 15th day of May, 2026.

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
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: March 19, 2026.

TO: Village President Stoner and Village Trustees

FROM: Tanya Ealy, Accounting Manager

AGENDA ITEM: #3 Review 2026 1st Quarter Financials

COMMENTS:

Below is a summary of the spreadsheets that have been provided. Each spread sheet is being provided because we found it helps when the rating agencies review our processes.

3a Dashboard

a. This summarizes the health of the General fund:

- The 2026 unaudited general fund balance projection is \$4 million. Our fund balance policy is set at a 17% minimum requirement level of \$1.26 million, 30% targeted amount of \$2.24 million and at 32% with reserves of \$2.38 million. At the end of 1st quarter, we have \$1.6 million in excess reserves at the 32% targeted amount with a 2% reserve fund balance.
- The Debt Statutory Limit is 5% of the Equalized value TID IN. The Village of Somers debt limit policy is 65% of the statutory limit. Based on our 2026 existing principal outstanding of \$13 million, we have \$45 million in excess GO debt capacity. The TID IN Equalized value for 2026 is estimated to be 1.8 billion.
- We have spent \$865K in the Village's ARPA funds. The remaining amount of \$10K is being used on the water meter AMR replacement program. The Town's ARPA funds have been depleted.
- We have satisfied \$3.69 million of Tawani's loan through special assessments including Tawani's assessments. The remaining amount to be paid is 10.6 million. TID's 3 and 6 will contribute a combined 9.5 million to repay the loan.

3b 2026 General fund balance projection spread sheet:

The General fund balance projection spread sheet shows the 2025 General fund unaudited balance of \$6.6 million at the end of 2025. The Village is projected to have an overall general fund balance decrease of \$2.5 million by the end of 2026. The decrease factors in the \$2.2 million for the 2026 CIP budget. Some of the other big factors that contributed to this decrease were public safety (\$84.5K), General Government (\$47K), and the 12th Street Water Main (\$152K).

The top projected variances are:

- Public Safety will be over \$84.5K from the original budget. This is due to 8 potential new public safety employees being hired with the assistance of the safer grant.
- General government is projected to be over \$47K. This is due to the Public Safety Referendum, Building & Grounds' repairs, and the Village Board legal.
- We used \$152K from the fund balance to help fund a portion of the 12th Street Water Main Project. The funds will be reimbursed by Special Assessments.

3c 2026 Unaudited General fund balance variance by appropriation:

- b. This shows the projected 2026 unaudited General fund balance variance by appropriation with the overall projected variance of -\$261K by year-end. This also shows the departments that contributed to the variance.

3d General fund with notes:

- c. General fund revenue and expenditure with notes (unaudited), show the budget to actual for the 1st quarter. The notes highlight some of the major reasons for the variances.

3e Investment by Bank:

This shows the bank balances as of 3/31/26 with an overall balance of \$36 million with \$18 million in the Tri City account.

The interest rates as of 3/31/26 range from 3.14% to 3.83%. Tri-City's current interest rate is 3.625%.

The YTD total interest is \$328K. The total amount going to the General Fund is \$136K.

3f TID executive summary:

- d. This shows the current year's revenue and expenses as of 3/31/26, as well as from date of creation to March 2026. Please note that the outstanding debt balance does not include any future borrowings.

3g Enterprise funds report:

- e. This shows the total revenues and expenditures for the Water fund, KR fund, UD#1 fund, and Stormwater fund.

3h All funds report:

- f. This shows the total revenue and expenditure for each fund as 3/31/26.

ATTACHMENTS:

3a Dashboard – 2026 first quarter

3b General fund balance projection – 2026 first quarter

3c 2026 General fund balance budgeted variance by appropriation unaudited

3d General fund with notes – 2026 first quarter

3e Investment by bank – 2026 first quarter

3f TID Executive Summary – 2026 first quarter

3g Enterprise funds report – 2026 first quarter

3h All funds report – 2026 first quarter

Please note detailed revenue and expenditure reports

DASH BOARD

2025 FUND BALANCE (UNAUDITED)

	<u>Required amount at different levels</u>	<u>2026 fund balance projection (unaudited)</u>	<u>Excess reserves (unaudited)</u>
17% minimum fund balance requirement	1,269,620	4,080,024	2,810,405
30% targeted amount of fund balance	2,240,505	4,080,024	1,839,519
32% targeted amount with 2% reserve fund balance	2,389,872	4,080,024	1,690,152

DEBT LIMIT

<u>Year</u>	<u>Equalized value TID IN</u>	<u>5% statutory limit</u>	<u>Village of Somers</u>		
			<u>Debt policy - 65% of the statutory limit</u>	<u>Existing Principal outstanding</u>	<u>Excess Debt capacity</u>
2018	834,543,000	41,727,150	27,122,648	23,614,445	3,508,203
2019	896,046,600	44,802,330	29,121,515	21,372,392	7,749,123
2020	940,358,100	47,017,905	30,561,638	23,077,680	7,483,958
2021	937,020,000	46,851,000	30,453,150	21,980,646	8,472,504
2022	1,155,365,200	57,768,260	37,549,369	20,400,000	17,149,369
2023	1,311,111,600	65,555,580	42,611,127	28,900,000	13,711,127
2024	1,583,579,000	79,178,950	51,466,318	21,100,000	30,366,318
2025	1,738,777,400	86,938,870	56,510,266	15,810,000	40,700,266
Estimate 2026	1,808,328,496	90,416,425	58,770,676	13,135,000	45,635,676

ARPA funding:

	<u>First Half of the payment – Received on 6/25/2021</u>	<u>Second Half of the payment – Received June 2022</u>	<u>Total</u>	<u>Activity</u>	<u>Remaining</u>
Town's portion of ARPA funding	\$59,504.07	\$59,504.07	\$119,008.15	\$119,008.15	\$0.00
Village's portion of ARPA funding	\$438,090.24	\$438,090.24	\$876,180.47	\$865,882.00	\$10,298.47
Total Town & Village ARPA funding	\$497,594.31	\$497,594.31	\$995,188.62	\$984,890.15	\$10,298.47

Tawani Loan 17 Draws updated 12/31/25

	<u>Cash payment</u>	<u>Non-Cash payment</u>	<u>Real Estate Tax TID 3 & 6</u>	<u>Total</u>	<u>Remaining</u>
14,324,456.54					
Water 2023-2026	\$785,244.75	\$569,700.00		\$1,354,944.75	
Sewer 2023-2026	\$1,115,562.34	\$1,224,878.78		\$2,340,441.12	
Total	\$1,900,807.09	\$1,794,578.78	\$0.00	\$3,695,385.87	\$ 10,629,070.67

***We moved \$1,076,043.78 to new Tri-City account
for Tawani payments from TID# 3***

We received \$13,097.52 of interest at 3.625%

TID#3 will pay \$8,610,430

TID#6 will pay \$950,000

Village/Town of Somers
General fund balance analysis for 2026 Financial year - 1st quarter
(Unaudited)

	<u>ACCOUNT NUMBER</u>	<u>AMOUNT</u>	<u>MOST LIKELY</u> <u>AMOUNT</u>
2026 1st quarter beginning Projected General fund unaudited & unassigned balance			6,652,952.91
<u>Items causing increase to the General Fund - unaudited</u>			
Taxes	101-41000	2,494.03	
Miscellaneous revenues/Special Assessment	101-48000	2,094.51	
Intergovernmental revenue	101-43000	10,451.00	
Investment income	101-48110	10,399.00	
			25,438.54
<u>Items causing decrease to the General Fund - PROJECTED</u>			
Public Safety	101-52200	(84,500.00)	
General Government	101-51000	(47,384.10)	
Public Works	101-53100	(2,800.00)	
Transfer to other Funds-CIP 12th Street Water Main	101-59100	(152,435.00)	
			(287,119.10)
			2025 Net Revenue & Expenditures - projected and unaudited
			(261,680.56)
			6,391,272.35
			GF CIP cash to spend 2026
			(2,200,294.15)
			ARPA
			(13,406) Water Meter AMR Replacement program
			ATC Restricted carried forward 2026
			(97,547) <small>Annual payments are not restricted however, the additional payment are restricted to approval of use.</small>
			2026 Ending Projected General fund unassigned fund balance (unaudited)
			4,080,024
			2026 General fund balance percentage - Projected and Unaudited
			55%

2026 General fund by appropriation (unaudited)

<u>General fund categories</u>	<u>Department name</u>	<u>2026 Original Budgeted</u>	<u>2026 Amended Budgeted</u>	<u>2026 Projected General Fund year-end balance</u>	Over/(Under) Amended Budget
REVENUE					
41000	TAXES	3,732,141.00	3,732,141.00	3,734,635.03	2,494.03 Mobile Home reclassification
43000	INTERGOVERNMENTAL	1,249,031.00	1,249,031.00	1,259,482.00	10,451.00 Additional ATC revenue
44000	LICENSES & PERMITS	380,125.00	380,125.00	380,125.00	0.00
45000	FINES & FORFEITURES	190,025.00	190,025.00	190,025.00	0.00
46000	PUBLIC CHARGES FOR SERVICES	922,280.00	922,280.00	922,280.00	0.00
47000	INTERGOVERNMENTAL CHARGES FOR SERVICES	0.00	0.00	0.00	0.00
42000 & 48000	MISCELLANEOUS REVENUES + SPECIAL ASSESSMENTS	85,712.00	85,712.00	87,806.51	2,094.51 Unrealized gain in investment
48000 Int. only	INVESTMENT INCOME	400,000.00	400,000.00	410,399.00	10,399.00
49000	FINANCING SOURCES	509,036.00	509,036.00	509,036.00	0.00
	Total revenues	7,468,350.00	7,468,350.00	7,493,788.54	25,438.54
EXPENSES					
Various	General Government	1,663,395.00	1,663,395.00	1,710,779.10	47,384.10 Public Safety Referendum, Building & Grounds, legal for Village Board.
Various	Public Safety	4,443,391.00	4,443,391.00	4,527,891.00	84,500.00 Amount needed for public safety employees for the 1st year of the Safer Grant
53100	Public Works	618,504.00	618,504.00	621,304.00	2,800.00 Unemployment
53620	Solid Waste	659,987.00	659,987.00	659,987.00	0.00
55200 & 55300	Leisure/Recreation	19,016.00	19,016.00	19,016.00	0.00
56910	Planning and Development	64,057.00	64,057.00	64,057.00	0.00 Plan Commission Revenues covered a portion of expense
59100	Transfer to other Funds	0.00	0.00	152,435.00	152,435.00 Funds transferred to Fund 12th Street Water Main project
	Total expenses	7,468,350.00	7,468,350.00	7,755,469.10	287,119.10
	Net revenue (expenses)			(261,680.56)	
				(261,680.56)	

REVENUE AND EXPENDITURE REPORT FOR SOMERS VILLAGE AND TOWN
 PERIOD ENDING 03/31/2026
 % Fiscal Year Completed: 24.66

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 101 - GENERAL FUND							
Revenues							
Dept 41000 - TAXES							
Account Type: Revenue							
101-41000-41111	VILLAGE PROPERTY TAXES	3,449,476.00	3,449,476.00	3,449,057.77	0.00	418.23	99.99
101-41000-41112	TOWN PROPERTY TAXES	237,465.00	237,465.00	237,433.68	0.00	31.32	99.99
101-41000-41140	MOBILE HOME TAXES	40,000.00	40,000.00	12,040.89	12,040.89	27,959.11	30.10
101-41000-41150	PRIVATE AND MANAGED FOREST, WOODLAN	200.00	200.00	0.00	0.00	200.00	0.00
101-41000-41320	TAXES FROM OTHER TAX EXEMPT ENTITIES	0.00	0.00	0.00	0.00	0.00	0.00
101-41000-41800	INTEREST AND PENALTY ON TAXES	0.00	0.00	0.00	0.00	0.00	0.00
101-41000-41910	OMITTED TAXES	0.00	0.00	0.00	0.00	0.00	0.00
101-41000-41920	AG-USE PENALTY	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-41000-41930	BOUNDARY AGREEMENT	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		3,732,141.00	3,732,141.00	3,698,532.34	12,040.89	33,608.66	99.10
Total Dept 41000 - TAXES		3,732,141.00	3,732,141.00	3,698,532.34	12,040.89	33,608.66	99.10
Dept 42000 - SPECIAL ASSESSMENTS							
Account Type: Revenue							
101-42000-42110	STREET IMPROVEMENT ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
101-42000-42180	VOLUNTARY DONATION	0.00	0.00	0.00	0.00	0.00	0.00
101-42000-42190	OTHER SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 42000 - SPECIAL ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
Dept 43000 - INTERGOVERNMENTAL							
Account Type: Revenue							
101-43000-43212	FEMA GRANT	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43219	SAFER GRANT	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43300	OTHER FEDERAL PAYMENTS	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43410	STATE SHARED REVENUE	468,526.00	468,526.00	0.00	0.00	468,526.00	0.00
101-43000-43411	PERSONAL PROPERTY AID	40,943.00	40,943.00	0.00	0.00	40,943.00	0.00
101-43000-43420	FIRE INSURANCE DUES	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00
101-43000-43431	EXEMPT COMPUTER AID	3,797.00	3,797.00	0.00	0.00	3,797.00	0.00
101-43000-43432	EXPENDITURE RESTRAINT AID	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43433	VIDEO SERVICE PROVIDER AID	24,485.00	24,485.00	0.00	0.00	24,485.00	0.00
101-43000-43529	AMBULANCE FUNDING	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00
101-43000-43531	TRANSPORTATION AID	225,000.00	225,000.00	60,990.19	0.00	164,009.81	27.11
101-43000-43532	DISASTER DAMAGE AIDS	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43534	LRIP FUNDING	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43545	RECYCLING GRANT	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00
101-43000-43690	OTHER STATE PAYMENTS	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43691	PAYMENT FOR MUNICIPAL SERVICES	230,000.00	230,000.00	239,976.23	0.00	(9,976.23)	104.34
101-43000-43692	ENVIRONMENTAL IMPROVEMENT FUND	108,180.00	108,180.00	0.00	0.00	108,180.00	0.00
101-43000-43693	DNR GRANT - PW	0.00	0.00	0.00	0.00	0.00	0.00
101-43000-43694	DNR GRANT - PS	1,100.00	1,100.00	0.00	0.00	1,100.00	0.00
101-43000-43791	OTHER LOCAL GOVERNMENT GRANTS - PS	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		1,249,031.00	1,249,031.00	300,966.42	0.00	948,064.58	24.10
Total Dept 43000 - INTERGOVERNMENTAL		1,249,031.00	1,249,031.00	300,966.42	0.00	948,064.58	24.10
Dept 44000 - LICENSES & PERMITS							
Account Type: Revenue							
101-44000-44110	CLASS A LIQUOR LICENSES	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00
101-44000-44111	CLASS B LIQUOR LICENSES	9,000.00	9,000.00	(203.00)	0.00	9,203.00	(2.26)
101-44000-44112	OPERATORS LICENSES	8,000.00	8,000.00	3,275.00	1,190.00	4,725.00	40.94
101-44000-44113	BUSINESS AND OCCUPATIONAL LICENSES	1,525.00	1,525.00	0.00	0.00	1,525.00	0.00
101-44000-44116	CIGARETTE LICENSES	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00
101-44000-44121	CABLE FRANCHISE FEES	95,000.00	95,000.00	0.00	0.00	95,000.00	0.00
101-44000-44122	MOBILE HOME PARK LICENSES	500.00	500.00	0.00	0.00	500.00	0.00
101-44000-44130	DOG PARK LICENSES	400.00	400.00	287.00	33.00	113.00	71.75
101-44000-44131	DOG LICENSES	2,500.00	2,500.00	1,040.00	145.00	1,460.00	41.60
101-44000-44135	KENNEL LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
101-44000-44300	BUILDING PERMITS	250,000.00	250,000.00	63,230.85	7,182.40	186,769.15	25.29
101-44000-44900	OTHER LICENSES AND PERMITS	5,000.00	5,000.00	1,780.00	860.00	4,220.00	29.67
Total Revenue:		380,125.00	380,125.00	69,409.85	9,410.40	310,715.15	18.26
Total Dept 44000 - LICENSES & PERMITS		380,125.00	380,125.00	69,409.85	9,410.40	310,715.15	18.26

\$10,451.00 Add'l funds from ATC in 2nd qtr

In speaking with the Building Inspector, the revenue is estimated to come in \$50,000 less than budgeted

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Dept 45000 - FINES AND FORFEITURES							
Account Type: Revenue							
101-45000-45100	COURT PENALTIES	190,000.00	190,000.00	66,367.12	32,598.33	123,632.88	34.93
101-45000-45102	ORDINANCE VIOLATION PENALTIES	0.00	0.00	0.00	0.00	0.00	0.00
101-45000-45105	DOG PENALTIES	25.00	25.00	0.00	0.00	25.00	0.00
101-45000-45210	OTHER COURT PENALTIES	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		190,025.00	190,025.00	66,367.12	32,598.33	123,657.88	34.93
Total Dept 45000 - FINES AND FORFEITURES		190,025.00	190,025.00	66,367.12	32,598.33	123,657.88	34.93
Dept 46000 - PUBLIC CHARGES FOR SERVICES							
Account Type: Revenue							
101-46000-46100	LICENSE PUBLICATION FEES	1,040.00	1,040.00	115.00	115.00	925.00	11.06
101-46000-46103	PREQUALIFICATION BID FEES	1,125.00	1,125.00	1,050.00	0.00	75.00	93.33
101-46000-46105	CHARGES FOR SERVICES	4,500.00	4,500.00	5,251.32	0.00	(751.32)	116.70
101-46000-46106	COURT SERVICE FEES	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46220	FIRE AND RESCUE SERVICE FEES	1,100,000.00	1,100,000.00	3,475.00	(25.00)	1,096,525.00	0.32
101-46000-46221	FIRE INSPECTION FEES	33,000.00	33,000.00	12,205.00	910.00	20,795.00	36.98
101-46000-46222	BURN PERMITS	4,000.00	4,000.00	1,675.00	525.00	2,325.00	41.88
101-46000-46290	FIRE AND RESCUE ALLOWANCE	(330,000.00)	(330,000.00)	0.00	0.00	(330,000.00)	0.00
101-46000-46310	PUBLIC WORKS SERVICE FEES	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00
101-46000-46431	LANDFILL PERMITS	150.00	150.00	0.00	0.00	150.00	0.00
101-46000-46440	WEED CUTTING FEES	9,250.00	9,250.00	0.00	0.00	9,250.00	0.00
101-46000-46445	POND MAINTENANCE FEES	6,390.00	6,390.00	0.00	0.00	6,390.00	0.00
101-46000-46590	OTHER HEALTH SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46742	AUDITORIUM RENTAL	125.00	125.00	125.00	0.00	0.00	100.00
101-46000-46743	FIELD RENTAL	200.00	200.00	50.00	50.00	150.00	25.00
101-46000-46750	RECREATION FEES - BASKETBALL	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46751	RECREATION FEES - SOCCER	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46752	RECREATION FEES - SOFTBALL	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46753	RECREATION FEES - GOLF	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46754	RECREATION FEES - FLAG FOOTBALL	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46765	CONCESSION RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
101-46000-46851	DEVELOPER FILING FEES	3,000.00	3,000.00	600.00	0.00	2,400.00	20.00
101-46000-46852	DEVELOPER FEES	85,000.00	85,000.00	10,000.00	10,000.00	75,000.00	11.76
101-46000-46853	PLAN COMMISSION FEES	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		922,280.00	922,280.00	34,546.32	11,575.00	887,733.68	3.75
Total Dept 46000 - PUBLIC CHARGES FOR SERVICES		922,280.00	922,280.00	34,546.32	11,575.00	887,733.68	3.75
Dept 47000 - INTERGOVERNMENTAL CHARGES FOR SERVICES							
Account Type: Revenue							
101-47000-47222	STATE HIGHWAY FIRES	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 47000 - INTERGOVERNMENTAL CHARGES FOR SERVICES		0.00	0.00	0.00	0.00	0.00	0.00
Dept 48000 - MISCELLANEOUS REVENUES							
Account Type: Revenue							
101-48000-48110	INTEREST INCOME	400,000.00	400,000.00	136,799.79	38,546.09	263,200.21	34.20
101-48000-48111	UNREALIZED GAIN/LOSS IN INVESTMENTS	0.00	0.00	2,094.51	(138.12)	(2,094.51)	100.00
101-48000-48115	PENALTIES AND INTEREST INCOME	6,000.00	6,000.00	434.69	119.41	5,565.31	7.24
101-48000-48120	INTERFUND LOAN INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00
101-48000-48130	SPECIAL ASSESSMENT INCOME	0.00	0.00	0.00	0.00	0.00	0.00
101-48000-48200	RENTAL INCOME	35,160.00	35,160.00	0.00	0.00	35,160.00	0.00
101-48000-48303	SALE OF HIGHWAY PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
101-48000-48306	SELL OF VILLAGE PROPERTY	28,452.00	28,452.00	19,063.00	0.00	9,389.00	67.00
101-48000-48307	SALE OF RECYCLABLES	2,100.00	2,100.00	261.32	0.00	1,838.68	12.44
101-48000-48500	DONATIONS - OTHER	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-48000-48510	DONATIONS - PARADE	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-48000-48520	DONATIONS - RECREATION	0.00	0.00	0.00	0.00	0.00	0.00
101-48000-48900	MISCELLANEOUS REVENUE	2,000.00	2,000.00	565.64	0.00	1,434.36	28.28
Total Revenue:		485,712.00	485,712.00	159,218.95	38,527.38	326,493.05	32.78
Total Dept 48000 - MISCELLANEOUS REVENUES		485,712.00	485,712.00	159,218.95	38,527.38	326,493.05	32.78
Dept 49000 - FINANCING SOURCES							
Account Type: Revenue							
101-49000-49200	TRANSFER FROM OTHER FUNDS	0.00	0.00	35,730.00	35,730.00	(35,730.00)	100.00
101-49000-49900	CONTINUING APPROPRIATIONS	509,036.00	509,036.00	0.00	0.00	509,036.00	0.00
Total Revenue:		509,036.00	509,036.00	35,730.00	35,730.00	473,306.00	7.02
Total Dept 49000 - FINANCING SOURCES		509,036.00	509,036.00	35,730.00	35,730.00	473,306.00	7.02
TOTAL REVENUES		7,468,350.00	7,468,350.00	4,364,771.00	139,882.00	3,103,579.00	58.44

2025 invoices went out late

KR195, LLC

Baby dump truck plow & spreader; Asphalt hot box

Amount returned to reserves from the 12th street project

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Expenditures							
Dept 51110 - VILLAGE BOARD							
Account Type: Expenditure							
101-51110-50101	SALARIES	48,000.00	48,000.00	9,599.20	3,692.00	38,400.80	20.00
101-51110-50201	FICA	3,672.00	3,672.00	734.35	282.48	2,937.65	20.00
101-51110-50202	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51110-50204	DENTAL INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-51110-50301	OFFICE SUPPLIES	50.00	50.00	0.00	0.00	50.00	0.00
101-51110-50404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
101-51110-50701	CONFERENCES & TRAINING	300.00	300.00	476.35	0.00	(176.35)	158.78
101-51110-50702	TRAVEL	2,400.00	2,400.00	600.00	200.00	1,800.00	25.00
101-51110-50704	STRINGENT PLAN	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		54,422.00	54,422.00	11,409.90	4,174.48	43,012.10	20.97
Total Dept 51110 - VILLAGE BOARD		54,422.00	54,422.00	11,409.90	4,174.48	43,012.10	20.97
Dept 51120 - TOWN BOARD							
Account Type: Expenditure							
101-51120-50101	SALARIES	24,000.00	24,000.00	4,799.60	1,846.00	19,200.40	20.00
101-51120-50201	FICA	1,836.00	1,836.00	367.17	141.23	1,468.83	20.00
101-51120-50202	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51120-50206	POST RETIREMENT BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
101-51120-50404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
101-51120-50405	COMPUTER AND WEBSITE	0.00	0.00	0.00	0.00	0.00	0.00
101-51120-50604	TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00
101-51120-50801	NEWSLETTER	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		25,836.00	25,836.00	5,166.77	1,987.23	20,669.23	20.00
Total Dept 51120 - TOWN BOARD		25,836.00	25,836.00	5,166.77	1,987.23	20,669.23	20.00
Dept 51130 - CIVIC COMMITTEE							
Account Type: Expenditure							
101-51130-50309	OTHER SUPPLIES AND EXPENSE	10,000.00	10,000.00	(250.00)	0.00	10,250.00	(2.50)
Total Expenditure:		10,000.00	10,000.00	(250.00)	0.00	10,250.00	(2.50)
Total Dept 51130 - CIVIC COMMITTEE		10,000.00	10,000.00	(250.00)	0.00	10,250.00	(2.50)
Dept 51210 - MUNICIPAL COURT							
Account Type: Expenditure							
101-51210-50101	SALARIES	72,386.00	72,386.00	10,973.57	4,227.20	61,412.43	15.16
101-51210-50102	WAGES	0.00	0.00	0.00	0.00	0.00	0.00
101-51210-50201	FICA	5,538.00	5,538.00	839.48	323.37	4,698.52	15.16
101-51210-50202	RETIREMENT	3,957.00	3,957.00	790.10	304.36	3,166.90	19.97
101-51210-50203	HEALTH INSURANCE	11,249.00	11,249.00	2,812.26	937.42	8,436.74	25.00
101-51210-50204	DENTAL INSURANCE	567.00	567.00	141.69	47.23	425.31	24.99
101-51210-50205	LIFE INSURANCE	292.00	292.00	57.33	19.11	234.67	19.63
101-51210-50301	OFFICE SUPPLIES	600.00	600.00	352.00	0.00	248.00	58.67
101-51210-50303	POSTAGE	795.00	795.00	25.25	0.00	769.75	3.18
101-51210-50309	OTHER SUPPLIES AND EXPENSE	6,000.00	6,000.00	5,131.90	0.00	868.10	85.53
101-51210-50402	CONSULTING AND FINANCIAL ADVISOR	0.00	0.00	1,200.00	400.00	(1,200.00)	100.00
101-51210-50404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
101-51210-50405	COMPUTER AND WEBSITE	2,387.00	2,387.00	94.29	0.00	2,292.71	3.95
101-51210-50701	CONFERENCES & TRAINING	1,700.00	1,700.00	0.00	0.00	1,700.00	0.00
101-51210-50702	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
101-51210-50806	CODE ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51210-50902	EQUIPMENT CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		105,471.00	105,471.00	22,417.87	6,258.69	83,053.13	21.26
Total Dept 51210 - MUNICIPAL COURT		105,471.00	105,471.00	22,417.87	6,258.69	83,053.13	21.26
Dept 51410 - VILLAGE/TOWN OFFICE							
Account Type: Expenditure							
101-51410-50101	SALARIES	179,417.00	179,417.00	35,578.81	13,785.88	143,838.19	19.83
101-51410-50102	WAGES	56,070.00	56,070.00	11,201.03	4,284.84	44,868.97	19.98
101-51410-50104	OVERTIME	498.00	498.00	0.00	0.00	498.00	0.00
101-51410-50201	FICA	18,053.00	18,053.00	3,569.20	1,380.22	14,483.80	19.77
101-51410-50202	RETIREMENT	16,955.00	16,955.00	3,286.56	1,219.50	13,668.44	19.38
101-51410-50203	HEALTH INSURANCE	46,002.00	46,002.00	10,887.70	3,411.58	35,114.30	23.67
101-51410-50204	DENTAL INSURANCE	3,148.00	3,148.00	756.13	241.07	2,391.87	24.02
101-51410-50205	LIFE INSURANCE	566.00	566.00	98.32	31.73	467.68	17.37
101-51410-50206	POST RETIREMENT BENEFITS	2,689.00	2,689.00	654.09	218.03	2,034.91	24.32
101-51410-50207	UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51410-50301	OFFICE SUPPLIES	8,000.00	8,000.00	2,031.06	140.53	5,968.94	25.39
101-51410-50302	COPIER	2,700.00	2,700.00	0.00	0.00	2,700.00	0.00
101-51410-50303	POSTAGE	1,590.00	1,590.00	352.42	0.00	1,237.58	22.16
101-51410-50309	OTHER SUPPLIES AND EXPENSE	20,852.00	20,852.00	2,641.83	1,137.42	18,210.17	12.67
101-51410-50404	LEGAL	35,000.00	35,000.00	2,339.19	0.00	32,660.81	6.68
101-51410-50405	COMPUTER AND WEBSITE	38,444.00	38,444.00	1,742.48	517.88	36,701.52	4.53
101-51410-50503	EQUIPMENT LEASE AND RENTAL	29,575.00	29,575.00	350.09	73.76	29,224.91	1.18
101-51410-50701	CONFERENCES & TRAINING	10,000.00	10,000.00	2,509.81	0.00	7,490.19	25.10
101-51410-50702	TRAVEL	1,800.00	1,800.00	0.00	0.00	1,800.00	0.00
101-51410-50801	NEWSLETTER	0.00	0.00	0.00	0.00	0.00	0.00
101-51410-50805	ADMINISTRATIVE CHARGE	(118,311.00)	(118,311.00)	(30,924.86)	(10,356.14)	(87,386.14)	26.14
101-51410-50902	EQUIPMENT CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		353,048.00	353,048.00	47,073.86	16,086.30	305,974.14	13.33
Total Dept 51410 - VILLAGE/TOWN OFFICE		353,048.00	353,048.00	47,073.86	16,086.30	305,974.14	13.33

This will be over \$906.10 per Administrator

\$120 was put into this acct in error s/b Village office.

Per Trustee Harbach Refund Chris Leker \$250

Interim Judge Richard Ginkowski last day was 3/19/26

GL NUMBER	DESCRIPTION	2026		YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET	03/31/2026 NORM (ABNORM)	MONTH 03/31/26 INCR (DECR)	BALANCE NORM (ABNORM)	
Dept 51420 - CLERK/TREASURER							
Account Type: Expenditure							
101-51420-50101	SALARIES	81,821.00	81,821.00	16,417.49	6,418.68	65,403.51	20.07
101-51420-50201	FICA	6,259.00	6,259.00	1,255.90	491.02	5,003.10	20.07
101-51420-50202	RETIREMENT	5,891.00	5,891.00	1,182.06	462.14	4,708.94	20.07
101-51420-50203	HEALTH INSURANCE	25,295.00	25,295.00	6,323.51	2,107.84	18,971.49	25.00
101-51420-50204	DENTAL INSURANCE	1,437.00	1,437.00	359.13	119.70	1,077.87	24.99
101-51420-50205	LIFE INSURANCE	287.00	287.00	56.38	18.80	230.62	19.64
101-51420-50206	POST RETIREMENT BENEFITS	306.00	306.00	0.00	0.00	306.00	0.00
101-51420-50301	OFFICE SUPPLIES	500.00	500.00	233.92	141.92	266.08	46.78
101-51420-50309	OTHER SUPPLIES AND EXPENSE	500.00	500.00	0.00	0.00	500.00	0.00
101-51420-50701	CONFERENCES & TRAINING	4,000.00	4,000.00	130.00	0.00	3,870.00	3.25
101-51420-50702	TRAVEL	2,598.00	2,598.00	308.28	0.00	2,289.72	11.87
101-51420-50902	EQUIPMENT CAPITAL OUTLAY	0.00	0.00	(529.99)	0.00	529.99	100.00
Total Expenditure:		128,894.00	128,894.00	25,736.68	9,760.10	103,157.32	19.97
Total Dept 51420 - CLERK/TREASURER		128,894.00	128,894.00	25,736.68	9,760.10	103,157.32	19.97
Dept 51421 - LICENSE PUBLICATION FEES							
Account Type: Expenditure							
101-51421-50305	PRINTING AND PUBLISHING	700.00	700.00	0.00	0.00	700.00	0.00
Total Expenditure:		700.00	700.00	0.00	0.00	700.00	0.00
Total Dept 51421 - LICENSE PUBLICATION FEES		700.00	700.00	0.00	0.00	700.00	0.00
Dept 51430 - ELECTIONS							
Account Type: Expenditure							
101-51430-50101	SALARIES	20,000.00	20,000.00	5,526.68	5,526.68	14,473.32	27.63
101-51430-50104	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50201	FICA	1,530.00	1,530.00	422.87	422.87	1,107.13	27.64
101-51430-50202	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50203	HEALTH INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50204	DENTAL INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50303	POSTAGE	5,247.00	5,247.00	670.65	0.00	4,576.35	12.78
101-51430-50309	OTHER SUPPLIES AND EXPENSE	3,000.00	3,000.00	2,107.39	127.09	892.61	70.25
101-51430-50409	OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50701	CONFERENCES & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
101-51430-50902	EQUIPMENT CAPITAL OUTLAY	1,800.00	1,800.00	1,676.62	0.00	123.38	93.15
Total Expenditure:		31,577.00	31,577.00	10,404.21	6,076.64	21,172.79	32.95
Total Dept 51430 - ELECTIONS		31,577.00	31,577.00	10,404.21	6,076.64	21,172.79	32.95
Dept 51510 - ASSESSOR							
Account Type: Expenditure							
101-51510-50301	OFFICE SUPPLIES	1,000.00	1,000.00	312.28	11.84	687.72	31.23
101-51510-50407	ASSESSMENT	59,500.00	59,500.00	14,875.03	4,958.33	44,624.97	25.00
Total Expenditure:		60,500.00	60,500.00	15,187.31	4,970.17	45,312.69	25.10
Total Dept 51510 - ASSESSOR		60,500.00	60,500.00	15,187.31	4,970.17	45,312.69	25.10
Dept 51520 - BOARD OF REVIEW							
Account Type: Expenditure							
101-51520-50101	SALARIES	400.00	400.00	0.00	0.00	400.00	0.00
101-51520-50201	FICA	31.00	31.00	0.00	0.00	31.00	0.00
101-51520-50202	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-51520-50309	OTHER SUPPLIES AND EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
101-51520-50404	LEGAL	500.00	500.00	0.00	0.00	500.00	0.00
101-51520-50701	CONFERENCES & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		931.00	931.00	0.00	0.00	931.00	0.00
Total Dept 51520 - BOARD OF REVIEW		931.00	931.00	0.00	0.00	931.00	0.00
Dept 51610 - VILLAGE/TOWN HALL							
Account Type: Expenditure							
101-51610-50309	OTHER SUPPLIES AND EXPENSE	2,445.00	2,445.00	0.00	0.00	2,445.00	0.00
101-51610-50409	OTHER CONTRACTED SERVICES	5,200.00	5,200.00	1,300.00	500.00	3,900.00	25.00
101-51610-50501	BUILDINGS AND GROUNDS	30,000.00	30,000.00	6,553.35	3,038.98	23,446.65	21.84
101-51610-50602	ELECTRICITY	14,000.00	14,000.00	2,844.97	928.18	11,155.03	20.32
101-51610-50603	GAS	5,900.00	5,900.00	4,290.48	0.00	1,609.52	72.72
101-51610-50604	TELEPHONE	8,000.00	8,000.00	2,647.73	507.94	5,352.27	33.10
101-51610-50606	WATER AND SEWER	6,900.00	6,900.00	1,045.36	1,045.36	5,854.64	15.15
101-51610-50902	EQUIPMENT CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		72,445.00	72,445.00	18,681.89	6,020.46	53,763.11	25.79
Total Dept 51610 - VILLAGE/TOWN HALL		72,445.00	72,445.00	18,681.89	6,020.46	53,763.11	25.79

Cash counter. Was in 2025's Budget

This will be over \$2397.52

Gas is overstated. Dec 2025 payment was included in 2026. Jan payment was paid twice. We have a credit with We-Energies

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Dept 51910 - OTHER GENERAL GOVERNMENT							
Account Type: Expenditure							
101-51910-50304	MEMBERSHIPS	6,560.00	6,560.00	5,639.71	0.00	920.29	85.97
101-51910-50305	PRINTING AND PUBLISHING	1,000.00	1,000.00	380.11	157.27	619.89	38.01
101-51910-50401	AUDITING AND ACCOUNTING	25,195.00	25,195.00	5,320.96	4,000.00	19,874.04	21.12
101-51910-50402	CONSULTING AND FINANCIAL ADVISOR	10,000.00	10,000.00	6,700.00	1,000.00	3,300.00	67.00
101-51910-50403	ENGINEERING AND INSPECTION	15,000.00	15,000.00	91,179.86	44,273.50	(76,179.86)	607.87
101-51910-50404	LEGAL	70,000.00	70,000.00	8,426.00	0.00	61,574.00	12.04
101-51910-50409	OTHER CONTRACTED SERVICES	5,000.00	5,000.00	65,265.25	5,793.90	(60,265.25)	1,305.31
101-51910-50412	LEGAL-PROSECUTOR	30,000.00	30,000.00	3,720.00	960.00	26,280.00	12.40
101-51910-50802	ILLEGAL AND UNCOLLECTIBLE TAXES	0.00	0.00	0.00	0.00	0.00	0.00
101-51910-50803	COLLECTION EXPENSE	70,000.00	70,000.00	0.00	0.00	70,000.00	0.00
101-51910-50804	UNCOLLECTIBLE ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00
101-51910-50808	PRIOR YEAR EXPENSES	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-51910-50809	OTHER MISCELLANEOUS EXPENSES	161,549.00	161,549.00	0.00	0.00	161,549.00	0.00
101-51910-50811	LIABILITY INSURANCE	212,836.00	212,836.00	26,904.64	14,918.08	185,931.36	12.64
101-51910-50812	WORKER'S COMPENSATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-51910-50813	PROPERTY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-51910-50913	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		612,140.00	612,140.00	213,536.53	71,102.75	398,603.47	34.88
Total Dept 51910 - OTHER GENERAL GOVERNMENT							
		612,140.00	612,140.00	213,536.53	71,102.75	398,603.47	34.88
Dept 51911 - UNION							
Account Type: Expenditure							
101-51911-50404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 51911 - UNION							
		0.00	0.00	0.00	0.00	0.00	0.00
Dept 51912 - INTERGOVERNMENTAL AGREEMENTS							
Account Type: Expenditure							
101-51912-50404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 51912 - INTERGOVERNMENTAL AGREEMENTS							
		0.00	0.00	0.00	0.00	0.00	0.00
Dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES							
Account Type: Expenditure							
101-51913-50809	OTHER MISCELLANEOUS EXPENSES	207,000.00	207,000.00	215,978.61	(215,978.61)	(8,978.61)	104.34
Total Expenditure:		207,000.00	207,000.00	215,978.61	(215,978.61)	(8,978.61)	104.34
Total Dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES							
		207,000.00	207,000.00	215,978.61	(215,978.61)	(8,978.61)	104.34
Dept 51999 - CONTINGENCY							
Account Type: Expenditure							
101-51999-50809	OTHER MISCELLANEOUS EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 51999 - CONTINGENCY							
		0.00	0.00	0.00	0.00	0.00	0.00
Dept 52100 - LAW ENFORCEMENT							
Account Type: Expenditure							
101-52100-50406	LAW ENFORCEMENT	886,294.00	886,294.00	147,489.16	0.00	738,804.84	16.64
Total Expenditure:		886,294.00	886,294.00	147,489.16	0.00	738,804.84	16.64
Total Dept 52100 - LAW ENFORCEMENT							
		886,294.00	886,294.00	147,489.16	0.00	738,804.84	16.64
Dept 52210 - FIRE DEPARTMENT							
Account Type: Expenditure							
101-52210-50101	SALARIES	1,304,149.00	1,304,149.00	226,590.52	93,054.47	1,077,558.48	17.37
101-52210-50103	PART-TIME	250,000.00	250,000.00	47,217.71	17,514.00	202,782.29	18.89
101-52210-50104	OVERTIME	150,000.00	150,000.00	25,248.97	13,213.79	124,751.03	16.83
101-52210-50107	OFFICERS	18,000.00	18,000.00	3,324.23	1,410.28	14,675.77	18.47
101-52210-50108	PAID ON CALL	130,000.00	130,000.00	16,712.54	7,512.12	113,287.46	12.86
101-52210-50109	PAID ON PREMISES	115,000.00	115,000.00	18,018.32	7,061.50	96,981.68	15.67
101-52210-50201	FICA	150,487.00	150,487.00	25,987.99	10,628.19	124,499.01	17.27
101-52210-50202	RETIREMENT	252,948.00	252,948.00	41,849.14	18,167.85	211,098.86	16.54
101-52210-50203	HEALTH INSURANCE	424,965.00	424,965.00	106,239.99	37,096.04	318,725.01	25.00
101-52210-50204	DENTAL INSURANCE	23,573.00	23,573.00	5,824.81	2,054.10	17,748.19	24.71
101-52210-50205	LIFE INSURANCE	2,677.00	2,677.00	445.73	147.90	2,231.27	16.65
101-52210-50206	POST RETIREMENT BENEFITS	2,174.00	2,174.00	562.74	187.58	1,611.26	25.89
101-52210-50207	UNEMPLOYMENT	100.00	100.00	0.00	0.00	100.00	0.00
101-52210-50208	LENGTH OF SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
101-52210-50302	COPIER	500.00	500.00	0.00	0.00	500.00	0.00
101-52210-50303	POSTAGE	200.00	200.00	11.05	0.00	188.95	5.53
101-52210-50306	MEDICAL SUPPLIES	55,000.00	55,000.00	13,794.15	984.91	41,205.85	25.08
101-52210-50307	GEAR AND CLOTHING	38,000.00	38,000.00	1,046.88	186.79	36,953.12	2.75
101-52210-50309	OTHER SUPPLIES AND EXPENSE	13,000.00	13,000.00	6,266.30	0.00	6,733.70	48.20
101-52210-50405	COMPUTER AND WEBSITE	21,483.00	21,483.00	5,526.83	1,509.24	15,956.17	25.73
101-52210-50502	EQUIPMENT MAINTENANCE	18,000.00	18,000.00	7,432.19	10.17	10,567.81	41.29
101-52210-50503	EQUIPMENT LEASE AND RENTAL	348.00	348.00	73.74	24.58	274.26	21.19

The developer's deposits will offset this expense.
Somers Creek

Public Safety Referendum. The ytd is \$49,080.57

GL NUMBER	DESCRIPTION	2026		YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		ORIGINAL BUDGET	2026 AMENDED BUDGET	03/31/2026 NORM (ABNORM)	MONTH 03/31/26 INCR (DECR)	BALANCE NORM (ABNORM)	
101-52210-50504	VEHICLE MAINTENANCE	50,000.00	50,000.00	11,034.42	2,176.86	38,965.58	22.07
101-52210-50601	FUEL - GASOLINE AND DIESEL	35,000.00	35,000.00	4,164.54	934.68	30,835.46	11.90
101-52210-50602	ELECTRICITY	20,000.00	20,000.00	5,471.97	1,706.83	14,528.03	27.36
101-52210-50603	GAS	7,500.00	7,500.00	6,342.83	529.16	1,157.17	84.57
101-52210-50604	TELEPHONE	12,000.00	12,000.00	2,103.94	183.56	9,896.06	17.53
101-52210-50606	WATER AND SEWER	11,985.00	11,985.00	2,613.47	2,613.47	9,371.53	21.81
101-52210-50609	PUBLIC FIRE PROTECTION	0.00	0.00	0.00	0.00	0.00	0.00
101-52210-50701	CONFERENCES & TRAINING	30,000.00	30,000.00	2,853.45	40.00	27,146.55	9.51
101-52210-50703	FIRE PREVENTION	6,000.00	6,000.00	1,110.29	0.00	4,889.71	18.50
101-52210-50809	OTHER MISCELLANEOUS EXPENSES	18,000.00	18,000.00	2,530.86	0.00	15,469.14	14.06
101-52210-50812	WORKER'S COMPENSATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-52210-50902	EQUIPMENT CAPITAL OUTLAY	33,000.00	33,000.00	9,543.68	5,320.53	23,456.32	28.92
Total Expenditure:		3,194,089.00	3,194,089.00	599,943.28	224,268.60	2,594,145.72	18.78
Total Dept 52210 - FIRE DEPARTMENT		3,194,089.00	3,194,089.00	599,943.28	224,268.60	2,594,145.72	18.78
Dept 52220 - FIRE COMMISSION							
Account Type: Expenditure							
101-52220-50101	SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
101-52220-50201	FICA	0.00	0.00	0.00	0.00	0.00	0.00
101-52220-50701	CONFERENCES & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 52220 - FIRE COMMISSION		0.00	0.00	0.00	0.00	0.00	0.00
Dept 52230 - PUBLIC FIRE PROTECTION							
Account Type: Expenditure							
101-52230-50609	PUBLIC FIRE PROTECTION	217,077.00	217,077.00	54,269.25	54,269.25	162,807.75	25.00
Total Expenditure:		217,077.00	217,077.00	54,269.25	54,269.25	162,807.75	25.00
Total Dept 52230 - PUBLIC FIRE PROTECTION		217,077.00	217,077.00	54,269.25	54,269.25	162,807.75	25.00
Dept 52300 - AMBULANCE							
Account Type: Expenditure							
101-52300-50804	UNCOLLECTIBLE ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 52300 - AMBULANCE		0.00	0.00	0.00	0.00	0.00	0.00
Dept 52400 - BUILDING INSPECTIONS							
Account Type: Expenditure							
101-52400-50101	SALARIES	89,253.00	89,253.00	17,824.45	6,865.60	71,428.55	19.97
101-52400-50102	WAGES	7,432.00	7,432.00	1,488.90	573.15	5,943.10	20.03
101-52400-50201	FICA	7,396.00	7,396.00	1,462.78	563.58	5,933.22	19.78
101-52400-50202	RETIREMENT	6,961.00	6,961.00	1,381.49	526.52	5,579.51	19.85
101-52400-50203	HEALTH INSURANCE	2,585.00	2,585.00	578.15	168.53	2,006.85	22.37
101-52400-50204	DENTAL INSURANCE	139.00	139.00	31.27	9.21	107.73	22.50
101-52400-50205	LIFE INSURANCE	302.00	302.00	58.85	19.50	243.15	19.49
101-52400-50206	POST RETIREMENT BENEFITS	1,325.00	1,325.00	0.00	0.00	1,325.00	0.00
101-52400-50207	UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-52400-50309	OTHER SUPPLIES AND EXPENSE	2,683.00	2,683.00	336.05	117.29	2,346.95	12.53
101-52400-50403	ENGINEERING AND INSPECTION	4,725.00	4,725.00	0.00	0.00	4,725.00	0.00
101-52400-50405	COMPUTER AND WEBSITE	1,941.00	1,941.00	787.63	0.00	1,153.37	40.58
101-52400-50504	VEHICLE MAINTENANCE	210.00	210.00	0.00	0.00	210.00	0.00
101-52400-50601	FUEL - GASOLINE AND DIESEL	1,906.00	1,906.00	172.37	0.00	1,733.63	9.04
101-52400-50701	CONFERENCES & TRAINING	3,150.00	3,150.00	1,031.33	0.00	2,118.67	32.74
101-52400-50702	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
101-52400-50806	CODE ENFORCEMENT	525.00	525.00	0.00	0.00	525.00	0.00
101-52400-50902	EQUIPMENT CAPITAL OUTLAY	3,500.00	3,500.00	2,904.00	0.00	596.00	82.97
Total Expenditure:		134,033.00	134,033.00	28,057.27	8,843.38	105,975.73	20.93
Total Dept 52400 - BUILDING INSPECTIONS		134,033.00	134,033.00	28,057.27	8,843.38	105,975.73	20.93
Dept 53100 - PUBLIC WORKS							
Account Type: Expenditure							
101-53100-50101	SALARIES	41,045.00	41,045.00	8,168.13	3,155.53	32,876.87	19.90
101-53100-50102	WAGES	193,629.00	193,629.00	38,028.26	14,757.95	155,600.74	19.64
101-53100-50104	OVERTIME	7,250.00	7,250.00	560.62	0.00	6,689.38	7.73
101-53100-50105	SNOW REMOVAL	10,500.00	10,500.00	3,282.83	0.00	7,217.17	31.27
101-53100-50106	SEASONAL	35,000.00	35,000.00	0.00	0.00	35,000.00	0.00
101-53100-50201	FICA	21,988.00	21,988.00	3,818.40	1,367.28	18,169.60	17.37
101-53100-50202	RETIREMENT	18,174.00	18,174.00	3,602.85	1,289.77	14,571.15	19.82
101-53100-50203	HEALTH INSURANCE	76,389.00	76,389.00	14,251.23	4,277.01	62,137.77	18.66
101-53100-50204	DENTAL INSURANCE	3,901.00	3,901.00	830.43	249.80	3,070.57	21.29
101-53100-50205	LIFE INSURANCE	277.00	277.00	41.05	12.48	235.95	14.82
101-53100-50206	POST RETIREMENT BENEFITS	146.00	146.00	52.80	17.60	93.20	36.16
101-53100-50207	UNEMPLOYMENT	0.00	0.00	463.07	117.55	(463.07)	100.00
101-53100-50307	GEAR AND CLOTHING	2,250.00	2,250.00	2,225.46	0.00	24.54	98.91
101-53100-50309	OTHER SUPPLIES AND EXPENSE	22,000.00	22,000.00	732.35	136.46	21,267.65	3.33
101-53100-50403	ENGINEERING AND INSPECTION	0.00	0.00	0.00	0.00	0.00	0.00
101-53100-50405	COMPUTER AND WEBSITE	1,479.00	1,479.00	0.00	0.00	1,479.00	0.00
101-53100-50501	BUILDINGS AND GROUNDS	0.00	0.00	485.30	0.00	(485.30)	100.00
101-53100-50504	VEHICLE MAINTENANCE	14,700.00	14,700.00	1,702.69	103.10	12,997.31	11.58
101-53100-50505	ROAD MAINTENANCE	57,050.00	57,050.00	150.61	108.91	56,899.39	0.26
101-53100-50506	DITCHING AND DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.00
101-53100-50509	SALT PURCHASE	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00
101-53100-50601	FUEL - GASOLINE AND DIESEL	15,750.00	15,750.00	5,418.15	710.53	10,331.85	34.40
101-53100-50602	ELECTRICITY	11,000.00	11,000.00	2,454.40	800.72	8,545.60	22.31

Gas is overstated. Dec 2025 payment was included in 2026. Jan payment was paid twice. We have a credit with We-Energies

Unemployment for Thomas Rozanas

Expense put in wrong account

GL NUMBER	DESCRIPTION	2026		YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET	03/31/2026 (NORM (ABNORM))	MONTH 03/31/26 INCR (DECR)	BALANCE (NORM (ABNORM))	
101-53100-50603	GAS	5,000.00	5,000.00	3,701.53	0.00	1,298.47	74.03
101-53100-50604	TELEPHONE	1,016.00	1,016.00	191.55	63.85	824.45	18.85
101-53100-50606	WATER AND SEWER	9,500.00	9,500.00	2,090.72	2,090.72	7,409.28	22.01
101-53100-50607	STREET LIGHTS	26,460.00	26,460.00	6,479.42	2,168.18	19,980.58	24.49
101-53100-50701	CONFERENCES & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
101-53100-50702	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
101-53100-50902	EQUIPMENT CAPITAL OUTLAY	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
Total Expenditure:		618,504.00	618,504.00	98,731.85	31,427.44	519,772.15	15.96
Total Dept 53100 - PUBLIC WORKS		618,504.00	618,504.00	98,731.85	31,427.44	519,772.15	15.96
Dept 53620 - SOLID WASTE							
Account Type: Expenditure							
101-53620-50102	WAGES	10,069.00	10,069.00	1,984.37	773.04	8,084.63	19.71
101-53620-50201	FICA	771.00	771.00	151.79	59.14	619.21	19.69
101-53620-50202	RETIREMENT	725.00	725.00	142.89	55.66	582.11	19.71
101-53620-50203	HEALTH INSURANCE	2,767.00	2,767.00	591.26	230.54	2,175.74	21.37
101-53620-50204	DENTAL INSURANCE	164.00	164.00	35.11	13.70	128.89	21.41
101-53620-50205	LIFE INSURANCE	11.00	11.00	1.44	0.54	9.56	13.09
101-53620-50301	OFFICE SUPPLIES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-53620-50408	GARBAGE COLLECTION	426,480.00	426,480.00	101,678.26	33,478.47	324,801.74	23.84
101-53620-50504	VEHICLE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-53620-50601	FUEL - GASOLINE AND DIESEL	0.00	0.00	0.00	0.00	0.00	0.00
101-53620-50608	RECYCLING AND TIPPING FEES	218,000.00	218,000.00	52,955.46	17,661.87	165,044.54	24.29
Total Expenditure:		659,987.00	659,987.00	157,540.58	52,272.96	502,446.42	23.87
Total Dept 53620 - SOLID WASTE		659,987.00	659,987.00	157,540.58	52,272.96	502,446.42	23.87
Dept 54100 - ANIMAL CONTROL							
Account Type: Expenditure							
101-54100-50409	OTHER CONTRACTED SERVICES	11,898.00	11,898.00	2,827.92	974.16	9,070.08	23.77
Total Expenditure:		11,898.00	11,898.00	2,827.92	974.16	9,070.08	23.77
Total Dept 54100 - ANIMAL CONTROL		11,898.00	11,898.00	2,827.92	974.16	9,070.08	23.77
Dept 55200 - PARKS							
Account Type: Expenditure							
101-55200-50101	SALARIES	500.00	500.00	0.00	0.00	500.00	0.00
101-55200-50201	FICA	38.00	38.00	0.00	0.00	38.00	0.00
101-55200-50309	OTHER SUPPLIES AND EXPENSE	3,000.00	3,000.00	1,073.57	0.00	1,926.43	35.79
101-55200-50409	OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
101-55200-50501	BUILDINGS AND GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
101-55200-50902	EQUIPMENT CAPITAL OUTLAY	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
Total Expenditure:		7,538.00	7,538.00	1,073.57	0.00	6,464.43	14.24
Total Dept 55200 - PARKS		7,538.00	7,538.00	1,073.57	0.00	6,464.43	14.24
Dept 55300 - RECREATION							
Account Type: Expenditure							
101-55300-50102	WAGES	6,968.00	6,968.00	1,298.84	500.00	5,669.16	18.64
101-55300-50104	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
101-55300-50106	SEASONAL	500.00	500.00	0.00	0.00	500.00	0.00
101-55300-50201	FICA	571.00	571.00	99.39	38.26	471.61	17.41
101-55300-50202	RETIREMENT	502.00	502.00	93.52	36.00	408.48	18.63
101-55300-50203	HEALTH INSURANCE	2,767.00	2,767.00	0.00	0.00	2,767.00	0.00
101-55300-50204	DENTAL INSURANCE	164.00	164.00	0.00	0.00	164.00	0.00
101-55300-50205	LIFE INSURANCE	6.00	6.00	0.89	0.32	5.11	14.83
101-55300-50309	OTHER SUPPLIES AND EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
101-55300-50902	EQUIPMENT CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		11,478.00	11,478.00	1,492.64	574.58	9,985.36	13.00
Total Dept 55300 - RECREATION		11,478.00	11,478.00	1,492.64	574.58	9,985.36	13.00
Dept 56910 - PLAN COMMISSION							
Account Type: Expenditure							
101-56910-50101	SALARIES	41,600.00	41,600.00	8,176.92	3,192.34	33,423.08	19.66
101-56910-50102	WAGES	3,360.00	3,360.00	200.00	120.00	3,160.00	5.95
101-56910-50201	FICA	3,439.00	3,439.00	640.84	253.39	2,798.16	18.63
101-56910-50202	RETIREMENT	2,995.00	2,995.00	588.74	229.85	2,406.26	19.66
101-56910-50203	HEALTH INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
101-56910-50204	DENTAL INSURANCE	329.00	329.00	82.16	27.39	246.84	24.97
101-56910-50205	LIFE INSURANCE	76.00	76.00	9.93	3.31	66.07	13.07
101-56910-50206	POST RETIREMENT BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
101-56910-50305	PRINTING AND PUBLISHING	428.00	428.00	44.80	0.00	383.20	10.47
101-56910-50309	OTHER SUPPLIES AND EXPENSE	30.00	30.00	0.00	0.00	30.00	0.00
101-56910-50403	ENGINEERING AND INSPECTION	0.00	0.00	0.00	0.00	0.00	0.00
101-56910-50409	OTHER CONTRACTED SERVICES	11,800.00	11,800.00	0.00	0.00	11,800.00	0.00
Total Expenditure:		64,057.00	64,057.00	9,743.39	3,826.28	54,313.61	15.21
Total Dept 56910 - PLAN COMMISSION		64,057.00	64,057.00	9,743.39	3,826.28	54,313.61	15.21
Dept 56920 - BOARD OF APPEALS							
Account Type: Expenditure							
101-56920-50102	WAGES	400.00	400.00	0.00	0.00	400.00	0.00
101-56920-50201	FICA	31.00	31.00	0.00	0.00	31.00	0.00
101-56920-50202	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00
101-56920-50309	OTHER SUPPLIES AND EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditure:		431.00	431.00	0.00	0.00	431.00	0.00
Total Dept 56920 - BOARD OF APPEALS		431.00	431.00	0.00	0.00	431.00	0.00
Dept 59100 - TRANSFER OUT							
Account Type: Expenditure							
101-59100-50000	TRANSFER TO OTHER FUNDS	0.00	0.00	188,165.00	188,165.00	(188,165.00)	100.00
Total Expenditure:		0.00	0.00	188,165.00	188,165.00	(188,165.00)	100.00
Total Dept 59100 - TRANSFER OUT		0.00	0.00	188,165.00	188,165.00	(188,165.00)	100.00
TOTAL EXPENDITURES		7,468,350.00	7,468,350.00	1,874,677.54	475,079.86	5,593,672.46	25.10
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		7,468,350.00	7,468,350.00	4,364,771.00	139,882.00	3,103,579.00	58.44
TOTAL EXPENDITURES		7,468,350.00	7,468,350.00	1,874,677.54	475,079.86	5,593,672.46	25.10
NET OF REVENUES & EXPENDITURES		0.00	0.00	2,490,093.46	(335,197.86)	(2,490,093.46)	100.00

Gas is overstated. Dec 2025 payment was included in 2026. Jan payment was paid twice. We have a credit with We-Energies

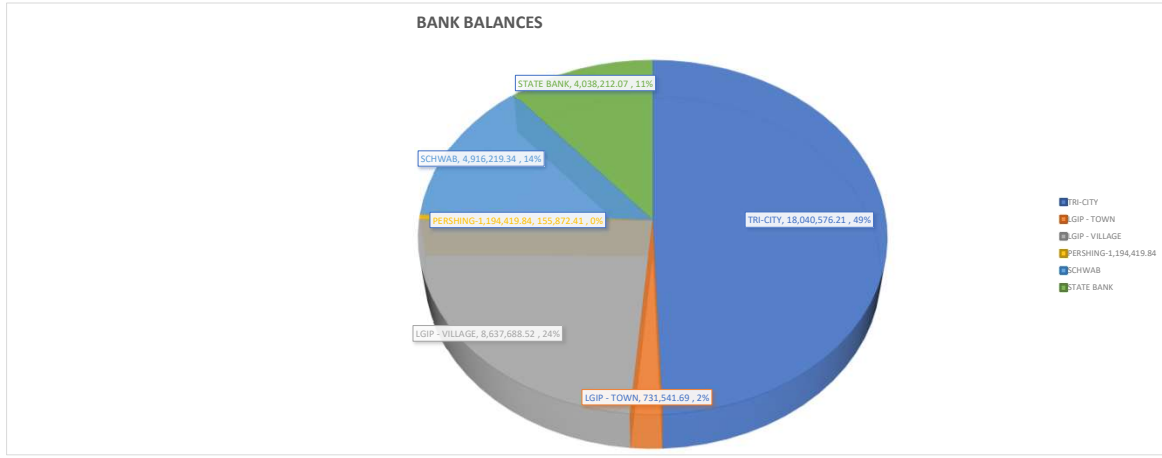
Funds used for the 12th street water main project

**VILLAGE OF SOMERS
CASH AND INVESTMENT REPORT 3/31/2026**

Account Type	Balance as of 3/31/2026	Interest rate*	YTD interest	Accrued Interest YTD	GF Interest
TRI-CITY	18,040,576.21	3.625%	\$ 174,188.32	\$ 103,833.93	41%
LGIP - TOWN	731,541.69	3.69%	\$ 6,592.57	\$ 6,592.57	100%
LGIP - VILLAGE	8,637,688.52	3.69%	\$ 78,190.17	\$ -	-
PERSHING-1,194,419.84	155,872.41	3.14%	\$ 1,464.12	\$ -	-
SCHWAB	4,916,219.34	*3.79%	\$ 29,957.60	\$ 11,593.59	39%
STATE BANK	4,038,212.07	3.83%	\$ 38,111.65	\$ 14,749.21	39%
	<u>36,520,110.24</u>		<u>\$ 328,504.43</u>	<u>\$ 136,769.30</u>	<u>42%</u>

*Average interest rate for the month

Included in the Tri-City total
This interest is being used for the Capital Improvement projects



2026 VILLAGE OF SOMERS INVESTMENT INCOME

MONTH	STATE BANK	SCHWAB	EHLERS-BORROWING	PERSHING2	LGIP-V	LGIP-T	TOTALS
JAN	\$ 12,752.32	\$ 22.00	\$ 37.44		\$ 26,911.58	\$ 2,266.83	\$ 41,990.17
FEB	\$ 11,834.29	\$ 29,914.28	\$ 1,012.19		\$ 24,315.99	\$ 2,049.77	\$ 69,126.52
MAR	\$ 13,525.04	\$ 21.32	\$ 414.49		\$ 26,962.60	\$ 2,275.97	\$ 43,199.42
MAY							\$ -
JUN							\$ -
JUL							\$ -
AUG							\$ -
SEP							\$ -
OCT							\$ -
NOV							\$ -
DEC							\$ -
2026 GT	<u>38,111.65</u>	<u>29,957.60</u>	<u>1,464.12</u>	<u>-</u>	<u>78,190.17</u>	<u>6,592.57</u>	<u>\$ 154,316.11</u>
1ST QTR	\$ 38,111.65	\$ 29,957.60	\$ 1,464.12	\$ -	\$ 78,190.17	\$ 6,592.57	\$ 154,316.11
2nd QTR	-	-	-	-	-	-	-
3rd QTR	-	-	-	-	-	-	-
4th QTR	-	-	-	-	-	-	-

FEES

MONTH	STATE BANK	SCHWAB	EHLERS-BORROWING	LGIP-V	LGIP-T	TOTALS
JAN			\$ 163.61			\$ 163.61
FEB			\$ 121.73			\$ 121.73
MAR			\$ 29.78			\$ 29.78
APR						\$ -
MAY						\$ -
JUN						\$ -
JUL						\$ -
AUG						\$ -
SEP						\$ -
OCT						\$ -
NOV						\$ -
DEC						\$ -
2026 GT	<u>0</u>	<u>0</u>	<u>315.12</u>	<u>-</u>	<u>-</u>	<u>\$ 315.12</u>
1ST QTR	\$ -	\$ -	\$ 315.12	\$ -	\$ -	\$ 315.12
2nd QTR	-	-	-	-	-	-
3rd QTR	-	-	-	-	-	-
4th QTR	-	-	-	-	-	-

2026 MONTHLY BALANCES

MONTH	STATE BANK	SCHWAB	PERSHING-BORROWING	PERSHING	LGIP-V	LGIP-T	TOTALS
JAN	\$ 4,012,852.74	\$ 4,885,279.93	\$ 155,242.93		\$ 8,586,409.93	\$ 723,810.23	19,363,595.78
FEB	\$ 4,024,887.03	\$ 4,916,554.92	\$ 155,487.70		\$ 8,610,725.92	\$ 725,860.00	18,433,315.57
MAR	\$ 4,038,212.07	\$ 4,916,219.34	\$ 155,872.41		\$ 8,637,688.52	\$ 731,541.69	18,479,534.03
APR							-
MAY							-
JUN							-
JUL							-
AUG							-
SEP							-
OCT							-
NOV							-
DEC							-
YEARLY AVG	<u>\$ 4,025,250.61</u>	<u>\$ 4,906,018.06</u>	<u>\$ 155,534.35</u>	<u>\$ -</u>	<u>\$ 8,611,608.12</u>	<u>\$ 727,070.64</u>	<u>\$ 19,363,595.78</u>

VILLAGE OF SOMERS 1st QTR REPORT 2026

AVERAGE MONTHLY	STATE BANK	SCHWAB	PERSHING-BORROWING	LGIP-V	LGIP-T
1ST Q BEGIN BALANCE	\$ 4,012,852.74	\$ 4,885,279.93	\$ 155,242.93	\$ 8,586,409.93	\$ 723,810.23
1ST Q END BALANCE	\$ 4,038,212.07	\$ 4,916,219.34	\$ 155,872.41	\$ 8,637,688.52	\$ 731,541.69
AVERAGE BALANCE	\$ 4,025,250.61	\$ 4,906,018.06	\$ 155,534.35	\$ 8,611,608.12	\$ 727,070.64
INTEREST EARNED	\$ 38,111.65	\$ 29,957.60	\$ 1,464.12	\$ 78,190.17	\$ 6,592.57

Respectfully submitted,

Tanya Ealy
Accounting Manager

VILLAGE OF SOMERS
TAX INCREMENT DISTRICT REPORTS

Closed

District No.	1	2	3	4	5	6	7	8	9	10	11
Type	Industrial	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Creation Date	7/27/2015	9/30/2015	7/24/2018	7/24/2018	7/24/2018	7/24/2018	7/24/2018	7/24/2018	7/24/2018	7/24/2018	7/24/2018
Dissolution Date	7/27/2035	9/30/2035	7/24/2038	7/24/2038	7/24/2038	7/24/2038	7/24/2038	7/24/2038	7/24/2038	7/24/2038	7/24/2038
2026 Revenues and Expenses											
Revenues	\$ 1,678,343	\$ 1,940,715	\$ 2,122,042	\$ 801,563	\$ 309,611	\$ 269,193	\$ 97,283	\$ 2,095	\$ 29,912	\$ -	\$ 2,347
Expenses	248,719	16,662	6,372	4,789	7,344	(6,972)	668	7,402	150	-	150
Excess or Deficiency	<u>\$ 1,429,624</u>	<u>\$ 1,924,053</u>	<u>\$ 2,115,670</u>	<u>\$ 796,775</u>	<u>\$ 302,267</u>	<u>\$ 276,164</u>	<u>\$ 96,616</u>	<u>\$ (5,307)</u>	<u>\$ 29,762</u>	<u>\$ -</u>	<u>\$ 2,197</u>
Totals from Date of Creation to 3/31/26											
Revenues	\$ 26,083,446	\$ 24,776,108	\$ 5,881,678	\$ 3,510,525	\$ 827,834	\$ 15,157,137	\$ 313,456	\$ 689,428	\$ 46,943	\$ 110,771	\$ 6,453
Expenses	18,988,522	18,138,448	1,984,292	1,465,952	685,332	14,543,748	55,864	664,312	21,278	110,771	24,307
Excess or Deficiency	<u>\$ 7,094,924</u>	<u>\$ 6,637,660</u>	<u>\$ 3,897,386</u>	<u>\$ 2,044,574</u>	<u>\$ 142,502</u>	<u>\$ 613,388</u>	<u>\$ 257,593</u>	<u>\$ 25,116</u>	<u>\$ 25,665</u>	<u>\$ -</u>	<u>\$ (17,854)</u>
Outstanding Debt-Principal	\$ 6,898,530	\$ 5,005,000	\$ 134,076	\$ -	\$ -	\$ 157,394	\$ -	\$ -	\$ -	\$ -	\$ -
Less Fund Balances											
TID Capital Projects Fund 400	1,086,778	(13,558)	(393,301)	(1,248,810)	(325,266)	132,573	(27,152)	18,701	(20,905)	-	(24,306)
TID Debt Service Fund 300	<u>6,008,146</u>	<u>6,651,217</u>	<u>4,290,687</u>	<u>3,293,383</u>	<u>467,769</u>	<u>480,814</u>	<u>284,743</u>	<u>6,416</u>	<u>46,571</u>	<u>-</u>	<u>6,453</u>
Net Cost to be Recovered as of 3/31/26	<u>\$ (196,395)</u>	<u>\$ (1,632,659)</u>	<u>\$ (3,763,310)</u>	<u>\$ (2,044,573)</u>	<u>\$ (142,503)</u>	<u>\$ (455,994)</u>	<u>\$ (257,591)</u>	<u>\$ (25,117)</u>	<u>\$ (25,666)</u>	<u>\$ -</u>	<u>\$ 17,853</u>
Increment Information											
2019 Revenue	\$ 1,078,611	\$ 956,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020 Revenue	1,077,133	989,149	-	1,409	3,010	3,313	14,801	472	2,669	3,976	255
2021 Revenue	1,011,945	942,859	-	2,301	-	735	18,136	216	2,317	3,034	72
2022 Revenue	945,869	1,547,204	23,422	688,596	447	14,404	27,799	305	-	-	1,002
2023 Revenue	909,045	1,238,192	25,282	626,177	6,060	15,266	41,071	1,049	3,446	23,125	882
2024 Revenue	875,055	1,244,877	692,444	597,248	10,006	75,699	45,114	1,165	4,810	24,802	971
2025 Revenue	1,154,643	1,164,956	\$ 1,475,230.79	499,578	138,635	123,680	42,846	1,113	4,071	23,423	923
2026 Revenue	1,616,237	1,872,860	2,087,166	783,182	309,611	262,809	94,968	2,095	29,912	-	2,347
Adjustments made by the auditors											
Check - should be zero	0	0	0	(0)	(0)	0	(0)	(0)	0	-	0

REVENUE AND EXPENDITURE REPORT FOR SOMERS VILLAGE AND TOWN
 PERIOD ENDING 03/31/2026
 % Fiscal Year Completed: 24.66

GL NUMBER	DESCRIPTION	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
Fund 601 - SOMERS WATER UTILITY							
Fund 601 - SOMERS WATER UTILITY:							
	TOTAL REVENUES	1,894,085.00	1,894,085.00	630,090.48	623,040.72	1,263,994.52	33.27
	TOTAL EXPENDITURES	1,772,633.00	1,925,068.00	291,914.17	28,677.69	1,633,153.83	15.16
	NET OF REVENUES & EXPENDITURES	121,452.00	(30,983.00)	338,176.31	594,363.03	(369,159.31)	1,091.49
Fund 602 - K.R. SEWER DISTRICT							
Fund 602 - K.R. SEWER DISTRICT:							
	TOTAL REVENUES	227,504.00	227,504.00	63,116.85	57,869.48	164,387.15	27.74
	TOTAL EXPENDITURES	370,792.00	370,792.00	47,134.19	16,006.65	323,657.81	12.71
	NET OF REVENUES & EXPENDITURES	(143,288.00)	(143,288.00)	15,982.66	41,862.83	(159,270.66)	11.15
Fund 603 - UTILITY DISTRICT #1							
Fund 603 - UTILITY DISTRICT #1:							
	TOTAL REVENUES	2,994,350.00	2,994,350.00	821,815.08	709,062.16	2,172,534.92	27.45
	TOTAL EXPENDITURES	4,506,806.00	4,586,806.00	1,024,890.78	279,714.62	3,561,915.22	22.34
	NET OF REVENUES & EXPENDITURES	(1,512,456.00)	(1,592,456.00)	(203,075.70)	429,347.54	(1,389,380.30)	12.75
Fund 604 - STORMWATER UTILITY							
Fund 604 - STORMWATER UTILITY:							
	TOTAL REVENUES	334,670.00	334,670.00	591,513.58	0.00	(256,843.58)	176.75
	TOTAL EXPENDITURES	332,875.00	332,875.00	182,663.31	8,551.60	150,211.69	54.87
	NET OF REVENUES & EXPENDITURES	1,795.00	1,795.00	408,850.27	(8,551.60)	(407,055.27)	22,777.17
	TOTAL REVENUES - ALL FUNDS	5,450,609.00	5,450,609.00	2,106,535.99	1,389,972.36	3,344,073.01	38.65
	TOTAL EXPENDITURES - ALL FUNDS	6,983,106.00	7,215,541.00	1,546,602.45	332,950.56	5,668,938.55	21.43
	NET OF REVENUES & EXPENDITURES	(1,532,497.00)	(1,764,932.00)	559,933.54	1,057,021.80	(2,324,865.54)	31.73
Fund 604 - STORMWATER UTILITY							

REVENUE AND EXPENDITURE REPORT FOR SOMERS VILLAGE AND TOWN
 PERIOD ENDING 03/31/2026
 % Fiscal Year Completed: 24.66

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
	TOTAL REVENUES	7,468,350.00	7,468,350.00	4,364,771.00	139,882.00	3,103,579.00	58.44
	TOTAL EXPENDITURES	7,468,350.00	7,468,350.00	1,835,723.54	461,368.64	5,632,626.46	24.58
	NET OF REVENUES & EXPENDITURES	0.00	0.00	2,529,047.46	(321,486.64)	(2,529,047.46)	100.00
Fund 201 - DRAINAGE FUND							
Fund 201 - DRAINAGE FUND:							
	TOTAL REVENUES	0.00	0.00	496.32	171.15	(496.32)	100.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	0.00	0.00	496.32	171.15	(496.32)	100.00
Fund 202 - PARK FUND							
Fund 202 - PARK FUND:							
	TOTAL REVENUES	0.00	0.00	633.55	218.47	(633.55)	100.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	0.00	0.00	633.55	218.47	(633.55)	100.00
Fund 204 - GRANT FUND							
Fund 204 - GRANT FUND:							
	TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
Fund 301 - DEBT SERVICE FUND							
Fund 301 - DEBT SERVICE FUND:							
	TOTAL REVENUES	1,067,912.00	1,067,912.00	1,075,078.59	2,006.15	(7,166.59)	100.67
	TOTAL EXPENDITURES	1,061,728.00	1,061,728.00	515,787.28	0.00	545,940.72	48.58
	NET OF REVENUES & EXPENDITURES	6,184.00	6,184.00	559,291.31	2,006.15	(553,107.31)	9,044.17
Fund 302 - TID#1 DEBT SERVICE FUND							
Fund 302 - TID#1 DEBT SERVICE FUND:							
	TOTAL REVENUES	1,644,700.00	1,644,700.00	1,668,823.68	14,443.89	(24,123.68)	101.47
	TOTAL EXPENDITURES	690,264.00	690,264.00	245,810.00	0.00	444,454.00	35.61
	NET OF REVENUES & EXPENDITURES	954,436.00	954,436.00	1,423,013.68	14,443.89	(468,577.68)	149.09
Fund 303 - TID#2 DEBT SERVICE FUND							
Fund 303 - TID#2 DEBT SERVICE FUND:							
	TOTAL REVENUES	1,905,842.00	1,905,842.00	1,931,134.66	17,615.11	(25,292.66)	101.33
	TOTAL EXPENDITURES	619,269.00	619,269.00	9,580.21	1,703.42	609,688.79	1.55
	NET OF REVENUES & EXPENDITURES	1,286,573.00	1,286,573.00	1,921,554.45	15,911.69	(634,981.45)	149.35
Fund 304 - TID#3 DEBT SERVICE FUND							
Fund 304 - TID#3 DEBT SERVICE FUND:							
	TOTAL REVENUES	2,123,922.00	2,123,922.00	2,087,166.27	0.00	36,755.73	98.27
	TOTAL EXPENDITURES	3,906.00	3,906.00	0.00	0.00	3,906.00	0.00
	NET OF REVENUES & EXPENDITURES	2,120,016.00	2,120,016.00	2,087,166.27	0.00	32,849.73	98.45
Fund 305 - TID#4 DEBT SERVICE FUND							
Fund 305 - TID#4 DEBT SERVICE FUND:							
	TOTAL REVENUES	796,974.00	796,974.00	783,182.01	0.00	13,791.99	98.27
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	796,974.00	796,974.00	783,182.01	0.00	13,791.99	98.27
Fund 306 - TID#5 DEBT SERVICE FUND							
Fund 306 - TID#5 DEBT SERVICE FUND:							
	TOTAL REVENUES	315,063.00	315,063.00	309,611.03	0.00	5,451.97	98.27
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	315,063.00	315,063.00	309,611.03	0.00	5,451.97	98.27
Fund 307 - TID#6 DEBT SERVICE FUND							

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 307 - TID#6 DEBT SERVICE FUND:							
TOTAL REVENUES		267,437.00	267,437.00	262,809.15	0.00	4,627.85	98.27
TOTAL EXPENDITURES		4,585.00	4,585.00	0.00	0.00	4,585.00	0.00
NET OF REVENUES & EXPENDITURES		262,852.00	262,852.00	262,809.15	0.00	42.85	99.98
Fund 308 - TID#7 DEBT SERVICE FUND							
Fund 308 - TID#7 DEBT SERVICE FUND:							
TOTAL REVENUES		96,640.00	96,640.00	94,967.66	0.00	1,672.34	98.27
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		96,640.00	96,640.00	94,967.66	0.00	1,672.34	98.27
Fund 309 - TID#8 DEBT SERVICE FUND							
Fund 309 - TID#8 DEBT SERVICE FUND:							
TOTAL REVENUES		2,132.00	2,132.00	2,094.79	0.00	37.21	98.25
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		2,132.00	2,132.00	2,094.79	0.00	37.21	98.25
Fund 310 - TID#9 DEBT SERVICE FUND							
Fund 310 - TID#9 DEBT SERVICE FUND:							
TOTAL REVENUES		30,439.00	30,439.00	29,911.75	0.00	527.25	98.27
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		30,439.00	30,439.00	29,911.75	0.00	527.25	98.27
Fund 311 - TID#10 DEBT SERVICE FUND							
Fund 311 - TID#10 DEBT SERVICE FUND:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
Fund 312 - TID#11 DEBT SERVICE FUND							
Fund 312 - TID#11 DEBT SERVICE FUND:							
TOTAL REVENUES		2,388.00	2,388.00	2,346.69	0.00	41.31	98.27
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		2,388.00	2,388.00	2,346.69	0.00	41.31	98.27
Fund 401 - CAPITAL IMPROVEMENT							
Fund 401 - CAPITAL IMPROVEMENT:							
TOTAL REVENUES		2,463,040.00	2,463,040.00	52,879.66	384.71	2,410,160.34	2.15
TOTAL EXPENDITURES		2,538,040.00	2,717,321.00	291,127.51	1,000.00	2,426,193.49	10.71
NET OF REVENUES & EXPENDITURES		(75,000.00)	(254,281.00)	(238,247.85)	(615.29)	(16,033.15)	93.69
Fund 402 - TAX INCREMENTAL DISTRICT #1							
Fund 402 - TAX INCREMENTAL DISTRICT #1:							
TOTAL REVENUES		12,818.00	12,818.00	9,519.62	2,205.35	3,298.38	74.27
TOTAL EXPENDITURES		18,995.00	18,995.00	2,908.81	1,185.61	16,086.19	15.31
NET OF REVENUES & EXPENDITURES		(6,177.00)	(6,177.00)	6,610.81	1,019.74	(12,787.81)	107.02
Fund 403 - TAX INCREMENTAL DISTRICT #2							
Fund 403 - TAX INCREMENTAL DISTRICT #2:							
TOTAL REVENUES		21,048.00	21,048.00	9,580.21	1,703.42	11,467.79	45.52
TOTAL EXPENDITURES		24,799.00	24,799.00	7,082.12	1,703.42	17,716.88	28.56
NET OF REVENUES & EXPENDITURES		(3,751.00)	(3,751.00)	2,498.09	0.00	(6,249.09)	66.60
Fund 404 - TAX INCREMENTAL DISTRICT #3							
Fund 404 - TAX INCREMENTAL DISTRICT #3:							
TOTAL REVENUES		3,020.00	3,020.00	34,875.81	12,078.46	(31,855.81)	1,154.83
TOTAL EXPENDITURES		26,620.00	26,620.00	6,371.97	2,258.23	20,248.03	23.94
NET OF REVENUES & EXPENDITURES		(23,600.00)	(23,600.00)	28,503.84	9,820.23	(52,103.84)	120.78

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 405 - TAX INCREMENTAL DISTRICT #4							
Fund 405 - TAX INCREMENTAL DISTRICT #4:							
TOTAL REVENUES		1,861.00	1,861.00	18,381.35	6,370.86	(16,520.35)	987.71
TOTAL EXPENDITURES		280,461.00	280,461.00	4,788.73	1,703.42	275,672.27	1.71
NET OF REVENUES & EXPENDITURES		(278,600.00)	(278,600.00)	13,592.62	4,667.44	(292,192.62)	4.88
Fund 406 - TAX INCREMENTAL DISTRICT #5							
Fund 406 - TAX INCREMENTAL DISTRICT #5:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		151,842.00	151,842.00	7,343.73	1,703.42	144,498.27	4.84
NET OF REVENUES & EXPENDITURES		(151,842.00)	(151,842.00)	(7,343.73)	(1,703.42)	(144,498.27)	4.84
Fund 407 - TAX INCREMENTAL DISTRICT #6							
Fund 407 - TAX INCREMENTAL DISTRICT #6:							
TOTAL REVENUES		991.00	991.00	6,383.42	2,262.46	(5,392.42)	644.14
TOTAL EXPENDITURES		20,704.00	20,704.00	(6,971.54)	(37,604.38)	27,675.54	33.67
NET OF REVENUES & EXPENDITURES		(19,713.00)	(19,713.00)	13,354.96	39,866.84	(33,067.96)	67.75
Fund 408 - TAX INCREMENTAL DISTRICT #7							
Fund 408 - TAX INCREMENTAL DISTRICT #7:							
TOTAL REVENUES		141.00	141.00	2,315.73	802.43	(2,174.73)	1,642.36
TOTAL EXPENDITURES		1,074.00	1,074.00	667.81	667.81	406.19	62.18
NET OF REVENUES & EXPENDITURES		(933.00)	(933.00)	1,647.92	134.62	(2,580.92)	176.63
Fund 409 - TAX INCREMENTAL DISTRICT #8							
Fund 409 - TAX INCREMENTAL DISTRICT #8:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		32,921.00	32,921.00	7,401.63	667.81	25,519.37	22.48
NET OF REVENUES & EXPENDITURES		(32,921.00)	(32,921.00)	(7,401.63)	(667.81)	(25,519.37)	22.48
Fund 410 - TAX INCREMENTAL DISTRICT #9							
Fund 410 - TAX INCREMENTAL DISTRICT #9:							
TOTAL REVENUES		372.00	372.00	0.00	0.00	372.00	0.00
TOTAL EXPENDITURES		150.00	150.00	150.00	150.00	0.00	100.00
NET OF REVENUES & EXPENDITURES		222.00	222.00	(150.00)	(150.00)	372.00	67.57
Fund 411 - TAX INCREMENTAL DISTRICT #10							
Fund 411 - TAX INCREMENTAL DISTRICT #10:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
Fund 412 - TAX INCREMENTAL DISTRICT #11							
Fund 412 - TAX INCREMENTAL DISTRICT #11:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		500.00	500.00	150.00	150.00	350.00	30.00
NET OF REVENUES & EXPENDITURES		(500.00)	(500.00)	(150.00)	(150.00)	(350.00)	30.00
Fund 601 - SOMERS WATER UTILITY							
Fund 601 - SOMERS WATER UTILITY:							
TOTAL REVENUES		1,894,085.00	1,894,085.00	630,090.48	623,040.72	1,263,994.52	33.27
TOTAL EXPENDITURES		1,772,633.00	1,925,068.00	291,914.17	28,677.69	1,633,153.83	15.16
NET OF REVENUES & EXPENDITURES		121,452.00	(30,983.00)	338,176.31	594,363.03	(369,159.31)	1,091.49
Fund 602 - K.R. SEWER DISTRICT							
Fund 602 - K.R. SEWER DISTRICT:							
TOTAL REVENUES		227,504.00	227,504.00	63,116.85	57,869.48	164,387.15	27.74
TOTAL EXPENDITURES		370,792.00	370,792.00	47,134.19	16,006.65	323,657.81	12.71
NET OF REVENUES & EXPENDITURES		(143,288.00)	(143,288.00)	15,982.66	41,862.83	(159,270.66)	11.15
Fund 603 - UTILITY DISTRICT #1							
Fund 603 - UTILITY DISTRICT #1:							
TOTAL REVENUES		2,994,350.00	2,994,350.00	821,815.08	709,062.16	2,172,534.92	27.45
TOTAL EXPENDITURES		4,506,806.00	4,586,806.00	1,024,890.78	279,714.62	3,561,915.22	22.34
NET OF REVENUES & EXPENDITURES		(1,512,456.00)	(1,592,456.00)	(203,075.70)	429,347.54	(1,389,380.30)	12.75
Fund 604 - STORMWATER UTILITY							
Fund 604 - STORMWATER UTILITY:							
TOTAL REVENUES		334,670.00	334,670.00	591,513.58	0.00	(256,843.58)	176.75
TOTAL EXPENDITURES		332,875.00	332,875.00	182,663.31	8,551.60	150,211.69	54.87

GL NUMBER	DESCRIPTION	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	YTD BALANCE 03/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
NET OF REVENUES & EXPENDITURES		1,795.00	1,795.00	408,850.27	(8,551.60)	(407,055.27)	22,777.17
TOTAL REVENUES - ALL FUNDS		23,675,699.00	23,675,699.00	14,853,498.94	1,590,116.82	8,822,200.06	62.74
TOTAL EXPENDITURES - ALL FUNDS		19,927,314.00	20,339,030.00	4,474,524.25	769,607.96	15,864,505.75	22.00
NET OF REVENUES & EXPENDITURES		3,748,385.00	3,336,669.00	10,378,974.69	820,508.86	(7,042,305.69)	311.06



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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWER: Josh Fugate, Utilities Manager
Kevin Poirier, Assistant Administrator

AGENDA ITEM: #4 12th Street Water Main – Change Order #1, Replace Bid Set
Drawings with the Construction Set Dated 3-17-2026

BACKGROUND:

In February, the Village Board awarded the bid for the 12th Street Water Main Project to PTS Contractors, Inc., for an amount not to exceed \$2,860,000. The alternate deduct was approved with conditions by the Kenosha County DOT, reducing the total to \$2,672,665.

The project included over \$400,000 in contingencies for expenses including but not limited to legal, notifications, railroad permitting, and change orders for the project.

The Village contracted with Great Lakes to do televising for the Sanitary Lining Program in Country Charms area, which includes 12th Street. The Village requested that Great Lakes televise the sanitary line prior to the water main construction, but they did not have a crew available during the original design schedule. After televising was completed in March, the Village was able to identify the depths of the sewer laterals and update plans with PTS Contractors.

Per Village Engineer Doug Snyder, the proposed change prevented the contractor from damaging existing sewer laterals and rerouting the new water main. Change Order #1 covers expenses to redesign the depths of the water main, additional fittings, drilling and installation, backfilling and restoration work.

After changing from an open cut water main to a directional drill method, the total cost of the additional work is \$52,372.31.

COMMENTS:

If the Board agrees, this item will be placed on the 5/26 Village Board Meeting Agenda for possible action.

ATTACHMENTS:

Proposed Change Order from Village Engineer

PROJECT: 12th Street Water Main

DATE OF ISSUANCE: April 30, 2026

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
500 E. Main St., Suite 101
Waterford WI, 53185

CONTRACTOR: PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

ENGINEER's Project No. 2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Replace the Bid Set of Drawings with the Construction Set Dated 03-17-26

Purpose of Change Order: Village televised the sanitary sewer system after the date of bid opening and located many of the sanitary laterals, including the depth. Engineer redesigned the water main and made it deeper at several locations requiring additional backfill, additional dump fees, additional installation by the directional drill method, manhole adjustment, additional fittings, and additional restoration. See page 2 for a breakout of additional cost by referenced sheet number. This change should prevent the Contractor from needing to repair sewer laterals and needing to relay water main due to conflicts with the sanitary laterals.

Attachments: Breakdown of Additional Cost

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$2,672,655.00

Previous Change Orders:
No. - to No. 1 \$0.00

Current Contract Price: \$2,672,665.00

Net increase of this Change Order:
\$52,372.31

Contract Price with this Change Order:
\$2,725,037.31

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: August 31, 2026
Completion: December 31, 2026

Change from previous Change Orders: None

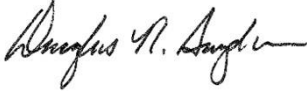
Current Contract Time:
Substantial Completion: August 31, 2026
Completion: December 31, 2026

Net Increase of this Change Order: None

Contract Time with this Change Order:
Substantial Completion: August 31, 2026
Completion: December 31, 2026

PREPARED BY:

BAXTER & WOODMAN, INC.

By 
Douglas R. Snyder, P.E.
Project Manager

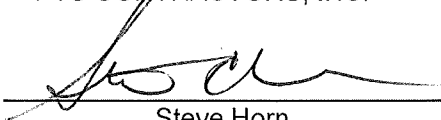
APPROVED:

VILLAGE OF SOMERS, WI

By _____
George Stoner
Village President

ACCEPTED:

PTS CONTRACTORS, INC.

By 
Steve Horn
President

Breakdown of Additional Costs
Change Order 1
12th Street Water Main

PTS CONTRACTORS INC		CHANGE ORDER REQUEST #1			4/29/2026	
SOMERS 12TH STREET WATERMAIN EXTENSION						
EXTRA DUMP FEES	Pages 13 thru 22		CY/LOAD	LOADS	UNIT PRICE	TOTAL
410	1.5	615 CY	15	41	\$80.00	\$3,280.00
EXP FACTOR						
EXTRA EXCAVATION DUE TO EXTRA DEPTH				LOST PRODUCTION		\$23,584
EXTRA GRAN BACKFILL		536.77 TONS			\$17.55	\$9,420.31
EXTRA DIR DRILL Page 10						
		120 LF			\$ 238.50	\$ 28,620.00
ADJUST MANHOLE Page 16						
		1 EA			\$2,000.00	\$ 1,200.00
ADAPTORS AND FUSING HDPE PIPE DUE TO MATERIAL CHANGE					Page 21	
		1 LS			\$ 1,728.00	\$ 1,728.00
EXTRA RESTORATION						
	Page 25	37 SY			\$ 10.00	\$ 370.00
	Page 26	25 SY			\$ 10.00	\$ 250.00
					SUB TOTAL	\$68,452.31
					CREDIT FOR 120 LF OPEN CUT	\$(16,080.00)
					TOTAL PROPOSED CHANGE ORDER 1	\$52,372.31



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

WORK SESSION: May 19th, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Josh Sullivan, Public Works Superintendent

REVIEWED BY: Kevin Poirier, Assistant Administrator
Jim Hurley, Administrator

AGENDA ITEM: #5 Review and discuss proposal to add the repaving of 80th Avenue to the 2026 paving project.

BACKGROUND:

The 2026 paving project includes repaving the Valley View Subdivision. The existing asphalt will be pulverized and relayed, driveway approaches will be removed and replaced 8 feet from the road edge to match new road grade, existing Village owned culverts and a few residential culverts that fall within the project limits will be removed and replaced, and 21 existing sanitary structures will be adjusted to match the new road grade and will be resealed to prevent any infiltration and inflow.

At the Village Board Meeting on May 12th, 2026, the project was awarded to Payne & Dolan, Inc. in the amount of \$571,571.00. The Capital Improvement Project was estimated to cost \$779,000.00 when approved by the Board. Of the project, \$116,052.00 can be funded from the balance of the 2-year borrowing, the rest is paid from cash reserves and utility funds. In addition, for the first time in years, the Village applied for State grants for paving. Public Works Utilities Manager Fugate's Local Roads Improvement Program (LRIP) application was approved, lowering the Village's cost, with an awarded amount of \$34,030.42.

UPDATE:

Staff have prepared a cost breakdown for the 2026 Paving project based on the 2026 Consolidate General Fund CIP and Sewer Fund CIP (attached) which is as follows,

2026 General Fund Paving CIP:

\$ 806,216 - 2026 Total Funds in Paving CIP

\$ (27,216) - 2025 CIP retainage left for 2025 Paving Project

\$ 779,000 - 2026 Paving Project

\$ 571,571 - Payne & Dolan General Fund Portion Cost

\$ (48,300) - Amount paid by Sewer Fund

\$ 523,271 – Amount needed from General Fund before Storm Water and LRIP

\$ (30,575) - Amount paid by Storm Water Fund

\$ (34,030.42) - Amount paid by LRIP

\$ 458,665.58 - Actual General Fund Cost

\$ (116,052) – 2023 A Borrowed Funds

\$ (342,613.58) - Cash

\$ 320,334.42 - Excess Funds

2026 Sewer Fund Paving Adjustments CIP:

\$ 90,750 - Approved 2026 Sanitary CIP Funds

\$ (48,300) - Actual Cost to Sanitary Fund

\$ 42,450 – Excess Funds

COMMENTS:

The total cost savings for the project is \$320,334.42, and a Sewer Fund savings of \$42,450 from the original estimated and approved CIP costs. When the project was originally estimated and the CIP funds were requested, the costs for the storm water improvements pertaining to the project were not separately allocated within the Storm Water CIP. Based on the awarded bid and the actual costs associated with these improvements, staff is requesting that \$30,575 to be charged to the Storm Water Fund.

In light of the fact that the bid came in substantially lower than anticipated, staff is suggesting adding another section of road to this year's paving project that was originally planned for the next few years. Staff believes that the lower bid price was a result of Payne & Dolan buying oil at last year's pricing. Oil prices have risen throughout the year and will most likely result in increased bid pricing next year. This makes it an ideal time to maximize the current bid price for asphalt. If the project addition stays under a 15% increase, that is allowed by state statute, it can be done through a Change Order.

Staff proposes the addition of 80th Avenue, which is a small section of road off of CTH E, between J&M's and the Canadian Pacific Railway (map attached). This would include pulverizing existing asphalt and relaying new material. There would be no utility adjustments needed with this section of road. Staff estimated the cost of the addition to be \$73,828 (estimate attached), which would be less than 15% of the total contract price (\$85,735.65). This would result in a remaining General Fund paving balance of \$246,506.42.

ATTACHMENTS:

2026 Consolidated CIP

2026 Bid Form and Paving Cost Allocations

80th Avenue Paving Map

80th Avenue Paving Estimate

	2026 total proposed CIP budget	Use of funds											Use of carry over funds from previous borrowings	
		2026 proposed General fund	2026 proposed Sewer fund CIP	2026 proposed Water fund CIP	2026 proposed Stormwater fund CIP	2026 proposed TID #3 CIP	Carried over from 2025	2023A borrowing	2026A borrowing	2026 cash	2027 cash	ARPA funds		TIDS
General fund:														
Paving:														
45th Street (5TH 31 to 64th Ave.) Valley View Sub. PASER Rating = 2	280,000	280,000												280,000
64th Ave. (45th St. to 50th St.) Valley View Sub. PASER Rating = 2	160,000	160,000												160,000
50th St. (64th Ave. to 5TH 31) Valley View Sub. PASER Rating = 2	90,000	90,000												90,000
63rd Ave. (50th St. to 45th St.) Valley View PASER Rating = 2	170,000	170,000												132,948
46th Place (63rd Ave to Termination) Valley View PASER Rating = 2	27,000	27,000					8,942		37,052					27,000
48th Street (64th Ave. to 63rd Ave.) Valley View PASER Rating = 2	52,000	52,000					52,000							52,000
Retainage for 2025 paving not yet paid	27,216	27,216					27,216	527,216						-
		50												
	\$806,216	806,216					88,158	143,268	662,948					
Public works:														
54-60 - 2013 - Peterbilt Vac-Truck move to 2026- 50% paid by sewer & 25% by storm water \$610,000	152,500	152,500												\$152,500
Asset Management / CMMS/GIS integrated asset system	2,020	2,020												52,020
Camera and installation for yard waste	5,500	5,500												55,500
2025 Ford 4x4 F550 I-Ton: Chassis	124,819	124,819					124,819	124,819						10,759
2025 Ford 4x4 Super Cab pickup with snowplow	10,759	10,759					10,759							\$10,759
	\$295,598	\$160,020					135,578	124,819	-	\$170,779				-
Parks:														
Tennis Court - BOARD REMOVED ON 11/4/25														
Public Safety:														
Pumper/tender - replace 2011 NFPA Rosenbauer	1,000,000	1,000,000								1,000,000				-
New Lucas CPR machine #2	20,000	20,000								20,000				-
TNT Extrication Tool replacement	50,000	50,000								50,000				-
ATV Trailer	12,000	12,000								12,000				-
New Fire Station 2 move to 2027														-
New Ambulance (replacing 2017 ambulance)	460,000	460,000								460,000				-
Asset Management / CMMS/GIS integrated asset system	2,020	2,020								2,020				-
	1,544,020	1,544,020								1,544,020				-
Administration:														
Website upgrade	25,000	25,000								25,000				-
Replacement Computer Plan	27,911	27,911					7,911			27,911				-
Court Door	5,000	5,000								5,000				-
Village Buildings HVAC Repairs	5,000	5,000								5,000				-
Replacement Access Points	8,576	8,576								8,576				-
	71,487	71,487					7,911			71,487				-
TOTAL GENERAL FUND	\$2,717,321	2,581,743					231,647	268,087		2,449,234				
Sewer fund:														
I&I Replacement/Repaid Program-Sanitary Sewer Rehab – Televising and Engineering	200,000		200,000							200,000				-
Lift Station Upgrades	240,500		240,500							240,500				-
Asset Management / CMMS/GIS integrated asset system	4,040		4,040							4,040				-
Air Release Valve Force Main Evaluation / Replacement	20,000		20,000							20,000				-
Sanitary Sewer Lining / Replacement	915,000		915,000							915,000				-
Pump Stock(Annual) 2 years	6,072		6,072							6,072				-
Manhole Rehabilitation (2026-2035)	25,000		25,000							25,000				-
Valley View Paving Sanitary Adjustment	90,750		90,750							90,750				-
Pike Creek Super Flush-Postponed														-
54-60 - 2013 - Peterbilt Vac-Truck move to 2026- 25% paid by storm water & 25% by public works total is \$610,000	\$305,000		\$305,000							305,000				-
Upsized submersible pump at the 45th Avenue Lift Station	\$6,128		\$6,128							6,128				-
			50											-
	1,812,490		1,812,490							1,812,490				-
TOTAL SEWER FUND	1,812,490		1,812,490							1,812,490				
Water fund:														
GIS / Mapping Improvements-Improve GIS accuracy and tracking	2,020			2,020						2,020				-
Meter Replacement Program -	87,000			87,000						87,000				-
Hydrants (5 yr prj. Split evenly) \$18,000 carry forward any unused funds up to \$18,000	18,000			18,000						18,000				-
Water valve replacement - carry forward any unused funds up to \$10,000	10,000			10,000						10,000				-
Meter Swap	20,000			20,000						20,000				-
12TH Street Water Main Project	152,435			152,435						152,435				-
														-
	289,455			289,455						289,455				-
TOTAL WATER FUND	289,455			289,455						289,455				
Storm water fund:														
Greenbay Road Mueller parcel	40,000				40,000					40,000				-
Neumiller Woods Phase II	21,949				21,949					21,949				-
Davis Culvert	40,000				40,000					40,000				-
54-60 - 2013 - Peterbilt Vac-Truck move to 2026- 50% paid by sewer & 25% by public works total is \$610,000	152,500				152,500					152,500				-
														-
	254,449				254,449					254,449				-
TOTAL STORM WATER FUND	254,449				254,449					254,449				
TID#3:														
TOTAL TID #1 FUND														
TOTAL	\$5,073,715	2,581,743	1,812,490	289,455	254,449		231,647	268,087		4,805,628				

00 41 00.16

BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:
Village President and Board Members
Village of Somers
7511 – 12th Street
Somers, WI 53171
(hereinafter called OWNER)

\$30,575 STORM FUND
\$48,300 SEWER FUND
\$34,030.42 LRIP
\$458,665.58 GENERAL FUND

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

- 2.01 The following documents are submitted with and made a condition of this Bid:
 - A. Required Bid security;
 - B. Form 00 42 00 "AFFIDAVIT OF ORGANIZATION AND AUTHORITY"

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 Unit Prices

A. Bidder will perform the following Work at the indicated unit prices:

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
1	MOBILIZATION	LSUM	1	Lump Sum	\$ 18,868.18
2	CONSTRUCTION LAYOUT AND STAKING	LSUM	1	Lump Sum	\$ 5,000.00
3	PULVERIZE ASPHALTIC PAVEMENT- FULL DEPTH	SY	11,841	\$ 1.40	\$ 16,577.40
4	ASPHALTIC SURFACE REMOVAL - FULL DEPTH MILLING	SY	5,297	\$ 2.00	\$ 10,594.00
5	CULVERT REMOVAL AND REPLACEMENT - 12-INCH	LF	53	\$ 125.00	\$ 6,625.00
6	CULVERT REMOVAL AND REPLACEMENT - 15-INCH	LF	140	\$ 125.00	\$ 17,500.00
7	ASPHALT DRIVEWAY REMOVAL	SY	1,695	\$ 12.00	\$ 20,340.00
8	CONCRETE DRIVEWAY REMOVAL	SY	151	\$ 12.00	\$ 1,812.00

BID FORM

00 41 00.16-1 (2600188.00) Revision dated April 30, 2026

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
9	BASE REPAIR - 1 1/4-INCH BASE AGG. DENSE	TON	127	\$ 38.00	\$ 4,826.00
10	SANITARY MH FRAME ADJUSTMENT	EACH	21	\$ 2,300.00	\$ 48,300.00
11	PCC CURB AND GUTTER REMOVAL AND REPLACEMENT	LF	40	\$ 100.00	\$ 4,000.00
12	CRUSHED LIMESTONE DRIVEWAY	LSUM	1	Lump Sum	\$ 1,500.00
13	HMA PAVEMENT - 3LT 2-1/4-INCH BINDER	SY	17,138	\$ 9.54	\$ 163,496.52
14	HMA PAVEMENT - 4LT 1-3/4-INCH SURFACE	SY	17,138	\$ 8.35	\$ 143,102.30
15	ASPHALT DRIVEWAY 3-INCH	SY	1,846	\$ 24.50	\$ 45,227.00
16	PAVEMENT MARKING EPOXY 4-INCH YELLOW	LF	2,842	\$ 1.02	\$ 2,898.84
17	PAVEMENT MARKING EPOXY 4-INCH WHITE	LF	1,143	\$ 1.02	\$ 1,165.86
18	PAVEMENT MARKING EPOXY 8-INCH	LF	82	\$ 2.75	\$ 225.50
19	PAVEMENT MARKING ARROW EPOXY	EACH	4	\$ 550.00	\$ 2,200.00
20	CRUSHED LIMESTONE SHOULDER	LF	7,887	\$ 5.20	\$ 41,012.40
21	LAWN RESTORATION	LSUM	1	Lump Sum	\$ 4,500.00
22	TRAFFIC CONTROL AND PROTECTION	LSUM	1	Lump Sum	\$ 9,350.00
23	CULVERT EXTENSION, 12-INCH CMP	LF	10	\$ 245.00	\$ 2,450.00
Total of All Unit Price Bid Items					\$ 571,571.00

B. Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

3.02 *Total Bid Price (Lump Sums and Unit Prices)*

Total Bid Price (Total of all Lump Sum and Unit Price Bids)	\$571,571.00
---	--------------

ARTICLE 4—TIME OF COMPLETION

- 4.01 Bidder agrees that the Work will be substantially complete on or before September 25, 2026, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before January 30, 2027.
- 4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER’S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
01	04/30/2026

ARTICLE 6—BIDDER’S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder’s Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be

employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
12. Bidder is not listed on the State of Wisconsin Department of Transportation List of Disapproved, Suspended, and Debarred Contractors.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
 - d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Payne & Dolan, Inc.

(typed or printed name of organization)

By:

[Signature]

(individual's signature)

Name:

Steve Higgins

(typed or printed)

Title:

Vice President

(typed or printed)

Date:

5-7-2026

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

[Signature]

(individual's signature)

Name:

Jeff Batchelor

(typed or printed)

Title:

Agent

(typed or printed)

Date:

05/07/2026

(typed or printed)

Address for giving notices:

1700 120th Avenue

Kenosha, WI 53144

Bidder's Contact:

Name:

Shane Hollerich

(typed or printed)

Title:

Project Manager

(typed or printed)

Phone:

262-366-5304

Email:

shollerich@walbecgroup.com

Address:

Payne & Dolan, Inc.

1700 120th Avenue

Kenosha, WI 53144

Bidder's Contractor License No.: (if applicable) N/A

**CERTIFICATE OF CORPORATE RESOLUTION
PART OF THE MINUTES OF MEETING OF DIRECTORS**

RESOLVED, that Kurt Bechthold, Mark E. Filmanowicz, Brian Endres, John C. Bartoszek, David L. Bechthold, Brian Enders, Monica Elles, Todd B. Hughes, Linda Pawlak, Charles E. Bechthold, Bridget Kraus, Christopher Urech, Steven D. Higgins, Andrew Schmidt, Devin Justman, Tyler Winter, Carrie Van Vonderen, Cecilia McCormack, Emily Ayling, Greg Strzalka, Jeff Batchelor, Sam Bilhorn, and Jeremy Barron shall have the authority to sign all contracts for and within the State of Wisconsin and on behalf of Payne and Dolan, Inc.

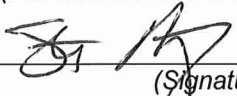
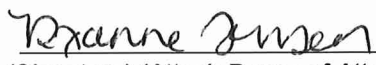
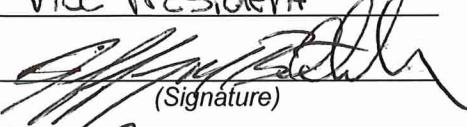
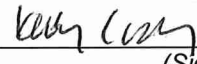
I, Mark E. Filmanowicz, do hereby certify that I am the duly elected and qualified Secretary and the custodian of the records of Payne and Dolan, Inc., a corporation organized and existing under and by virtue of the laws of the State of Wisconsin; that the foregoing is a true and correct copy of a certain resolution duly adopted at a meeting of the Board of Directors of said corporation convened and held in accordance with the law and the bylaws of said corporation on the 10th day of December 2025, and that such resolution is now in full force and effect.

IN WITNESS WHEREOF, I have signed my name this 7th day of May, 2026.



Mark E. Filmanowicz, Secretary

00 43 13
BID SECURITY FORM

Bidder Name: PAYNE & DOLAN, INC. Address (<i>principal place of business</i>): 1700 120th Avenue Kenosha, WI 53144	Surety Name: WESTERN SURETY COMPANY Address (<i>principal place of business</i>): 151 N. Franklin Street Chicago, IL 60606
Owner Name: VILLAGE OF SOMERS Address (<i>principal place of business</i>): 7511 12th Street Somers, WI 53171	Bid Project (<i>name and location</i>): 2026 Roadway Improvements, Somers, WI Bid Due Date: May 7, 2026
Bond Penal Sum: Five Percent of Amount bid (Words) \$ 5% of Amount Bid (Figures) Date of Bond: May 7, 2026	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder PAYNE & DOLAN, INC. <i>(Full formal name of Bidder)</i>	Surety WESTERN SURETY COMPANY <i>(Full formal name of Surety) (corporate seal)</i>
By:  <i>(Signature)</i>	By:  <i>(Signature) (Attach Power of Attorney)</i>
Name: Steve Higgins <i>(Printed or typed)</i>	Name: Roxanne Jensen <i>(Printed or typed)</i>
Title: Vice President	Title: Attorney-in-Fact
Attest:  <i>(Signature)</i>	Witness:  <i>(Signature)</i>
Name: Jeff Batchelor <i>(Printed or typed)</i>	Name: Kelly Cody <i>(Printed or typed)</i>
Title: Agent	Title: witness
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Kelly Cody, Roxanne Jensen, Marc Sacia, Individually of Green Bay, Wisconsin
Trudy A. Szalewski, Brian Krause, Individually of Milwaukee, Wisconsin, Individually**

its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 25th day of February, 2026.



WESTERN SURETY COMPANY

Larry Kasten

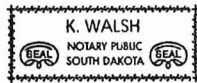
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 25th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031



K. Walsh

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 7th day of May, 2026.



WESTERN SURETY COMPANY

Paula Kolsrud

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

AFFIDAVIT OF ORGANIZATION AND AUTHORITY

I, Greg Strzalka being first duly sworn on oath certify that

Payne & Dolan, Inc.
(Name of corporation, limited liability company, partnership or person submitting bid)

Bidder on the attached Proposal, is organized as indicated below; that I have examined and carefully prepared this Proposal from the Specifications and have checked the same in detail before submitting this Proposal; that all statements made herein are made on behalf of such Bidder and that I have full authority to make such statements and submit this Proposal in (its) (their) behalf; and that the said statements are true and correct.
Bidder is (fill out applicable paragraph):

A Corporation organized and existing under the laws of the State of Wisconsin, and its President is Mark E. Filmanowicz, and its Secretary is Mark E. Filmanowicz and it does/does not have a corporate seal.

The Agent is authorized to sign construction Contracts and Bids
(Officer or authorized agent)
for the company by action of its Board of Directors taken: December 10, 2025, a certified copy of which is attached hereto. (Strike out this last sentence if the Proposal is signed by the President and Secretary.)

A Partnership consisting of _____ and _____, partners doing business under the name of _____.

A Limited Liability Company organized and existing under the laws of the State of _____, _____, a managing member, is authorized to sign Contracts and Bids for the Company.

An Individual operating under the trade name of _____

Signature

[Handwritten Signature]

Agent

(Title, if any)

1700 120th Avenue, Kenosha, WI 53144

(Bidders address)

262-859-3081

(Telephone)

Subscribed and sworn to before me
this 7th day of May, 2026.

Sarah Baldrige Notary Public,

Kenosha County, State of Wisconsin

My Commission expires 01/10/2029
(This Affidavit must be attached to and filed with the Bid Proposal.)

SARAH BALDRIDGE
Notary Public
State of Wisconsin

00 43 36

PROPOSED SUBCONTRACTORS FORM

TO: Village President and Board Members
Village of Somers
7511 – 12th Street
Somers, WI 53171
(hereinafter called Owner)

1. Pursuant to bidding requirements for the Work titled:

**VILLAGE OF SOMERS, WISCONSIN
2026 ROADWAY IMPROVEMENTS**

for portions of the Work equaling or exceeding \$10,000, Bidder proposes to use the following Subcontractors. Except as otherwise approved by Owner, Bidder proposes to perform all other portions of the Work with his own forces:

2. Portion of the Work: Subcontractor name and address:

Miscellaneous

Oakes A W and Sons INC

2000 Oakes Rd, Racine, WI 53406

Striping Epoxy

Forward Traffic and Marking LLC

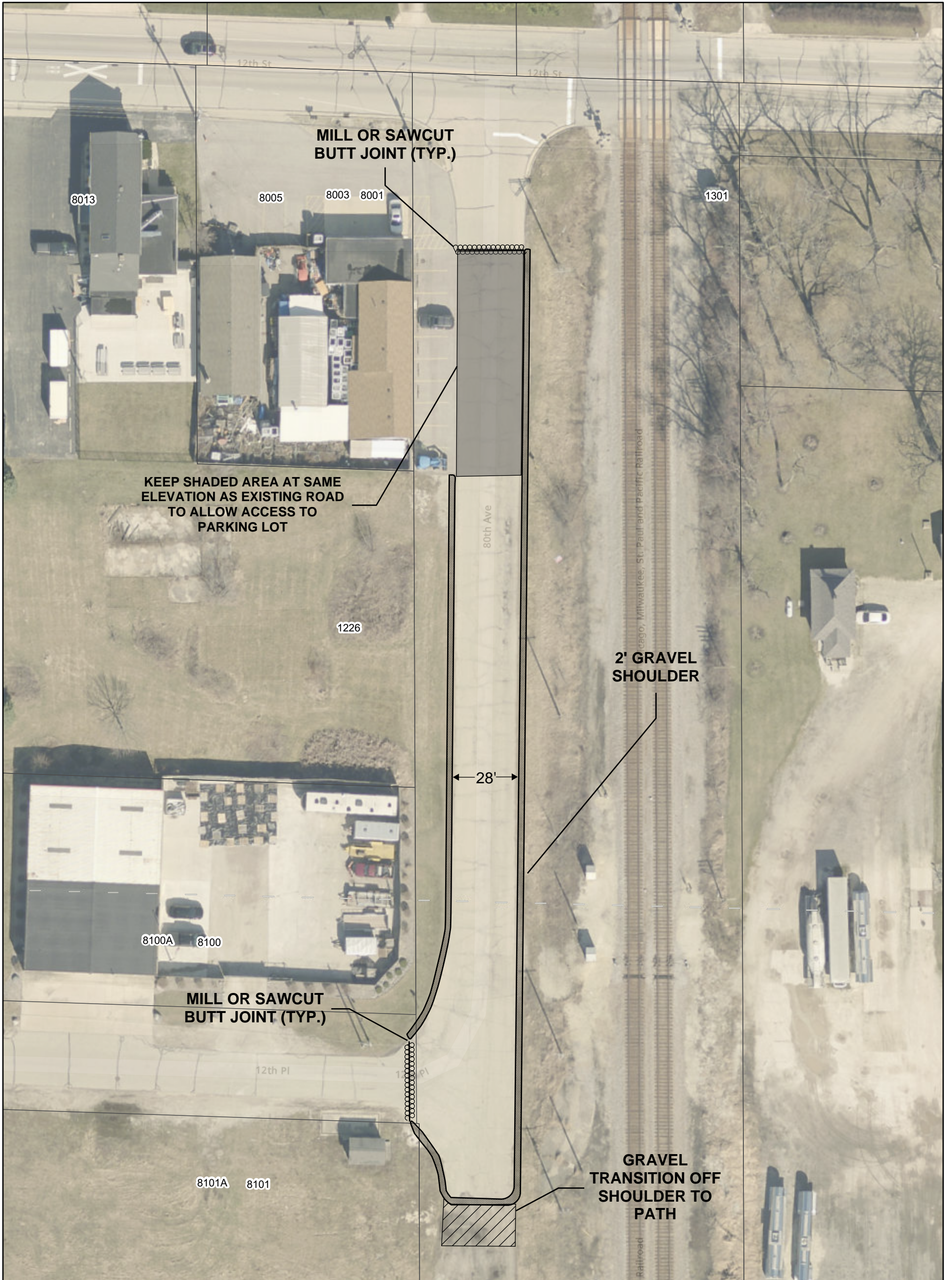
PO BOX 8026 Madison, WI 53708

Landscape

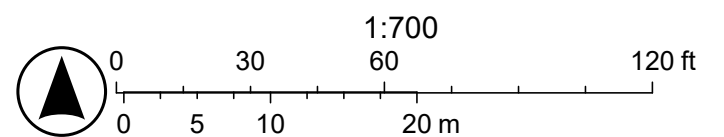
Enviromental Solutions INC

PO BOX 163 Thiensville, WI 53092

80th Avenue Paving Map



5/8/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

2026 Paving Program Bid Items

80th Ave

Centerline Length= 430
 Pavement Width= 28
 Shoulder Width= 2
 Asphalt Pavement Thickness= 4
 Asphalt Driveway Removal and Replacement Area=
 Concrete Driveway Removal Area=
 Gravel Areas to be Paved:

feet
feet
feet
inches
sy
sy
sy

No.	Qty	Units	Item	Unit Price	Total	Measure	Funding Source					
							General Fund	Sanitary Adjustments	Storm Water	Pave Sewer Sites	Pave Water Sites	
1	1,350	SY	Pulverize and Relay Asphaltic Pavement and Base Course	\$2.80	\$3,780	SY	\$3,780					
2	0	SY	Asphalt Pavement Removal (Driveways)	\$20.00	\$0	SY	\$0					
3	0	SY	Concrete Pavement Removal (Driveways)	\$25.00	\$0.00	SY	\$0					
4	0	SY	HMA Driveway - 3" Thickness	\$17.00	\$0.00	SY	\$0					
5	135	TON	Aggregate Base Replacement, 12in Thickness (Assumed 10% of base replacement area)	\$38.00	\$5,130	10%	\$5,130					
6	270	TON	Granular Backfill for Excavation Below Subgrade	\$35.00	\$9,450	TON	\$9,450					
7	160	TON	3 LT HMA Pavement, 2" Lower Layer	\$78.00	\$12,480	TON	\$12,480					
8	160	TON	4 LT HMA Pavement, 2" Upper Layer	\$90.00	\$14,400	TON	\$14,400					
9	860	LF	Crushed Limestone Shoulder	\$5.20	\$4,472	LF	\$4,472					
10	0	EACH	Sanitary Manhole Adjustment	\$2,200.00	\$0.00	0	\$0.00	\$0.00				
12	0	LF	Pavement Marking, Epoxy 4", furnished and installed as specified	\$1.05	\$0.00	LF	\$0					
13	1	LS	Traffic Control	\$9,350.00	\$9,350	LS	\$9,350					
				Subtotal:	\$59,062		\$59,062	\$0	\$0	\$0	\$0	\$0
				Contingencies (15% ±):	\$8,859.30	15%	\$8,859	\$0	\$0	\$0	\$0	\$0
				1874.5 Engineering, Legal & Administration (10% ±):	\$5,906.20	10%	\$5,906	\$0	\$0	\$0	\$0	\$0
				Total Cost:	\$73,828		\$73,828	\$0	\$0	\$0	\$0	\$0

Prices based off B&W Bid Tab from 2023-2025 and VOPP Bid Tab from 2024

*** PRICES ADJUSTED FOR 2026 PAVING PROGRAM UNIT COSTS***



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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #6 Discuss 45th Avenue Lift Station

BACKGROUND:

In March 2023, the Village of Somers awarded the contract for the replacement 45th and 63rd Avenue Lift Stations.

UPDATE:

The Village Board recently approved the purchase of replacement pumps to overcome the pressure in the forced main when the Pike Creek Lift Station is running.

COMMENTS:

President Stoner requested this item to be placed on the agenda.

ATTACHMENTS:

Contract award letter

March 29, 2023

Travis Glennon, Assistant Secretary
August Winter & Sons, Inc.
2323 N. Roemer Road, PO Box 1896
Appleton, WI 54912-1896

Subject: Village of Somers – 45th Avenue and 63rd Avenue Lift Station Replacements

Dear Mr. Glennon:

The Village Board awarded you the contract for the 45th Avenue and 63rd Avenue Lift Station Replacements project on March 28, 2023. They accepted Alternates A and B and rejected Alternate C; the corresponding contract price is \$1,649,700.00.

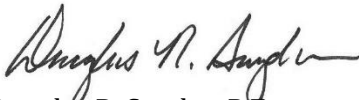
Enclosed are the Agreement and Bond forms for execution; if you execute them electronically, please e-mail them to me at dsnyder@baxterwoodman.com. If you execute the documents in written form, please produce three copies and return them to our office. After the documents are signed by the Village officials, we will send you a copy for your files.

As required by the Supplementary Conditions of the Contract Documents, please furnish to us, along with the Agreement and Bond forms, two copies each of a certificate of insurance which names the parties listed in Article 5, paragraph 5.08, as additional insureds on your General Liability Insurance Policy.

Please note the requirement to furnish copies of all endorsements to your insurance policies within 90 days of the execution of the Agreement documents or prior to project completion, whichever is first.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Douglas R. Snyder, P.E.

DRS:jmc

Encs.

C/email: Jason Peters, JD/MPA, Administrator
Brandi Baker, Village Clerk

00 52 00.13

AGREEMENT

THIS AGREEMENT is dated as of the 29th day of March in the year 2023 by and between the Village of Somers (hereinafter called OWNER) and August Winter & Sons, Inc. (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1. WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as:

The proposed construction consists of structural, mechanical, and electrical modifications to two existing sewage lift stations including pumping equipment, new valve vault, mechanical equipment, SCADA and electrical work, emergency power, site work, bypass pumping, prefabricated building, and other miscellaneous items of work. The proposed work includes Alternates A and B.

1.02 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as:

45th Avenue and 63rd Avenue Lift Station Replacements for the Village of Somers, Kenosha County, Wisconsin – Engineer’s Job No. 201061.40

ARTICLE 2. ENGINEER

2.01 The Project has been designed by Baxter & Woodman, Inc., Consulting Engineers, hereinafter called ENGINEER, who shall act as OWNER's representative and assume the duties and responsibilities and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME

3.01 The Work will be substantially completed on or before June 30, 2024, and completed and ready for final payment in accordance with paragraph 1.11 of the Supplementary Conditions on or before August 31, 2023.

3.02 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 3.01 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the

AGREEMENT
00 52 00.13-1

actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER One Thousand Three Hundred Dollars (\$1,300.00) for each day that expires after the time or date specified in paragraph 3.01 for Substantial Completion until the Work is substantially complete. After Substantial Completion if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Times or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER Seven Hundred Dollars (\$700.00) for each day that expires after the time or date specified in paragraph 3.01 for completion and readiness for final payment.

ARTICLE 4. CONTRACT PRICE

4.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the conditions and prices stated in CONTRACTOR's Bid pursuant to the provisions of the Contract Documents.

ARTICLE 5. PAYMENT PROCEDURES

5.01 CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General and Supplementary Conditions.

ARTICLE 6. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

6.01 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

6.02 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions, if any, and drawings of physical conditions which are identified in Section 00 31 32.13, Subsurface Drilling and Sampling Information as provided in Article 4 of the General Conditions, and accepts the determination set forth in Section 00 31 32.13, Subsurface Drilling and Sampling Information of the extent of the technical data contained in such reports and drawings, if any, upon which CONTRACTOR is entitled to rely.

6.03 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in paragraph 6.02 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.03 of the General Conditions;

and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

6.04 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examination, investigations, explorations, tests, reports, studies or similar information or data in respect of said underground facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.04 of the General Conditions.

6.05 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

6.06 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he/she has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

ARTICLE 7. CONTRACT DOCUMENTS

7.01 The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of this Agreement, the General Conditions, Supplementary Conditions, Specifications and Drawings, all Addenda issued prior to receipt of Bids, CONTRACTOR's Bid, Performance and Payment Bonds, Insurance Certificates, and all written Amendments issued after the Effective Date of the Agreement pursuant to paragraphs 3.04 of the General Conditions.

7.02 There are no Contract Documents other than those listed above in this Article 7. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.04 of the General Conditions.

ARTICLE 8. MISCELLANEOUS

8.01 Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.

8.02 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitations, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.03 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

ARTICLE 9. OTHER PROVISIONS

9.01 CONTRACTOR certifies that it is not listed on the State of Wisconsin Department of Transportation List of Disapproved, Suspended, and Debarred Contractors.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement as of the day and year first above written.

(SEAL) OWNER:
VILLAGE OF SOMERS, WISCONSIN
By: _____
George Stoner, Village President

ATTEST:

Brandi Baker, Clerk-Treasurer

(SEAL) CONTRACTOR:
AUGUST WINTER & SONS, INC.
By: _____
Travis Glennon, Assistant Secretary

ATTEST:

Name - Title

END OF AGREEMENT

PERFORMANCE BOND FORM

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR:

August Winter & Sons, Inc.
2323 N. Roemer Road
Appleton, WI 54912-1896

SURETY:

Ohio Farmers Insurance Company
PO Box 5001
Westfield Center, OH 44251-5001
Phone: 330-887-0101
Fax: 330-887-0840

OWNER:

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

CONSTRUCTION CONTRACT:

Date: March 29, 2023

Amount: \$1,649,700.00

Description: 45th Avenue and 63rd Avenue Lift Station Replacements for the Village of Somers,
Kenosha County, Wisconsin – Engineer’s Job No. 201061.40

BOND:

Date: March 29, 2023

Amount: \$1,649,700.00

CONTRACTOR AS PRINCIPAL: (Corp. Seal)
Company:
AUGUST WINTER & SONS, INC.

SURETY: (Corp. Seal)
Company:
OHIO FARMERS INSURANCE COMPANY

Signature: _____
Travis Glennon, Assistant Secretary

Signature: _____
Kelly N. Enghauser, Attorney-in-Fact

PERFORMANCE BOND FORM

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Subparagraph 3.1.
3. If there is no Owner Default, the Surety's obligation under this Bond shall arise after:
 - 3.1 The Owner has notified the Contractor and the Surety at its address described in Paragraph 10 below, that the Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Construction Contract. If the Owner, the Contractor and Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default: and
 - 3.2 The Owner has declared a Contractor Default and formally terminated the Contractor's right to complete the contract. Such Contractor Default shall not be declared earlier than twenty days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1: and
 - 3.3 The Owner has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the Owner.
4. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 4.1 Arrange for the Contractor, with consent of the Owner, to perform and complete the Construction Contract: or
 - 4.2 Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or
 - 4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and the contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the Owner resulting from the Contractor's default: or
 - 4.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:
 1. After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, tender payment therefor to the Owner: or
 2. Deny liability in whole or in part and notify the Owner citing reasons therefor.
5. If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Subparagraph 4.4, and the Owner refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

6. After the Owner has terminated the Contractor's right to complete the Construction Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. To the limit of the amount of this Bond, but subject to commitment by the Owner of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract, the Surety is obligated without duplication for:
 - 6.1. The responsibilities of the Contractor for correction of defective work and completion of the Construction Contract"
 - 6.2. Additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions of failure to act of the Surety under Paragraph 4; and
 - 6.3 Liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
7. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, or successors.
8. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.
9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
10. Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page.
11. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
12. Definitions.
 - 12.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
 - 12.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.
 - 12.3 Contractor Default: Failure of the Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Construction Contract.
 - 12.4 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

FOR INFORMATION ONLY --- NAME, ADDRESS AND TELEPHONE)	
AGENT OR BROKER:	OWNER'S REPRESENTATIVE (Architect, Engineer or other party):
Willis Towers Watson Midwest	Baxter & Woodman, Inc.
8400 Normandale Lake Blvd.	256 South Pine Street
Minneapolis, MN 55437	Burlington, WI 53105
763-302-7197	815-444-3349
kelly.enghauser@wtwco.com	dsnyder@baxterwoodman.com

00 61 13.16

PAYMENT BOND FORM

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR:

August Winter & Sons, Inc.
2323 N. Roemer Road
Appleton, WI 54912-1896

SURETY:

Ohio Farmers Insurance Company
PO Box 5001
Westfield Center, OH 44251-5001
Phone: 330-887-0101
Fax: 330-887-0840

OWNER:

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

CONSTRUCTION CONTRACT:

Date: March 29, 2023

Amount: \$1,649,700.00

Description: 45th Avenue and 63rd Avenue Lift Station Replacements for the Village of Somers,
Kenosha County, Wisconsin – Engineer's Job No. 201061.40

BOND:

Date: March 29, 2023

Amount: \$1,649,700.00

CONTRACTOR AS PRINCIPAL: (Corp. Seal)
Company:
AUGUST WINTER & SONS, INC.

SURETY: (Corp. Seal)
Company:
OHIO FARMERS INSURANCE COMPANY

Signature: _____
Travis Glennon, Assistant Secretary

Signature: _____
Kelly N. Enghauser, Attorney-in-Fact

PAYMENT BOND FORM

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference.

2. With respect to the Owner, this obligation shall be null and void if the Contractor:

- 2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and
- 2.2 Defends, indemnifies and holds harmless the Owner from all claims, demands, liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Construction Contract, provided the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 12) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety, and provided there is no Owner Default.

3. With respect to Claimants, this obligation shall be null and void if the Contractor promptly makes payment, directly or indirectly, for all sums due.

4. The Surety shall have no obligation to Claimants under this Bond until:

4.1 Claimants who are employed by or have a direct contract with the Contractor have given notice to the Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

4.2 Claimants who do not have a direct contract with the Contractor:

- 1. Have furnished written notice to the Contractor and sent a copy, or notice thereof, to the Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed: and
- 2. Have either received a rejection in whole or in part from the Contractor, or not received within 30 days of furnishing the above notice any communication from the Contractor by which the Contractor has indicated the claim will be paid directly or indirectly: and
- 3. Not having been paid within the above 30 days, have sent a written notice to the Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the Owner, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the Contractor.

5. If a notice required by Paragraph 4 is given by the Owner to the Contractor or to the Surety, that is sufficient compliance.

6. RESERVED

7. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

8. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any Construction Performance Bond. By the Contractor furnishing and

the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and the Surety under this bond, subject to the Owner's priority to use the funds for the completion of the work.

9. The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for payment of any costs or expenses of any Claimant under this Bond.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by Subparagraph 4.1 or Clause 4.2 (iii), or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, the Owner or the Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed incorporated herein. The intent is, that this Bond shall be construed as a statutory bond and not as a common law bond.

14. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.

15. DEFINITIONS

- 15.1 Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitations in the terms, "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.
- 15.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.
- 15.3 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete with the other terms thereof.

FOR INFORMATION ONLY --- NAME, ADDRESS AND TELEPHONE)	
AGENT OR BROKER:	OWNER'S REPRESENTATIVE (Architect, Engineer or other party):
Willis Towers Watson Midwest	Baxter & Woodman, Inc.
8400 Normandale Lake Blvd.	256 South Pine Street
Minneapolis, MN 55437	Burlington, WI 53105
763-302-7197	815-444-3349
kelly.enghauser@wtwco.com	dsnyder@baxterwoodman.com



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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #7 Bose Farms Land Use Plan Amendment, Rezone & Preliminary Plan on Tax Parcel # 83-4- 223-062-0200

BACKGROUND:

The proposed plan is summarized in the memo from Luke Godshall, Senior Land Use Planner. The Petitioner is proposing to allow for a 41-Lot single-family residential subdivision development on 43.24 acres. The proposal includes future plans for development of condominium duplexes, or side-by-sides.

A concept plan was reviewed by the Village Plan Commission in December 2025, and a public hearing on April 13, 2026. The Village Plan Commission negatively recommended the project.

While State Statute does not state a positive recommendation is required by the Plan Commission to amend a comprehensive plan, Village Ordinance § 18-18.38(C) states any plan amendment approved by the Village will be approved by a resolution approved by a majority of the full membership of the Village Plan Commission, and an ordinance adopted by a majority of the full membership of the Village Board.

A rezone and preliminary plat require a public hearing and recommendation by the Plan Commission, but the Village Board has the authority to approve items that were negatively recommended by the Commission.

COMMENTS:

While the Village Board cannot take action on the proposed comprehensive plan amendment, the Board retains the right to request the Plan Commission to reconsider based on the criteria and purview of the Commission, or if new information has become available that may impact their decision.

Following the meeting, the Developer reached out to Village staff with additional comments and requested for reconsideration by the Village.

First, the Developer questioned the SEWRPC opinion that was mentioned at the Commission meeting. A Commissioner mentioned that he would have liked an attorney present to review the opinion. A more recent letter from SEWRPC suggests that the development could be designed with respect to the surrounding wetlands and environmentally sensitive areas, which are cited in the Village's 2008 comprehensive plan as justification for low to medium density lots. Since at least 2008, the Village has no new subdivisions of one acre lots or more.

Second, the Developer stated that the Plan Commission referred to the proposed two-unit condominiums as multi-family. The Condominiums will have a Condominium Homeowners Association to manage and maintain the site, including landscaping, and repair work. Per the Developer, there is demand from prospective home buyers, particularly older adults, for downsizing while maintaining high quality. The Village Board and Plan Commission has adopted duplex / condominium design standards. The Board could request that the Commission consider the standards before making a recommendation to the Village Board.

ATTACHMENTS:

Project Narrative

Memo from Luke Godshall, Senior Land Use Planner

Rezone Application

Comprehensive Plan Amendment Application

Preliminary Plat Application

Site Plan

Stormwater Memo

4.23.2026 SEWRPC Letter

February 26, 2026

Luke Godshall
Kenosha County Planning & Development
19600 75th Street
Bristol, WI 53104

Re: Bose Farms – Rasmussen Submittal

RECEIVED

FEB 27 2026

Kenosha County
Planning & Development

Dear Luke,

On behalf of Raymond C. Leffler and KR195, LLC I am pleased to submit the Bose Farms project to the Village/Town of Somers for land use plan amendment, zoning and preliminary approvals.

As per our discussion with Village Staff, we have worked to bring you a subdivision that will add multiple housing types to the community.

Included in this packet are:

- Village of Somers rezoning procedures
- Land Division Application with required attachments
- Rezoning Application with required rezoning maps
- Preliminary Utility Plan and Technical Memo

The Family has requested that we name the site Bose Farms. That request was brought to me today and we will make the name change on any future submittals. The Plat consists of a total of 43.24 acres of land that are currently zoned A-2 and C-2. There is an existing residence and outbuildings that will be razed to facilitate development. This Preliminary Plat mirrors the concept plan that was moved forward in December of 2025.

The Plat consists of 41 single family lots. We are requesting that Lots 1-9 and 12 through 41 be rezoned to R4.5, Urban Single-Family district. We are requesting Lots 10 & 11 be rezoned to R-2, Suburban Single Family as they are larger. Outlots 1,4 & 5 are to be rezoned R-8 Urban 2-family residential district. The outlot that the ponds are located in is proposed to be C-1. The wetlands and Primary Environmental corridors on lots 24 & 25 are to be zoned C-2.

The site is served by sewer and water, and the roadways will be constructed with curb and gutter. Stormwater run off and management will be contained in the 3 ponds located alongside the existing wetlands and environmental corridor. Submitted with this packet is the preliminary utility plan and Technical Memo for Stormwater that will be reviewed by the Village Engineer.

The current classification in the Multi-Jurisdictional Comprehensive plan is Suburban Density Residential. With our mixture of uses, we are requesting amendment to the Multi-Jurisdictional Comprehensive Plan to accommodate those uses.

The Developer will create a Homeowners Association for the management of the Ponds pursuant to a Stormwater Maintenance Agreement that shall be recorded against all the properties and stipulate what is to be maintained and how it is to be maintained on a routine as well as long term basis. That document will be forthcoming as part of the Civil Engineering phase of this project.

The Condominium portion of the site is shown as outlets on the preliminary plat. As part of the concept plan, we showed them on individual lots as an exercise in determining the acreage needed per code. Our next submittal being prepared will be the Condominium Plat which will have 16 2-unit buildings for a total of 32 condominium units. The plat will show the buildings located on Common elements. The Condominiums will create their own Association which will declare the common & limited common elements. Bose Farm Condominiums will join in on the cost and maintenance of the ponds located in the single family subdivision. Again accomplished through the Restrictive Covenants for both the single family and condominium.

As part of the Bose Farm Condominium package, the Condominium Declaration and the Village condominium checklist will be submitted. Pinnacle engineering is working on those drafts, and they shall be submitted in early March for your review.

We look forward to presentation to the Plan Commission and Village Board.
Please let me know what else you need!

Respectfully Submitted,

Nancy Washburn

Nancy Washburn
Land Development Administration, LLC
Agent for KR195, LLC
Cell: 262-818-1836

Cc: Jim Hurley – Village/Town of Somers Administrator



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Senior Land Use Planner
APPLN DATE: 02-27-26
RPT DATE: 04-07-26
MTG DATE: 04-13-26
RE: Bose Farms Land Use Plan Amendment, Rezone & Preliminary Plat

PROJECT/SITE INFO:

1. Petitioner/Agent: Nancy Washburn, Land Development Administration, LLC
 2. Property Owner: David W & Scott B Rasmussen
 3. Location/Address: 1911 1ST ST
 4. Tax key Number(s): 83-4-223-062-0200
 5. Area: 43.24 acres
 6. Existing Zoning: A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist.
 7. Proposed Zoning: R-4.5 Urban Single-Family Residential Dist., R-2 Suburban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., C-2 Upland Resource Conservancy Dist.
 8. Existing Land Use: Suburban-Density Residential, Primary Environmental Corridor, Nonfarmed Wetland, Other Conservancy Land to be Preserved
 9. Proposed Land Use: Medium-Density Residential, Suburban-Density Residential, Primary Environmental Corridor, Nonfarmed Wetland, Other Conservancy Land to be Preserved
-

PROJECT OVERVIEW:

The Petitioner is proposing to amend the land use and zoning designations on the subject parcel to allow for a proposed 41-Lot single-family residential subdivision development to be known as Bose Farms. Additionally, three of the Outlots shown on the preliminary plat (Outlots 1, 4 and 5) are intended for future development of condominium duplexes. A concept of this development was brought before the Plan Commission in December 2025

PLANNER COMMENTS:

The submitted rezoning application proposes R-4.5 zoning for most Lots of the subdivision, with the exception of Lots 10 and 11 which are proposed to be zoned R-2. These Lots are shown to meet R-2 zoning minimum standards for lot area (40,000 square feet), frontage (150 feet or at least 75 feet on a cul-de-sac or curve provided there is at least 150 feet of width at the required building setback line) and setbacks (30' from Village roads, 15' side and 25' rear). The proposed R-2 zoning for Lots 10 and 11 of the preliminary plat is consistent with the existing land use plan category of 'Suburban-Density Residential' and therefore no amendment to the land use plan is required for this area of the plat.

The majority of the Lots in the subdivision are proposed to be zoned R-4.5 and are shown to meet minimum R-4.5 zoning standards for lot area (at least 12,000 square feet) and minimum setback requirements (65' from CTH E, 30' from Village roads, 10' side and 25' rear). The proposed R-4.5 zoning for these Lots will require

approval of the petitioner's submitted application for land use plan amendment from 'Suburban-Density Residential' to 'Medium-Density Residential'.

Outlots 1, 4, and 5 at the northern end of the preliminary plat are proposed to be rezoned to R-8 Urban Two-Family Residential District, as the petitioner intends to build 2-unit condominium buildings on these Outlots with a future condominium plat. The proposed R-8 zoning for these Outlots will require approval of the petitioner's submitted application for land use plan amendment from 'Suburban-Density Residential' to 'Medium-Density Residential'.

The submitted preliminary plat dated February 24, 2026 and prepared by John P. Konopacki of Pinnacle Engineering Group, generally conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). Several items that will need to be added to and revised on the preliminary plat have been indicated in the staff recommendation below. These items, and any other items determined by the Plan Commission and Board, will need to be incorporated into a revised plat for eventual Final Plat approval.

The plat is shown to be accessed from STH 195 (1st Street) on the eastern side of the development tract via a new public road entrance ("Road A") with several other roads forming the internal subdivision street network. The connection to STH 195 falls under the jurisdiction of Wisconsin Dept. of Transportation (WisDOT) and therefore the petitioner will need to obtain any necessary permits and approvals through WisDOT.

All road rights-of-way within the development are shown to be 66' in width to conform with Village standards. The two cul-de-sacs proposed are shown to have a radius of 75'. "Road C" is shown to stub off at the eastern boundary of the plat allowing for future extension into the land to the east. Per Village code, *"temporary termination of streets intended to be extended at a later date shall be constructed with a temporary cul-de-sac in accordance with the standards set forth above or by construction of a temporary "T" 25 feet wide extending to each adjacent right-of-way."* The plat should be revised to comply with this section of Village code.

The Kenosha County Land Information Office has reviewed the street layout and indicates the streets shown on the preliminary plat shall be named as follows:

- Road A – 18th Ave.
- Road B – 1st Pl. (east-west portion) / 20th Ct. (north-south portion)
- Road C – 2nd St.
- Road D – 2nd Cir.
- Road E – 2nd Pl.

A draft copy of restrictive covenants was not submitted by the petitioner. A copy of such restrictive covenants shall be submitted for Village review prior to submittal of a final plat, to ensure that any contemplated restrictions are no less restrictive than Village of Somers ordinance regulations.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the proposed rezoning and preliminary plat, staff would recommend the following:

1. Subject to addressing and incorporating any necessary preliminary plat review comments/conditions from external entities, including but not limited to the Wisconsin Department of Administration-Plat Review, Southeastern Wisconsin Regional Planning Commission (SEWRPC), Wisconsin Department of Natural Resources (DNR), and local utility companies.
2. Subject to subdivision restrictive covenants any by-laws being submitted for review and approval by the Village of Somers prior to final plat submittal.
3. The following items shall be added to the face of the preliminary plat:
 - a. Per Section 18.20(B)(18) of the Village ordinance, add conceptual sanitary sewer, water main and storm sewer layout.
 - b. Per Section 18.27(C)(2) of the Village ordinance, add a temporary cul-de-sac or temporary "T" to the east end of "Road C".
 - c. On Lot 10, show that there is at least 150' of width at a tangent to the building setback line (as shown for Lot 11).
 - d. On Sheet 1, indicate owners of adjacent unplatted parcels 83-4-223-062-0220 and 83-4-223-062-0250.
 - e. Indicate the Ordinary High Water Mark of the unnamed stream running through the western and southern portion of the plat.
 - f. Add a note that reads: "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".
 - g. If applicable, identify all proposed phases of the proposed subdivision on the preliminary plat.
 - h. If applicable, locate and identify any proposed development sign easements on the preliminary plat.
4. The following items shall be revised on the face of the preliminary plat:
 - a. Change title of plat on all sheets to "Bose Farms".
 - b. On Sheet 1, remove the statement '(ALSO KNOWN AS COUNTY TRUNK "KR")'.
 - c. Revise the street names on the preliminary plat as follows:
 - Road A – 18th Ave.
 - Road B – 1st Pl. (east-west portion) / 20th Ct. (north-south portion)
 - Road C – 2nd St.
 - Road D – 2nd Cir.
 - Road E – 2nd Pl.
 - d. The floodplain boundary shown on the preliminary plat does not appear to match the boundary as indicated on FEMA's National Flood Hazard Layer (NFHL). Revise floodplain boundary to match FEMA's layer.
 - e. Revise 'shoreland zoning' line to match as shown on Kenosha County Interactive Mapping, and label as 'Shoreland Boundary'.
 - f. Revise legend item for '300' shoreland setback' to read as 'Shoreland Boundary'.
5. Subject to receiving approval for a stormwater management plan from the Village engineer.



VILLAGE OF SOMERS
Department of Planning and Development

Sept. 2021

RECEIVED

REZONING APPLICATION

FEB 27 2026

Kenosha County
 Planning & Development

(a) Property Owner's Name:

David W. Rasmussen & Scott B. Rasmussen

Print Name: David W. Rasmussen Signature: *David W. Rasmussen*

Mailing Address: 2004 3rd St.

City: Kenosha State: WI Zip: 53140

Phone Number: [Redacted] E-mail (optional): [Redacted]

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable): - Developer

Print Name: Raymond C. Leffler Signature: *Raymond C. Leffler*

Business Name: KR 195, LLC

Mailing Address: 8338 Corporate Dr.

City: Mt. Pleasant State: WI Zip: 53406

Phone Number: [Redacted] E-mail (optional): [Redacted]

(c) Tax key number(s) of property to be rezoned:

83-4-223-062-0200

Property Address of property to be rezoned:

1911 1st St., Racine, WI 53403

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

KR195, LLC wishes to subdivide the property to create a residential subdivision with a variety of lot sizes & housing types. We are proposing 41 single family lots. In addition outlots 1, 4 & 5 on this plat will be 2-unit side by side, for sale, condominiums. A total of 16 Bldgs or 32 units. They will be platted in a condominium Plat. To be submitted.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

<input checked="" type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-4.5 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> PUD Planned Unit Development Overlay District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> AO Airport Overlay District
	<input type="checkbox"/> RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> BP-1 Business Park District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input checked="" type="checkbox"/> R-4.5 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input checked="" type="checkbox"/> R-8 Urban Two-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> PUD Planned Unit Development Overlay District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> AO Airport Overlay District
	<input type="checkbox"/> RC Rural Cluster Development Overlay District

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input checked="" type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input checked="" type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input checked="" type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 15 County Board Supervisor: Dave Geertsen

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

Request for Rezoning Petition (payable to "Kenosha County").....\$1,450.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A CONTINUED

Commitment Number: 83597KEN (REV#1)

4. The land referred to in this commitment is situated in Kenosha County, State of Wisconsin, and is described as follows:

Parcel 1: All that certain piece or parcel of land situated in the Village of Somers, County of Kenosha, in the State of Wisconsin, more particularly described as follows, to-wit: Commencing at a point in the North line of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, Sixteen (16) chains East from the Northwest corner of said Section; thence South Twelve (12) chains and Fifty (50) links; thence East 466 feet; thence North Twelve (12) chains and Fifty (50) links to the North line of said Section Six (6); thence West along said North line to the place of beginning.

Parcel 2: That certain piece or parcel of land situated in said Village of Somers, County of Kenosha, in the State of Wisconsin, known and described as part of the Northwest Quarter (NW 1/4) of Section numbered Six (6), Township number Two (2) North of Range number Twenty-three (23) East, bounded as follows: Commencing at the Northwest corner of land heretofore conveyed by E.D. Kimball and others to Henry Bose, by deed dated January 28th, A.D. 1864 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume N of Deeds, Page 362, and running thence South on the West line of said Bose's land Seventeen (17) chains and Eighty-eight (88) links and to the Northeast corner of land bargained to Edward Neighbor on the First day of May, A.D. 1864; thence West Two (2) chains and Eighty (80) links; thence North parallel with the first mentioned line Seventeen (17) chains and Eighty-eight (88) links; thence East Two (2) chains and Eighty (80) links to the place of beginning.

Parcel 3: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin, and being a part of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, bounded as follows: Begin at a point in the North line of said Section Thirty-two (32) rods East of the Northwest corner of the same; thence East Thirty-two (32) rods; thence South Fifty (50) rods; thence West Thirty-two (32) rods; thence North Fifty (50) rods to the beginning.

Parcel 4: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin; commencing on the East line of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, at a point Seventeen (17) chains and Fifty-six (56) links North of the Southeast corner thereof, thence West on a line parallel with the North line of said Quarter Section, Fifteen (15) chains to a point which is the initial point of beginning of this description; running from said point North parallel with the East line of said Quarter Section Ten (10) chains; thence West parallel with the North line of said Quarter Section Eleven (11) chains and Twenty-two (22) links; thence South Twenty-five (25) chains and Seventeen (17) links to the North line of said land heretofore conveyed by Edward D. Kimball and others to William Bose, and Six (6) chains and Fifteen (15) links West of the Northeast corner of said Bose's land; thence East parallel with the South line of said Quarter Section Five (5) chains and Sixty-eight (68) links to the land conveyed by Edward D. Kimball and others to one Rudolph E. Hensche; thence North on West line of said Hensche's land Fifteen (15) chains and Three (3) links to the Northwest corner of said Hensche's land; thence East parallel to North line of said Quarter Section and along the North line of Rudolph E. and Ernest C. Hensche's land, to place of beginning.

Parcel 5: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of said Section Six (6), 1,269.75 feet; thence North 88°44'27" East, 721.74 feet to the point of beginning; thence continue North 88°44'27" East 50.00 feet; thence South 1°16'27" East, 354.90 feet; thence South 88°44'27" West, 50.00 feet; thence North 1°16'27" West, 354.90 feet to the point of beginning. Said land being in the Village of Somers, Kenosha County, Wisconsin.

Parcel 6: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet; thence South 39°46'63" East 303.89 feet to the point of beginning; thence continue South 39°46'43" East 303.95 feet; thence South 89°18'32" West 189.63 feet; thence North 1°10'50" West 235.93 feet to the point of beginning.

Parcel 7: Plus a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section Six (6), thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet to the point of beginning; thence North 87°31'50" East 189.63 feet; thence South 1°10'50" East, 241.77 feet; thence North 39°46'43" West, 303.89 feet to the point of beginning. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin.

Tax Parcel Number: 83-4-223-062-0200

FOR REFERENCE PURPOSES ONLY:

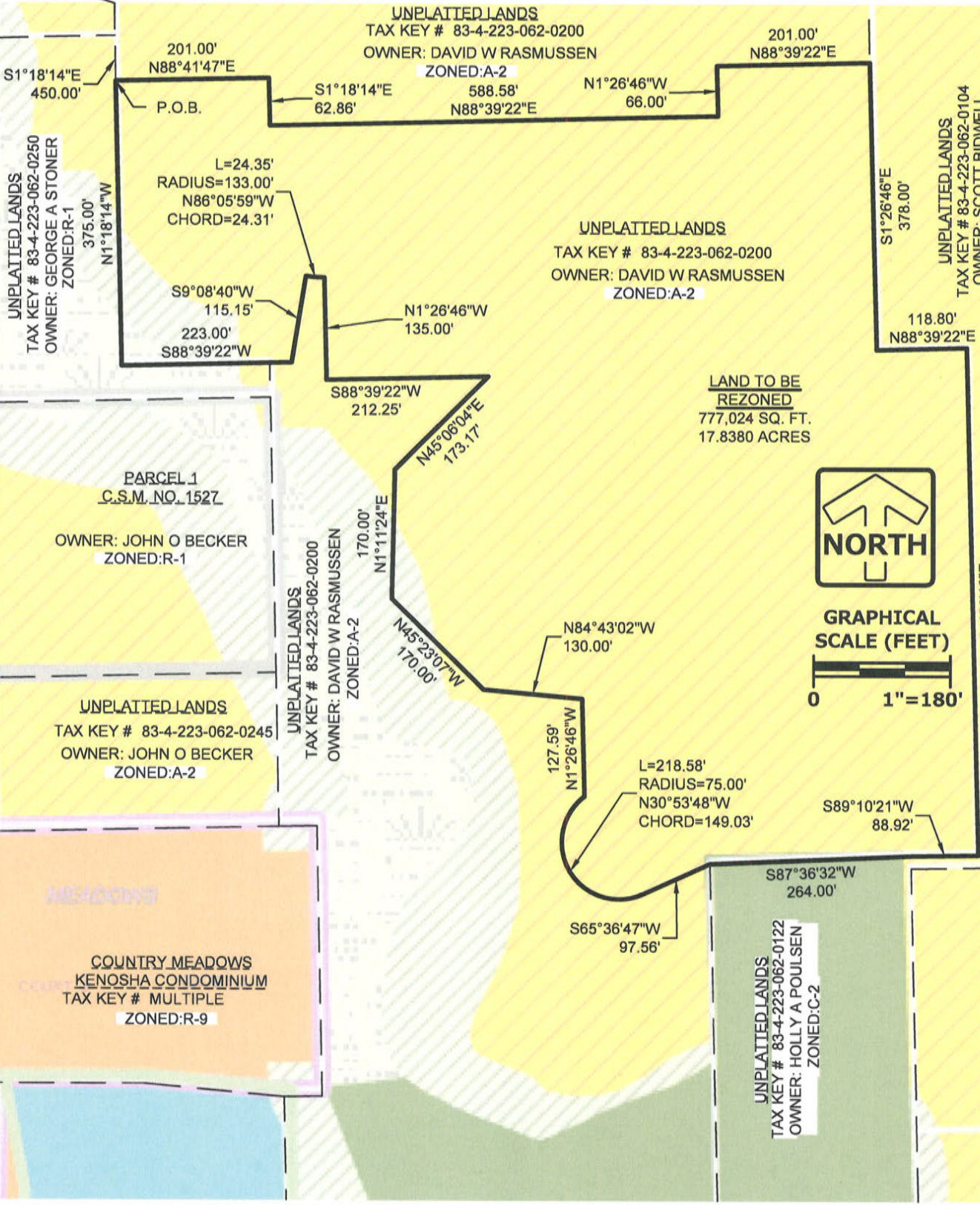
Address:
1911 1ST STREET

NW CORNER, NW 1/4 SEC. 6, T2N, R23E
P.O.C.

NE CORNER, NW 1/4 SEC. 6, T2N, R23E

N88°39'22"E 2626.11

NORTH LINE OF THE NW 1/4 SEC. 6, T2N, R23E



Z:\PROJECTS\2025\6686.00-W\SURVEY\CAD\6686.00 REZONING EXHIBIT R-4.5.DWG

DRAFTED BY:JWD

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North $88^{\circ}39'22''$ East along the north line of said section, 528.00 feet; thence South $01^{\circ}18'14''$ East, 450.00 feet to the Point of Beginning:

Thence North $88^{\circ}41'47''$ East, 201.00 feet; thence South $1^{\circ}18'14''$ East, 62.86 feet; thence North $88^{\circ}39'22''$ East, 588.58 feet; thence North $1^{\circ}26'46''$ West, 66.00 feet; thence North $88^{\circ}39'22''$ East, 201.00 feet; thence South $1^{\circ}26'46''$ East, 378.00 feet; thence North $88^{\circ}39'22''$ East, 118.80 feet; thence South $1^{\circ}26'46''$ East, 665.39 feet; thence South $89^{\circ}10'21''$ West, 88.92 feet; thence South $87^{\circ}36'32''$ West, 264.00 feet; thence South $65^{\circ}36'47''$ West, 97.56 feet to a curve to the right; thence northwesterly 218.58 feet along the arc of said curve to the right, whose radius is 75.00 feet, and whose chord bears North $30^{\circ}53'48''$ West, 149.03 feet; thence North $1^{\circ}26'46''$ West, 127.59 feet; thence North $84^{\circ}43'02''$ West, 130.00 feet; thence North $45^{\circ}23'07''$ West, 170.00 feet; thence North $1^{\circ}11'24''$ East, 170.00 feet; thence North $45^{\circ}06'04''$ East, 173.17 feet; thence South $88^{\circ}39'22''$ West, 212.25 feet; thence North $1^{\circ}26'46''$ West, 135.00 feet to a point on a curve to the right; thence Northwesterly 24.35 feet along the arc of said curve to the right, whose radius is 133.00 feet, whose chord bears North $86^{\circ}05'59''$ West 24.31 feet; thence South $9^{\circ}08'40''$ West, 115.15 feet; thence South $88^{\circ}39'22''$ West, 223.00 feet; thence North $1^{\circ}18'14''$ West, 375.00 feet to the Point of Beginning.

Z:\PROJECTS\2025\6686.00-W\1SURVEY\CAD\6686.00 REZONING EXHIBIT R-4.5.DWG

DRAFTED BY:JWD

REZONING EXHIBIT R-4.5

SHEET 2 OF 2

02/26/2026

PINNACLE ENGINEERING GROUP

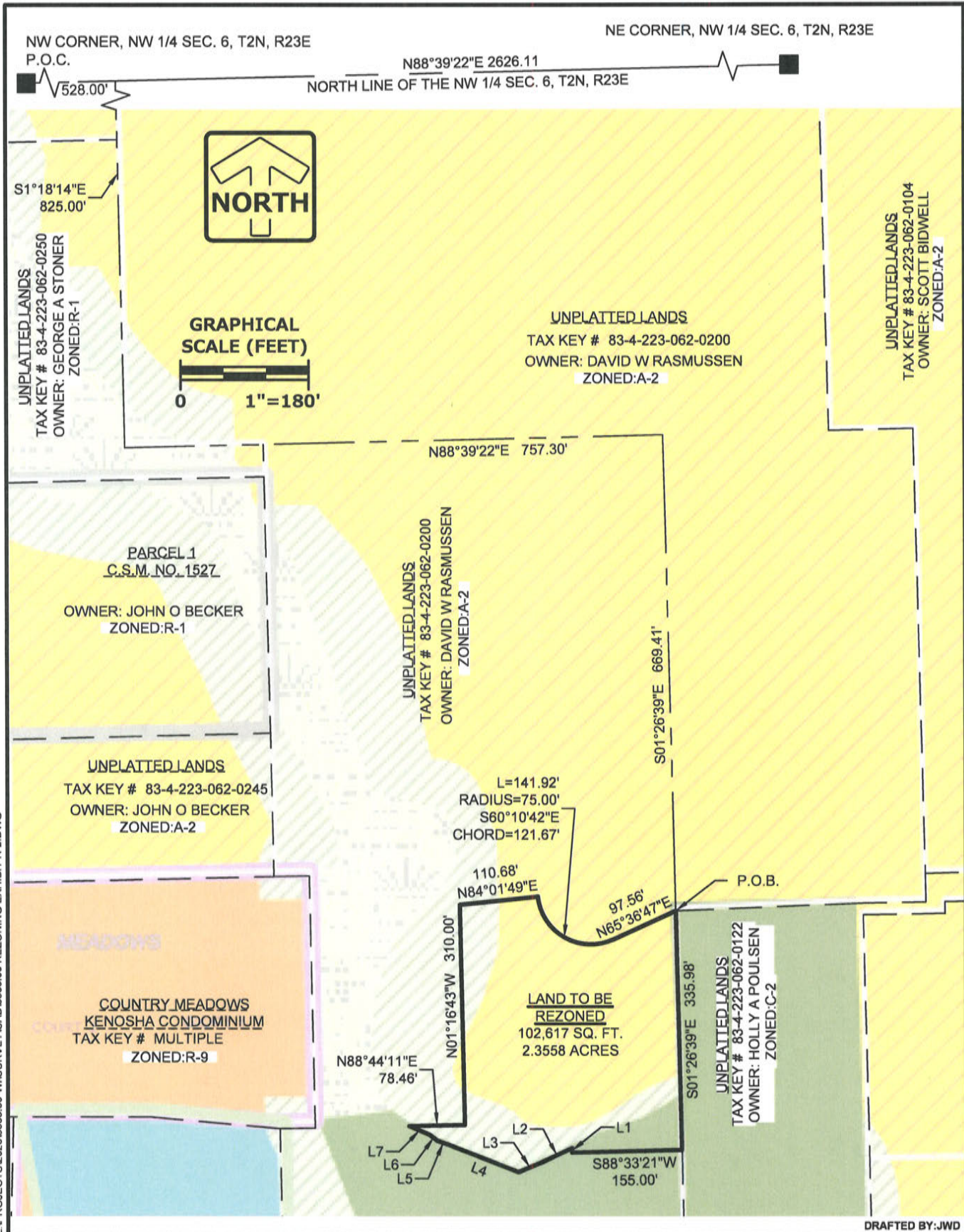
PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

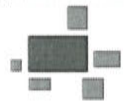
PEG JOB#6686.00

66/204



Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT R-2.DWG

DRAFTED BY: JWD



LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet; thence North 88°39'22" East, 757.30 feet; thence South 01°26'39" East, 669.41 to the Point of Beginning:

Thence South 01°26'39" East, 335.98 feet; thence South 88°33'21" West, 155.00 feet; thence North 01°26'39" West, 6.27 feet; thence South 65°18'10" West, 47.50 feet; thence South 67°17'40" West, 35.12 feet; thence North 68°48'54" West, 104.90 feet; thence North 70°43'40" West, 17.64 feet; thence North 54°01'27" West, 13.34 feet; thence North 66°31'11" West 31.14 feet; thence North 88°44'11" East, 78.46 feet; thence North 01°16'43" West, 310.00 feet; thence North 84°01'49" East, 110.68 feet to a point on a curve to the left; thence southeasterly 141.92 feet along the arc of said curve to the left, whose radius is 75.00 feet, and whose chord bears South 60°10'42" East, 121.67 feet; thence North 65°36'47" East, 97.56 feet to the Point of Beginning.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N01°26'39"W	6.27'
L2	S65°18'10"W	47.50'
L3	S67°17'40"W	35.12'
L4	N68°48'54"W	104.90'
L5	N70°43'40"W	17.64'
L6	N54°01'27"W	13.34'
L7	N66°31'11"W	31.14'

Z:\PROJECTS\2025\6686.00-W\SURVEY\CAD\6686.00 REZONING EXHIBIT R-2.DWG

DRAFTED BY:JWD

REZONING EXHIBIT R-2

SHEET 1 OF 2

02/26/2026

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PEG JOB#6686.00

NW CORNER, NW 1/4 SEC. 6, T2N, R23E
(FOUND CONC. MON. W/ BRASS CAP) P.O.C.

NE CORNER, NW 1/4 SEC. 6, T2N, R23E
(FOUND CONC. MON. W/ BRASS CAP)

N88°39'22"E 2626.11

528.00'

NORTH LINE OF THE NW 1/4 SEC. 6, T2N, R23E

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0250
OWNER: GEORGE A STONER
ZONED: R-1

S01°18'14"E 825.00'

N9°08'40"E 115.15'

N88°39'22"E 28.96'

P.O.B.

N88°39'22"E 194.04'

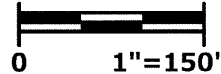
L=24.35'
RADIUS=133.00'
S86°05'59"E
CHORD=24.31'

S1°26'46"E 135.00'

212.25'
N88°39'22"E



GRAPHICAL
SCALE (FEET)



LAND TO BE
REZONED
232,682 SQ. FT.
5.3416 ACRES

PARCEL 1
C.S.M. NO. 1527
OWNER: JOHN O BECKER
ZONED: R-1

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

608.29'
N1°18'14"W

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0245
OWNER: JOHN O BECKER
ZONED: A-2

S1°11'24"W 170.00'

S45°23'07"E 170.00'

130.00'
S84°43'02"E

S1°26'46"E 127.59'

L=76.66'
RADIUS=75.00'
S23°18'44"W
CHORD=73.37'

S88°44'11"W 49.70'

COUNTRY MEADOWS
KENOSHA CONDOMINIUM
TAX KEY # MULTIPLE
ZONED: R-9

354.90'
N1°16'43"W

S84°01'49"W 110.68'

S1°16'43"E 310.00'

S88°44'11"W 211.00'

Z:\PROJECTS\2025\6686.00-WMSURVEY\CAD\6686.00 REZONING EXHIBIT C-1.DWG

DRAFTED BY: JWD

REZONING EXHIBIT C-1

SHEET 1 OF 2

02/26/2026

PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PEG JOB#6686.00

69/204

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet to the Point of Beginning:

Thence North 88°39'22" East, 28.96 feet; thence North 9°08'40" East, 115.15 feet to a point on a curve to the left; thence southeasterly 24.35 feet along the arc of said curve to the left, whose radius is 133.00 feet, and whose chord bears South 86°05'59" East, 24.31 feet; thence South 1°26'46" East, 135.00 feet; thence North 88°39'22" East, 212.25 feet; thence South 45°06'04" West, 173.17 feet; thence South 1°11'24" West, 170.00 feet; thence South 45°23'07" East, 170.00 feet; thence South 84°43'02" East, 130.00 feet; thence South 1°26'46" East, 127.59 feet to a point on a curve to the left; thence southwesterly 76.66 feet along the arc of said curve to the left, whose radius is 75.00 feet and whose chord bears South 23°18'44" West, 73.37 feet; thence South 84°01'49" West, 110.68 feet; thence South 1°16'43" East, 310.00 feet; thence South 88°44'11" West, 211.00 feet; thence North 1°16'43" West, 354.90 feet; thence South 88°44'11" West, 49.70 feet; thence North 1°18'14" West, 608.29 feet to the Point of Beginning.

Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT C-1.DWG

DRAFTED BY:JWD



REZONING EXHIBIT C-1

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

70/204

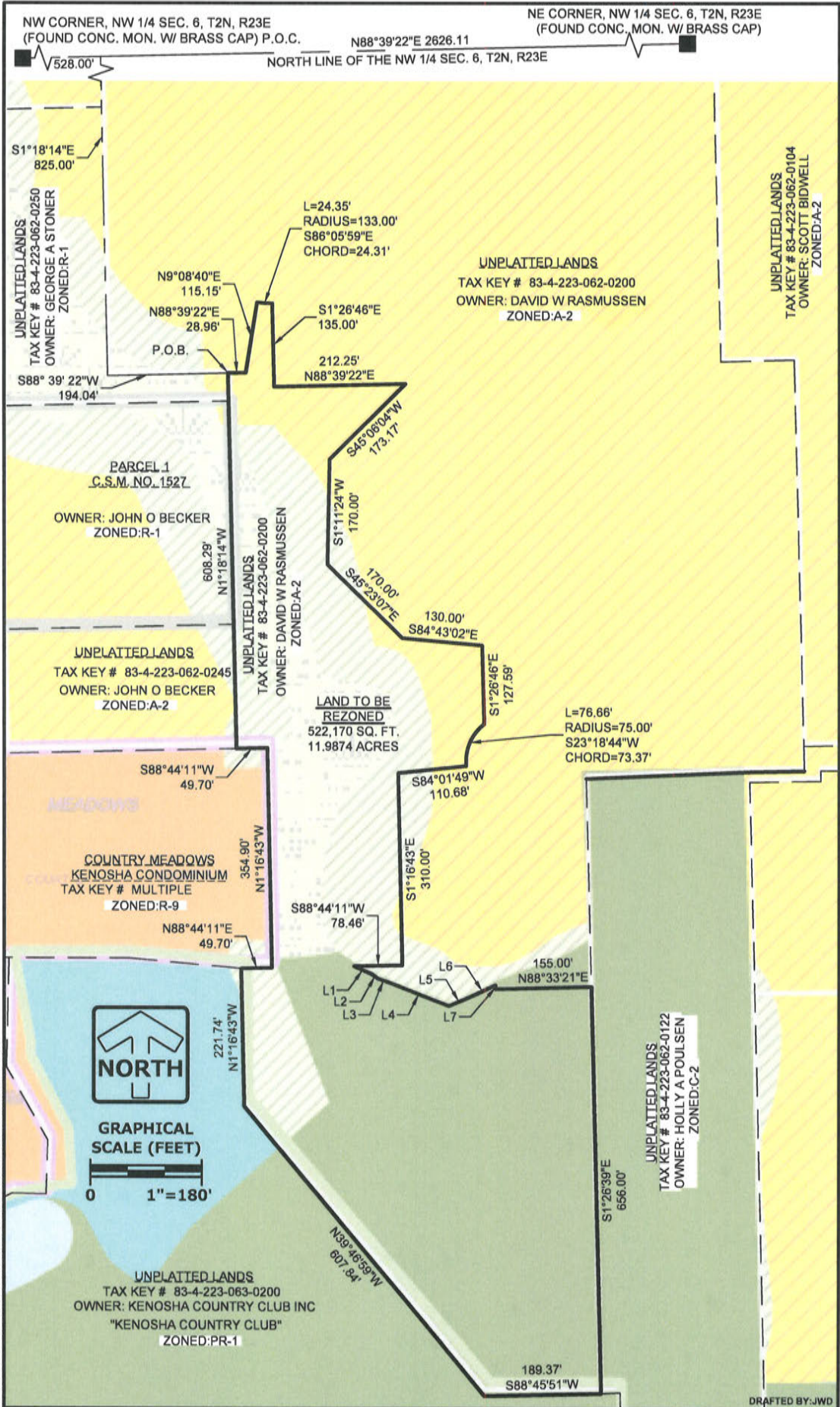
SHEET 1 OF 2

02/26/2026

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PEG JOB#6686.00

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DRAFTED BY: JWD

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet; thence North 88°39'22" East, 194.04 feet to the Point of Beginning:

Thence North 88°39'22" East, 28.96 feet; thence North 9°08'40" East, 115.15 feet to a point on a curve to the left; thence southeasterly 24.35 feet along the arc of said curve to the left, whose radius is 133.00 feet, and whose chord bears South 86°05'59" East, 24.31 feet; thence South 1°26'46" East, 135.00 feet; thence North 88°39'22" East, 212.25 feet; thence South 45°06'04" West, 173.17 feet; thence South 1°11'24" West, 170.00 feet; thence South 45°23'07" East, 170.00 feet; thence South 84°43'02" East, 130.00 feet; thence South 1°26'46" East, 127.59 feet to a point on a curve to the left; thence southwesterly 76.66 feet along the arc of said curve to the left, whose radius is 75.00 feet and whose chord bears South 23°18'44" West, 73.37 feet; thence South 84°01'49" West, 110.68 feet; thence South 1°16'43" East, 310.00 feet; thence South 88°44'11" West, 78.46 feet; thence South 66°31'11" East, 31.14 feet; thence South 54°01'27" East, 13.34 feet; thence South 70°43'40" East, 17.64 feet; thence South 68°48'54" East, 104.90 feet; thence North 67°17'40" East, 35.12 feet; thence North 65°18'10" East, 47.50 feet; thence South 01°36'39" East, 6.27 feet; thence North 88°33'21" East, 155.00 feet; thence South 1°26'39" East, 656.00 feet; thence South 88°45'51" West, 189.37 feet; thence North 39°46'59" West, 607.84 feet; thence North 1°16'43" West, 221.74 feet; thence North 88°44'11" East, 49.70 feet; thence North 1°16'43" West, 354.90 feet; thence South 88°44'11" West, 49.70 feet; thence North 1°18'14" West, 608.29 feet to the Point of Beginning.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66°31'11"E	31.14'
L2	S54°01'27"E	13.34'
L3	S70°43'40"E	17.64'
L4	S68°48'54"E	104.90'
L5	N67°17'40"E	35.12'
L6	N65°18'10"E	47.50'
L7	S01°26'39"E	6.27'

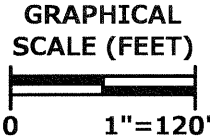
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DRAFTED BY: JWD



Z:\PROJECTS\2025\6686.00-W\SURVEY\CAD\6686.00 REZONING EXHIBIT R-8.DWG

NW CORNER, NW 1/4
SEC. 6, T2N, R23E
(FOUND CONC. MON. W/ BRASS CAP)
P.O.C.



NE CORNER, NW 1/4
SEC. 6, T2N, R23E
(FOUND CONC. MON.
W/ BRASS CAP)

N88°39'22"E 2626.11
NORTH LINE OF THE NW 1/4 SEC. 6, T2N, R23E

VILLAGE OF MOUNT PLEASANT
RACINE COUNTY

KENOSHA COUNTY

VILLAGE OF SOMERS

UNPLATTED LANDS
TAX KEY #
83-4-223-062-0210
OWNER: DIRK M INGRAM

UNPLATTED LANDS
TAX KEY #
83-4-223-062-0220
OWNER: ROS CHI LLC

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0250
OWNER: GEORGE A STONER
ZONED: R-1

S01°18'14"E 65.00'
N01°18'14"W 385.00'

P.O.B.

S88°41'47"W 201.00'
N01°18'14"W 62.86'

EXISTING RIGHT OF WAY LINE
N88°39'22"E 989.47'

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

LAND TO BE
REZONED
417,616 SQ. FT.
9.5871 ACRES

S88°39'22"W 588.58'

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

S88°39'22"W 201.00'

S01°26'46"E 66.00'

S01°26'46"E 382.00'
UNPLATTED LANDS
TAX KEY # 83-4-223-062-0104
OWNER: SCOTT BIDWELL
ZONED: A-2

DRAFTED BY: JWD

REZONING EXHIBIT R-8

SHEET 1 OF 2

02/28/2026

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

73/204

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PLAN | DESIGN | DELIVER

PEG JOB #6686.00

Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT R-8.DWG

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the Northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 65.00 feet to the Point of Beginning:

Thence North 88°39'22" East 989.47 feet; thence South 01°26'46" East, 382.00 feet; thence South 88°39'22" West, 201.00 feet; thence South 01°26'46" East, 66.00 feet; thence South 88°39'22" West, 588.58 feet; thence North 01°18'14" West, 62.86 feet; thence South 88°41'47" West, 201.00 feet; thence North 01°18'14" West, 385.00 feet to the Point of Beginning.

DRAFTED BY: JWD

REZONING EXHIBIT R-8

SHEET 2 OF 2

02/28/2026

PINNACLE ENGINEERING GROUP

74/204

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PEG JOB#6686.00



VILLAGE OF SOMERS

May 2015

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

David Rasmussen

x 
Signature


Mailing Address:


2004 3rd Street

City: Mt. Pleasant

State: WI

Zip: 53140

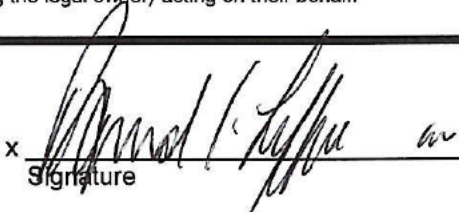
Phone Number: 

E-mail (optional): 

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):

KR195, LLC

x 
Signature


Mailing Address:


c/o Newport Development, 8338 Corporate Dr

City: Mt. Pleasant

State: WI

Zip: 53406

Phone Number: 

E-mail (optional): 

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

The existing land category is Suburban Residential

(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"):

The proposed change is to medium 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):

The Developer intends to create a residential subdivision. The property is approximately 43 acres currently consisting of farmland, environmental corridors and a home & outbuilding. The Developer intends to create 39 single family lots to be zoned R4.5 and 2 large lot single family lots to be zoned R-2. The northern section will create 16 2 unit fee simple attached condominiums for a total of 32 units created by Condominium Plat and Declaration to be managed by a Condominium Homeowners Association. The environmental areas will be in outlots and 2 lots and be protected by restrictions against disturbance or future development.

(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:

This Amendment is consistent with the goals and objectives as the current plan calls for residential land uses.

The use of the 2 housing types in our amendment is relevant to today's housing market as the cost of utility installation as well as home construction have made larger lots not financially feasible to bring to the market.

This Amendment protects, as the plan suggests, the environmental features of the land while bringing multiple housing types to the community.

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 current uses of surrounding properties are:

Suburban Residential

Park and Recreation: Kenosha Country Club and Golf Course -

Transportation - Communications and Utility

High Density - Condos

Agricultural - Farmland to the east of this property

Secondary Environmental Corridor

The land uses proposed with this development are similar to the existing homes in the area and compliment the surrounding recreational use. The lots we are creating are spacious with wide frontage for attractive street presence while protecting the existing environmental features. The 2 unit fee simple condominiums are a very desirable housing type. Based on current demand, experience with similar projects, and downsizing of the baby boomer population. The current plan calls for large residential lot sizes that are not feasible to bring to the market due to the rise in utility and infrastructure costs. At the same time, creating properties that will be substantial in value.

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

The proposed amendment will not have any detrimental effect on the environmental areas.

The outlots shown on the Preliminary plat will contain stormwater management and protection of the wetlands, environmental corridors, both upland and lowland conservancy areas. These are not to be disturbed, are located on the edge of the property and have no roadways or new utilities passing through them.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

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

Kenosha County continues to have a tremendous need for single family and fee simple, private ownership condominiums as outlined by KABA, SEWRPC, and a variety of housing studies. Our population and area continue to grow as large commercial and industrial developments grow, particularly in the I94 corridor. Those studies show that Baby Boomers are starting to downsize, but wish to stay in fairly close proximity to their families. This type of development allows for families to stay in the same neighborhood.

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

The Developer will be building and paying for the new public roadways for the development. The property is served by 2 sewer utilities. Sewer is available from the Mount Pleasant Sewer Utility and the Village of Somers Sewer Utility.

Water is currently located on 22nd Ave. the Developer is aware and will be paying for its extension into the site.

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:

With multiple sewer and water service options, we are confident that all can handle the flows anticipated by this development.

The site will be served by WE ENergies for gas and electric. Spectrum, ATT and any number of other internet and phone providers currently serve the immediate area.

We are not aware of any other planned facilities or need for other services.

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

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:

Tax Key 83-4-223-062-0200

(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

**ATTACH TO-SCALE MAP OF
PROPERTY SHOWING
EXISTING COMP. PLAN MAP
CLASSIFICATIONS HERE**

**ATTACH TO-SCALE MAP OF
PROPERTY SHOWING
PROPOSED COMP. PLAN
MAP CLASSIFICATIONS
HERE**



May 2015

VILLAGE OF SOMERS

Department of Planning & Development

RECEIVED

FEB 27 2026

Kenosha County
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: KR195, LLC Date 2/27/2026

Mailing Address: 8338 Corporate Dr, #300 Phone # [REDACTED]

Mt. Pleasant, WI 53406 Phone # _____

Tax Parcel Number(s): 83-4-223-062-0200

_____ Acreage of Project: 43.2447 acres

Location of Property (including legal description):

This parcel is located @ 1911 1ST ST, east of
22ND Ave + west of 13TH STREET.

legal description - see attached

Subdivision/Development Name (if applicable): Bose Farms

Existing Zoning: A-2 + C-2 Proposed Zoning: R-2, R4.5, R-8 + C1 + C2

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

Present residential + conservation

Proposed residential + conservation

Present Use(s) of Property: residence + Agricultural use

Proposed Use(s) of Property: single family

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

The subdivision will be served by public sewer Yes No ()


The subdivision abuts a county trunk highway Yes () No

The subdivision contains shoreland/floodplain areas Yes No ()

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

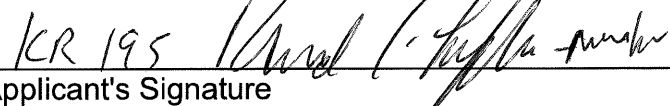
*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 2-26-26
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

ICR 195  2-26-2026
Applicant's Signature Date

Same
Developer's Signature Date

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A CONTINUED

Commitment Number: 83597KEN (REV#1)

4. The land referred to in this commitment is situated in Kenosha County, State of Wisconsin, and is described as follows:

Parcel 1: All that certain piece or parcel of land situated in the Village of Somers, County of Kenosha, in the State of Wisconsin, more particularly described as follows, to-wit: Commencing at a point in the North line of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, Sixteen (16) chains East from the Northwest corner of said Section; thence South Twelve (12) chains and Fifty (50) links; thence East 466 feet; thence North Twelve (12) chains and Fifty (50) links to the North line of said Section Six (6); thence West along said North line to the place of beginning.

Parcel 2: That certain piece or parcel of land situated in said Village of Somers, County of Kenosha, in the State of Wisconsin, known and described as part of the Northwest Quarter (NW 1/4) of Section numbered Six (6), Township number Two (2) North of Range number Twenty-three (23) East, bounded as follows: Commencing at the Northwest corner of land heretofore conveyed by E.D. Kimball and others to Henry Bose, by deed dated January 28th, A.D. 1864 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume N of Deeds, Page 362, and running thence South on the West line of said Bose's land Seventeen (17) chains and Eighty-eight (88) links and to the Northeast corner of land bargained to Edward Neighbor on the First day of May, A.D. 1864; thence West Two (2) chains and Eighty (80) links; thence North parallel with the first mentioned line Seventeen (17) chains and Eighty-eight (88) links; thence East Two (2) chains and Eighty (80) links to the place of beginning.

Parcel 3: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin, and being a part of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, bounded as follows: Begin at a point in the North line of said Section Thirty-two (32) rods East of the Northwest corner of the same; thence East Thirty-two (32) rods; thence South Fifty (50) rods; thence West Thirty-two (32) rods; thence North Fifty (50) rods to the beginning.

Parcel 4: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin; commencing on the East line of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, at a point Seventeen (17) chains and Fifty-six (56) links North of the Southeast corner thereof, thence West on a line parallel with the North line of said Quarter Section, Fifteen (15) chains to a point which is the initial point of beginning of this description; running from said point North parallel with the East line of said Quarter Section Ten (10) chains; thence West parallel with the North line of said Quarter Section Eleven (11) chains and Twenty-two (22) links; thence South Twenty-five (25) chains and Seventeen (17) links to the North line of said land heretofore conveyed by Edward D. Kimball and others to William Bose, and Six (6) chains and Fifteen (15) links West of the Northeast corner of said Bose's land; thence East parallel with the South line of said Quarter Section Five (5) chains and Sixty-eight (68) links to the land conveyed by Edward D. Kimball and others to one Rudolph E. Hensche; thence North on West line of said Hensche's land Fifteen (15) chains and Three (3) links to the Northwest corner of said Hensche's land; thence East parallel to North line of said Quarter Section and along the North line of Rudolph E. and Ernest C. Hensche's land, to place of beginning.

Parcel 5: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of said Section Six (6), 1,269.75 feet; thence North 88°44'27" East, 721.74 feet to the point of beginning; thence continue North 88°44'27" East 50.00 feet; thence South 1°16'27" East, 354.90 feet; thence South 88°44'27" West, 50.00 feet; thence North 1°16'27" West, 354.90 feet to the point of beginning. Said land being in the Village of Somers, Kenosha County, Wisconsin.

Parcel 6: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet; thence South 39°46'63" East 303.89 feet to the point of beginning; thence continue South 39°46'43" East 303.95 feet; thence South 89°18'32" West 189.63 feet; thence North 1°10'50" West 235.93 feet to the point of beginning.

Parcel 7: Plus a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section Six (6), thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet to the point of beginning; thence North 87°31'50" East 189.63 feet; thence South 1°10'50" East, 241.77 feet; thence North 39°46'43" West, 303.89 feet to the point of beginning. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin.

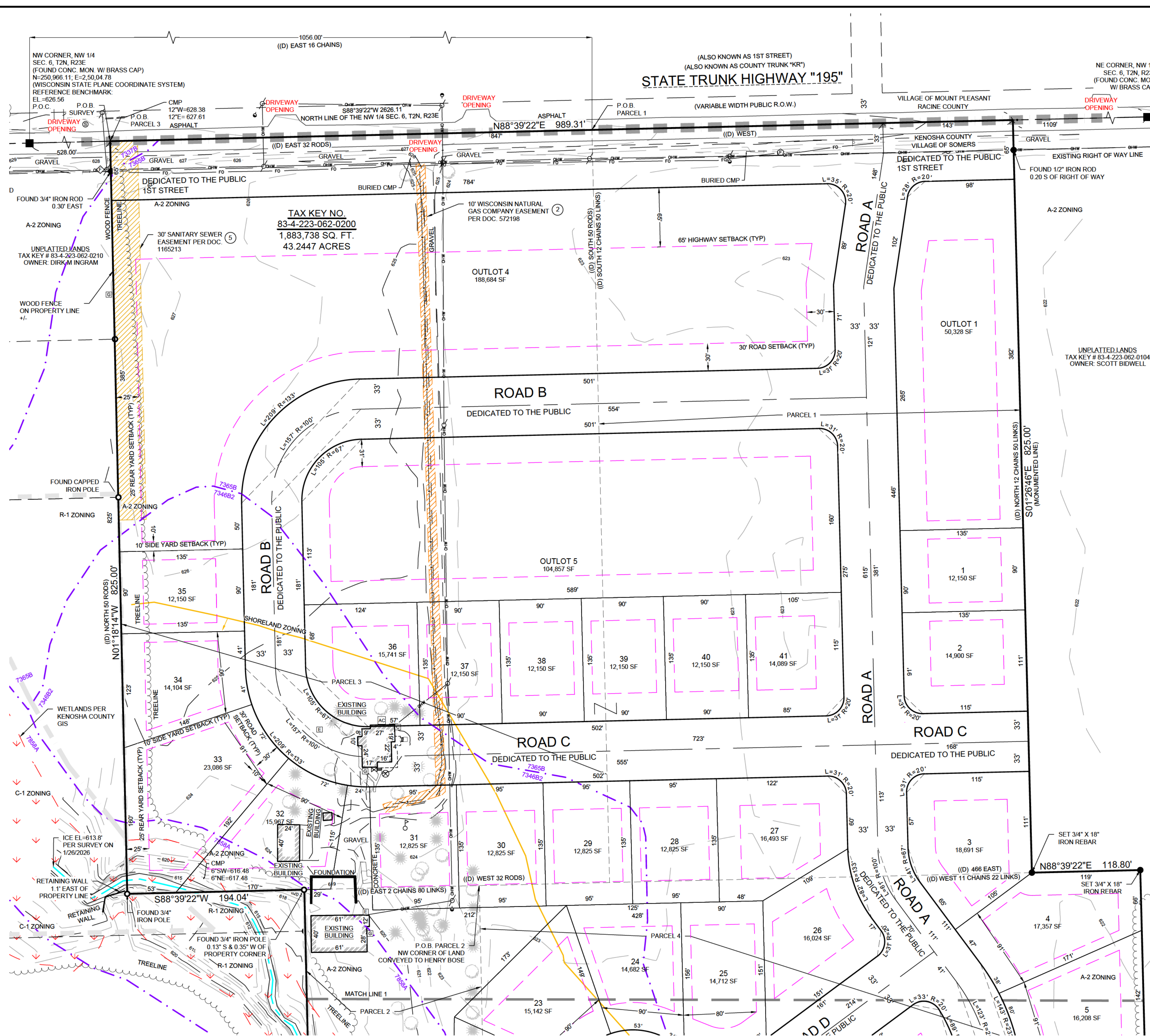
Tax Parcel Number: 83-4-223-062-0200

FOR REFERENCE PURPOSES ONLY:

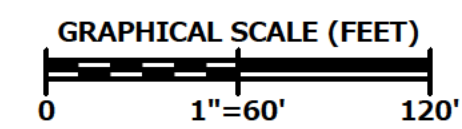
Address:
1911 1ST STREET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

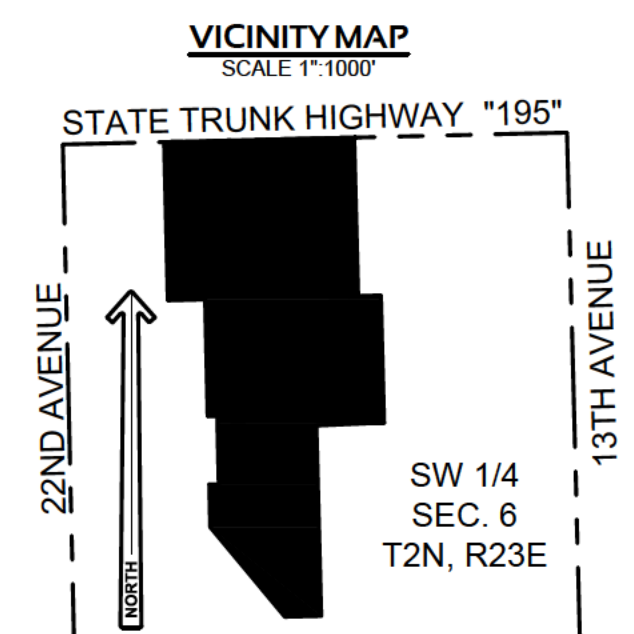


Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East which has a bearing of N88°39'22\"/>



PRELIMINARY PLAT OF RASMUSSEN ESTATES

Being in the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 2 North Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.



EXISTING ZONING:
A-2 / GENERAL AGRICULTURAL DISTRICT
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

PROPOSED ZONING:
R-2 / SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOT 10 & 11)
R-4.5 / URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOTS 1-9, & 12-41)
R-8 / URBAN TWO-FAMILY RESIDENTIAL DISTRICT (OUTLOT 1, 4, & 5)
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

ZONING REQUIREMENTS FOR R-2:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 15 FEET
MIN. REAR YARD - 25 FEET
MIN. SHORE YARD - 75 FEET
MIN. FRONTAGE - 150 FEET
MIN. LOT AREA - 40,000 SQUARE FEET

ZONING REQUIREMENTS FOR R-4.5:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE - 90 FEET
MIN. LOT AREA - 12,000 SQUARE FEET

ZONING REQUIREMENTS FOR R-8:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE - 100 FEET
MIN. LOT AREA - 20,000 SQUARE FEET

ZONING REQUIREMENTS FOR C-2:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 40 FEET
MIN. SIDE YARD - 25 FEET
MIN. REAR YARD - 50 FEET
MIN. FRONTAGE - 300 FEET
MIN. LOT AREA - 5 ACRES



PREPARED FOR:
KRI95, LLC
8338 CORPORATE DRIVE #300
MOUNT PLEASANT, WI 53406

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Somers
- Department of Administration

FEBRUARY 24, 2026

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED: JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

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RASMUSSEN ESTATES

VILLAGE OF SOMERS

PRELIMINARY PLAT

REVISIONS	
1	REVIEW COMMENTS 2/25/2026

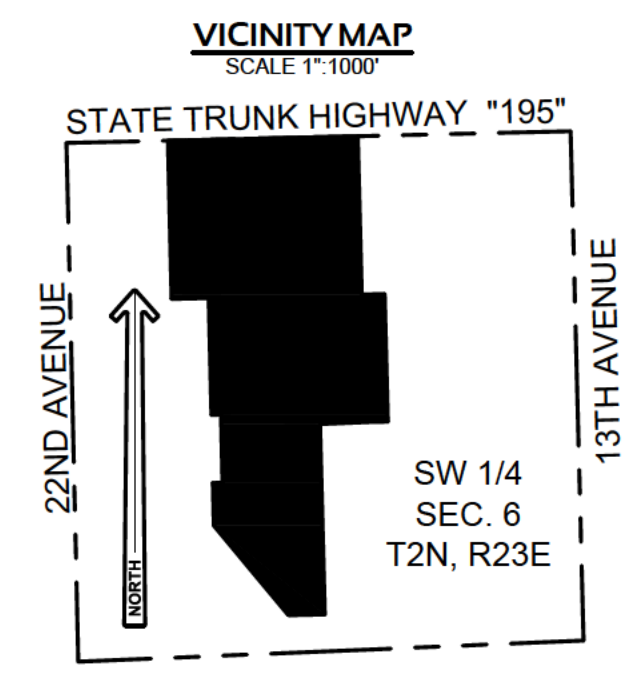
PEG JOB NO.:	6686.00
PEG PW:	AK
DATE:	02-24-2026
SCALE:	1" = 60'
DRAFTED BY:	SEM

SHEET 1 OF 3

PRELIMINARY PLAT

PRELIMINARY PLAT OF RASMUSSEN ESTATES

Being in the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 2 North Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.



LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	☐	MAIL BOX
⊙	STORM INLET	☐	TELEPHONE PEDESTAL	⊙	FLAG POLE
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	BOLLARD
⊙	LATERAL	⊙	TRANSFORMER	⊙	CROSS CUT
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON PIPE
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	IRON REBAR/ROD
⊙	HYDRANT	⊙	CABLE TV RISER/BOX CABLE	⊙	MAG NAIL
⊙	WATER VALVE	⊙	TV MANHOLE/VAULT	⊙	SECTION MONUMENT
⊙	DOWN SPOUT	⊙	GAS VALVE	⊙	BENCH MARK
⊙	SPRINKLER VALVE	⊙	GAS METER	⊙	CONIFER TREE
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊙	DECIDUOUS TREE
⊙	STANDPIPE	⊙	AIR CONDITIONING UNIT	⊙	BUSH
⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	—	CL. = CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	—	CONC. = CONCRETE
⊙	TRAFFIC SIGNAL POLE	⊙	HANDICAP STALL	—	EL. = ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	—	EXT. = EXISTING
⊙	GLY WIRE	—	SANITARY SEWER	—	INV. = INVERT
—		—	STORM SEWER	—	MON. = MONUMENT
—		—	WATER MAIN	—	P.O.B. = POINT OF BEGINNING
—		—	FIBER OPTIC LINE	—	P.O.C. = POINT OF COMMENCEMENT
—		—	TELEPHONE LINE	—	R.O.W. = RIGHT OF WAY
—		—	ELECTRIC LINE	—	SEC. = SECTION
—		—	OVERHEAD WIRES	—	SQ. FT. = SQUARE FEET
—		—	CABLE TELEVISION	—	W. = WITH
—		—	GAS MAIN	—	(R) = RECORDED AS
—		—	WETLANDS	—	(D) = DEEDED AS
—		—	TREE LINE		
—		—	NO ACCESS		
—		—	SOIL BOUNDARY PER USDA WEB SOIL VIEWER		
—		—	ZONING BOUNDARY		
—		—	EDGE OF WATER PER SURVEY ON 1/28/2026		
—		—	300' SHORELAND SETBACK		
—		—	PRIMARY ENVIRONMENTAL CORRIDOR PER KENOSHA COUNTY GIS		

EXISTING ZONING:
 A-2 / GENERAL AGRICULTURAL DISTRICT
 C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

PROPOSED ZONING:
 R-2 / SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOT 10 & 11)
 R-4.5 / URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOTS 1-9, & 12-41)
 R-8 / URBAN TWO-FAMILY RESIDENTIAL DISTRICT (OUTLOT 1, 4, & 5)
 C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

ZONING REQUIREMENTS FOR R-2:
 MIN. HIGHWAY SETBACK - 65 FEET
 MIN. FRONT SETBACK - 30 FEET
 MIN. SIDE YARD - 15 FEET
 MIN. REAR YARD - 25 FEET
 MIN. SHORE YARD - 75 FEET
 MIN. FRONTAGE - 150 FEET
 MIN. LOT AREA - 40,000 SQUARE FEET

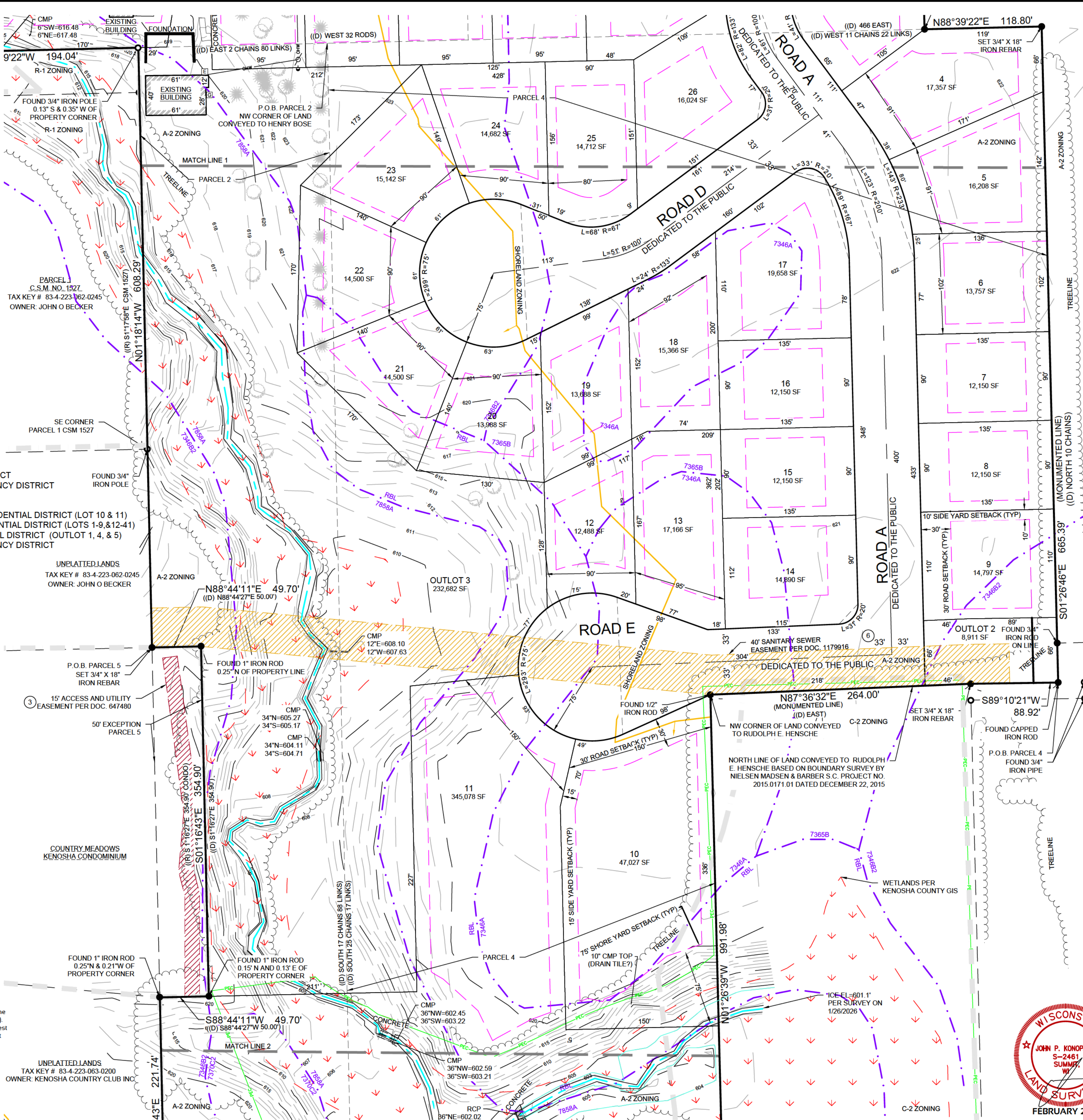
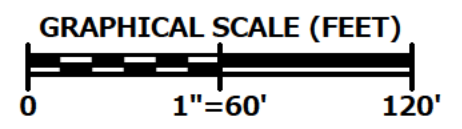
ZONING REQUIREMENTS FOR R-4.5:
 MIN. HIGHWAY SETBACK - 65 FEET
 MIN. FRONT SETBACK - 30 FEET
 MIN. SIDE YARD - 10 FEET
 MIN. REAR YARD - 25 FEET
 MIN. FRONTAGE - 90 FEET
 MIN. LOT AREA - 12,000 SQUARE FEET

ZONING REQUIREMENTS FOR R-8:
 MIN. HIGHWAY SETBACK - 65 FEET
 MIN. FRONT SETBACK - 30 FEET
 MIN. SIDE YARD - 10 FEET
 MIN. REAR YARD - 25 FEET
 MIN. FRONTAGE - 100 FEET
 MIN. LOT AREA - 20,000 SQUARE FEET

ZONING REQUIREMENTS FOR C-2:
 MIN. HIGHWAY SETBACK - 65 FEET
 MIN. FRONT SETBACK - 40 FEET
 MIN. SIDE YARD - 25 FEET
 MIN. REAR YARD - 50 FEET
 MIN. FRONTAGE - 300 FEET
 MIN. LOT AREA - 5 ACRES



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East which has a bearing of N88°39'22"E.



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RASMUSSEN ESTATES
VILLAGE OF SOMERS

PRELIMINARY PLAT

REVISIONS	
1	REVIEW COMMENTS 2/25/2026

PEG JOB No. 6686.00
 PEG PW AK
 DATE 02-24-2026
 SCALE 1" = 60'
 DRAFTED BY: SEM

SHEET 2 OF 3

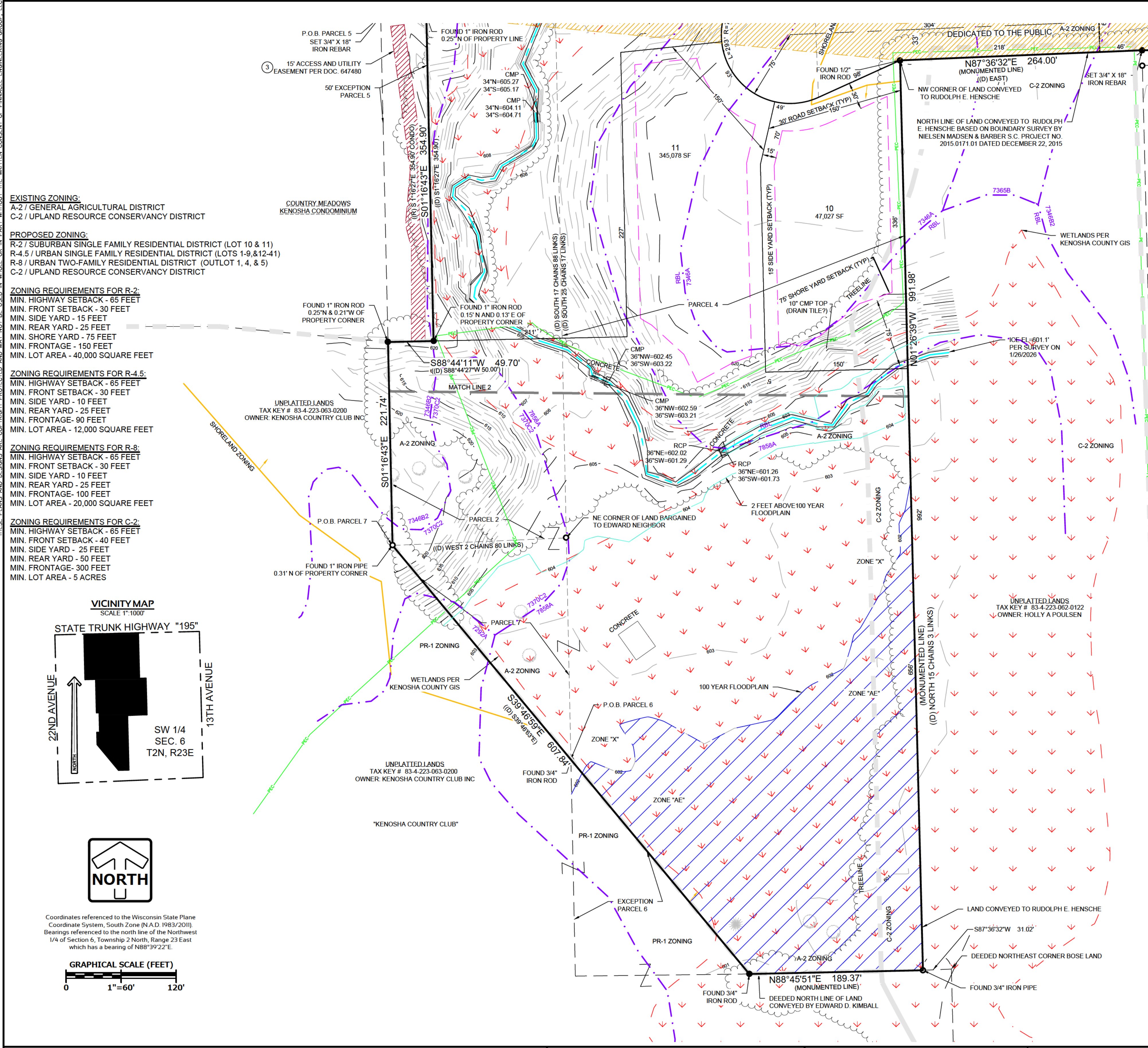
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PRELIMINARY PLAT OF RASMUSSEN ESTATES

Being in the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 2 North Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

NOTES:

1. Tax Parcel Number: 83-4-223-062-0200
2. Gross land area of the subject property is 1,883,738 square feet (43.2447 acres). Net land area is 327,800 square feet (7.5253 acres).
3. Subdivision contains 41 Lots and 5 Outlots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Northwest 1/4 Section 6, Town 2 North, Range 23 East, Elevation = 626.56.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with concrete curb and gutter and asphalt pavement.
7. Flood Zone Classification: The property lies within Zone "AE" and Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0087D with an effective date of June 19, 2012. Zone "AE" areas are special Flood Hazard Areas with Base Flood elevation determined. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
8. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20260300348 with a clear date of 1/22/2026 and Digger's Hotline ticket #20260300341 with a clear date of 1/22/2026. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Soil Types: 7337B - Fox Loam, 2 to 6 percent slopes; 7365B - Aztalan loam, 0 to 2 percent slopes; 7346B2 - Hebron loam, 2 to 6 percent slopes, eroded; 7858A - Dorchester silt loam; 7346A - Hebron Loam, 0 to 2 percent slopes; RBL - rough broken land; 7370C2 - Saylesville silt loam, 6 to 12 percent slopes, eroded.
11. LOT OWNERSHIP AND PURPOSES: Outlots 1, 4, and 5 are to be retained by the developer for future development. Outlot 2 of the plat of RASMUSSEN ESTATES shall be maintained by the Rasmussen Homeowners Association for open space until such time the road is extended east through Outlot 2. Outlot 3 of the plat of RASMUSSEN ESTATES shall be maintained by the Rasmussen Homeowners Association for storm water management purposes and open space. Kenosha County and the Village of Somers shall not be liable for any fees or special assessments in the event Kenosha County or the Village of Somers should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 3 in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said Outlot 3 is prohibited unless approved by the Village of Somers. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 3 in order to inspect, repair, or restore said Outlot 3 to its intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 3 may be placed against the tax roll for said association and collected as a special charge by the Village.



EXISTING ZONING:
 A-2 / GENERAL AGRICULTURAL DISTRICT
 C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

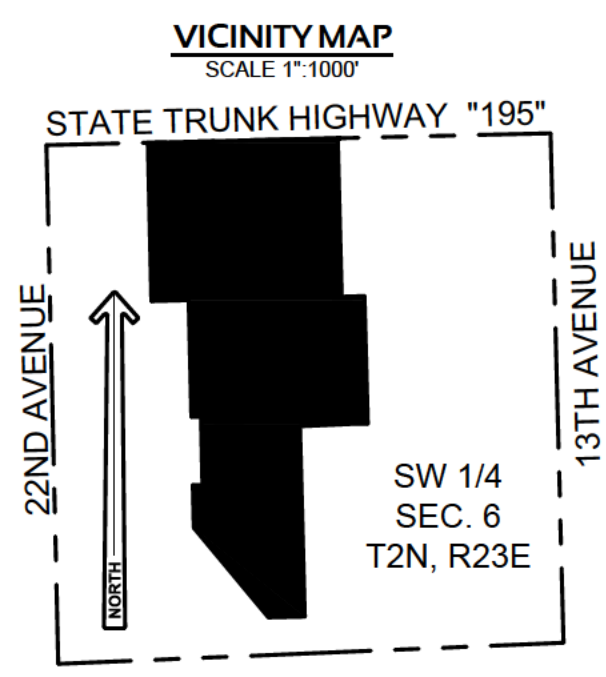
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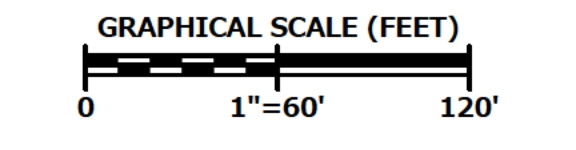
ZONING REQUIREMENTS FOR R-4.5:
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 MIN. FRONTAGE - 90 FEET
 MIN. LOT AREA - 12,000 SQUARE FEET

ZONING REQUIREMENTS FOR R-8:
 MIN. HIGHWAY SETBACK - 65 FEET
 MIN. FRONT SETBACK - 30 FEET
 MIN. SIDE YARD - 10 FEET
 MIN. REAR YARD - 25 FEET
 MIN. FRONTAGE - 100 FEET
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ZONING REQUIREMENTS FOR C-2:
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Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).
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RASMUSSEN ESTATES
VILLAGE OF SOMERS

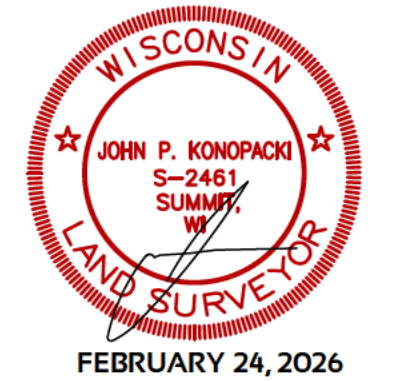
PRELIMINARY PLAT

REVISIONS	DATE	DESCRIPTION
1	2/25/2026	REVIEW COMMENTS

PEG JOB No.: 6686-00
 PEG PW: AK
 DATE: 02-24-2026
 SCALE: 1" = 60'
 DRAFTED BY: [Signature]

SHEET 3 OF 3

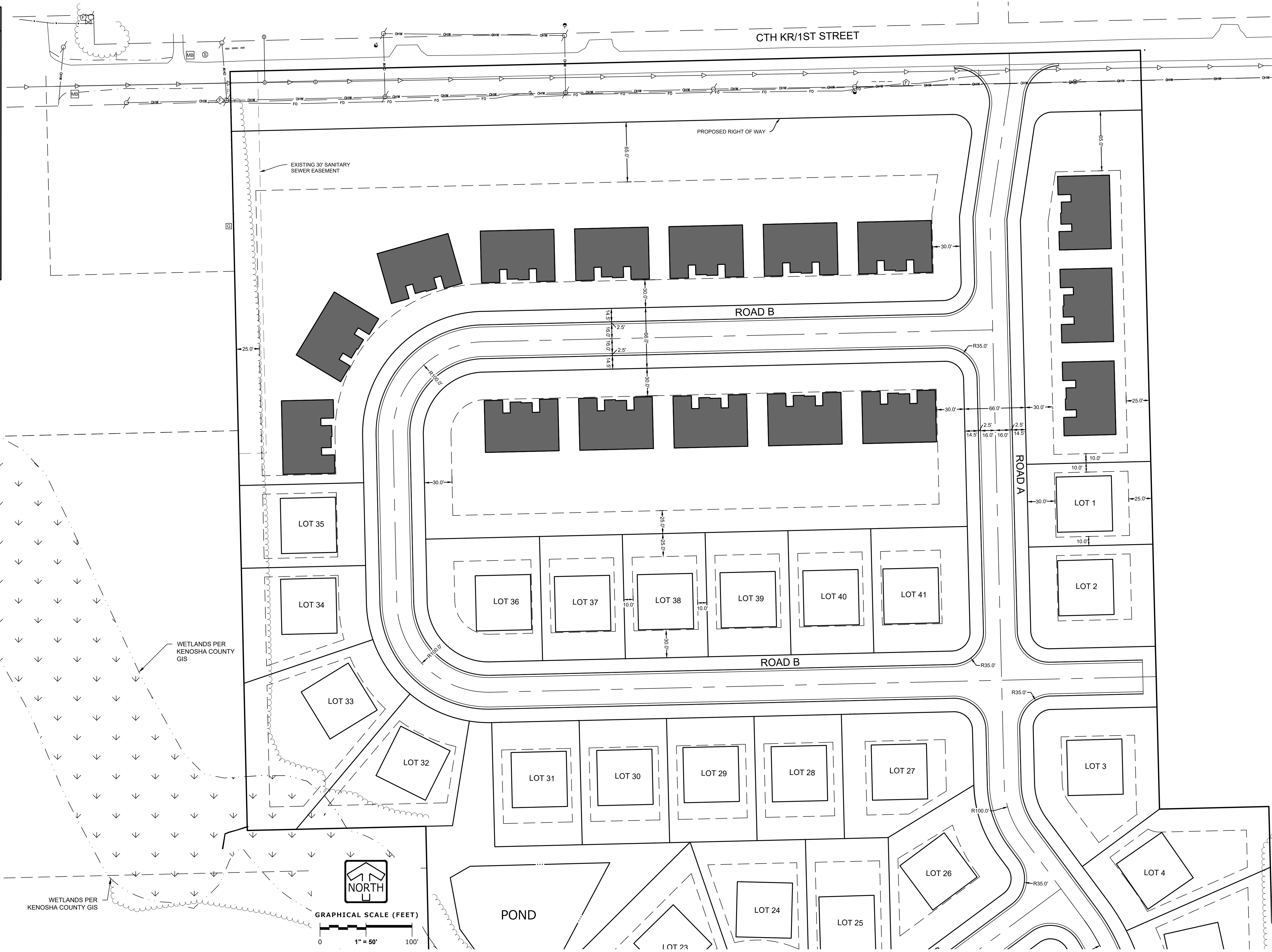
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FEBRUARY 24, 2026

SITE DATA TABLE

- SITE DATA**
 - NUMBER OF CONDO BUILDINGS: 16 (32 UNITS)
 - NUMBER OF LOTS: 41 LOTS
 - LENGTH OF ROADWAY: 3,945 LF
- ZONING:**
 CONDO (OUTLOT 1, 4 & 5): R-8 ZONING
 - MIN HIGHWAY SETBACK: 65 FEET
 - MIN FRONT SETBACK: 30 FEET
 - MIN SIDE YARD: 10 FEET
 - MIN REAR YARD: 25 FEET
 - MIN LOT FRONTAGE: 100 FEET
 - MIN LOT AREA: 20,000 SQ FT
- SINGLE FAMILY (LOTS 1-41)**
 - MIN HIGHWAY SETBACK: 65 FEET
 - MIN FRONT SETBACK: 30 FEET
 - MIN SIDE YARD: 15 FEET
 - MIN REAR YARD: 25 FEET
 - MIN LOT FRONTAGE: 150 FEET
 - MIN LOT AREA: 40,000 SQ FT



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RASMUSSEN ESTATES
SOMERS, WISCONSIN

SITE PLAN- NORTH

REVISIONS

NO.	DESCRIPTION	DATE

REG. JOB NO. 6686.00
 REG. PM. AEK
 PLAN DATE 02/27/26
 SCALE 1" = 50'

SHEET 1 OF 9

SITE PLAN- NORTH

SITE DATA TABLE

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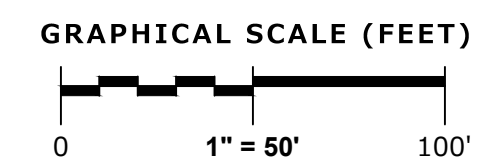
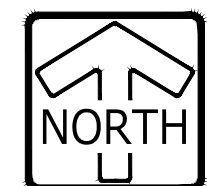
ZONING:

CONDO (OUTLOT 1, 4 & 5): R-8 ZONING

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SINGLE FAMILY (LOTS 1-41)

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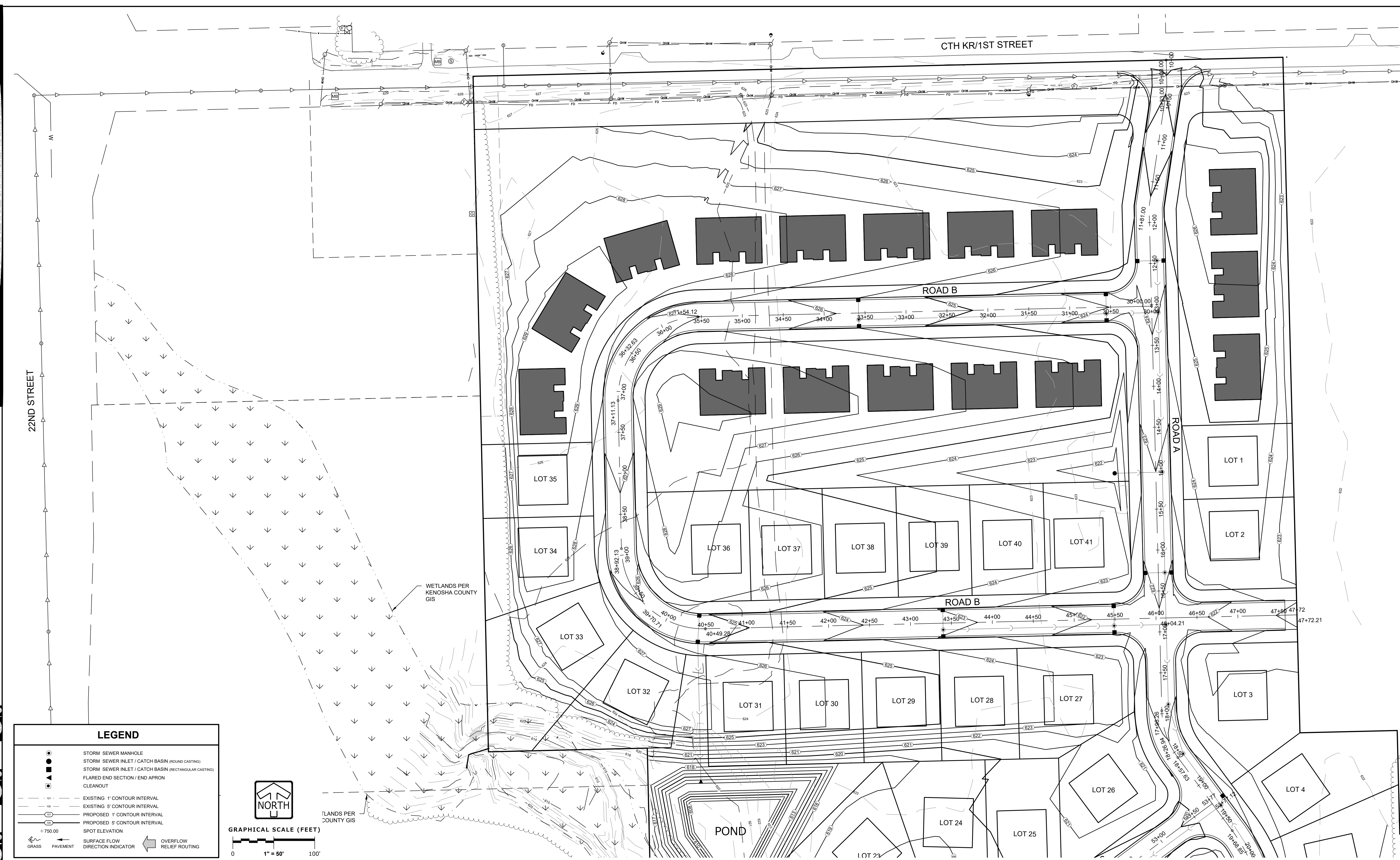
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RASMUSSEN ESTATES
SOMERS, WISCONSIN

SITE PLAN- SOUTH

REVISIONS	

REG JOB No. 6686.00	REG PM A/E/K	PLAN DATE 02/27/26	SCALE 1" = 50'
SHEET			2
OF			9



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- ▣ STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- ▤ FLARED END SECTION / END APRON
- ▥ CLEANOUT
- - - EXISTING 1' CONTOUR INTERVAL
- - - EXISTING 5' CONTOUR INTERVAL
- - - PROPOSED 1' CONTOUR INTERVAL
- - - PROPOSED 5' CONTOUR INTERVAL
- + 750.00 SPOT ELEVATION
- SURFACE FLOW DIRECTION INDICATOR
- ↖ OVERFLOW RELIEF ROUTING

LANDS PER COUNTY GIS

WETLANDS PER KENOSHA COUNTY GIS

GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

NORTH

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RASMUSSEN ESTATES
SOMERS, WISCONSIN

GRADING PLAN- NORTH

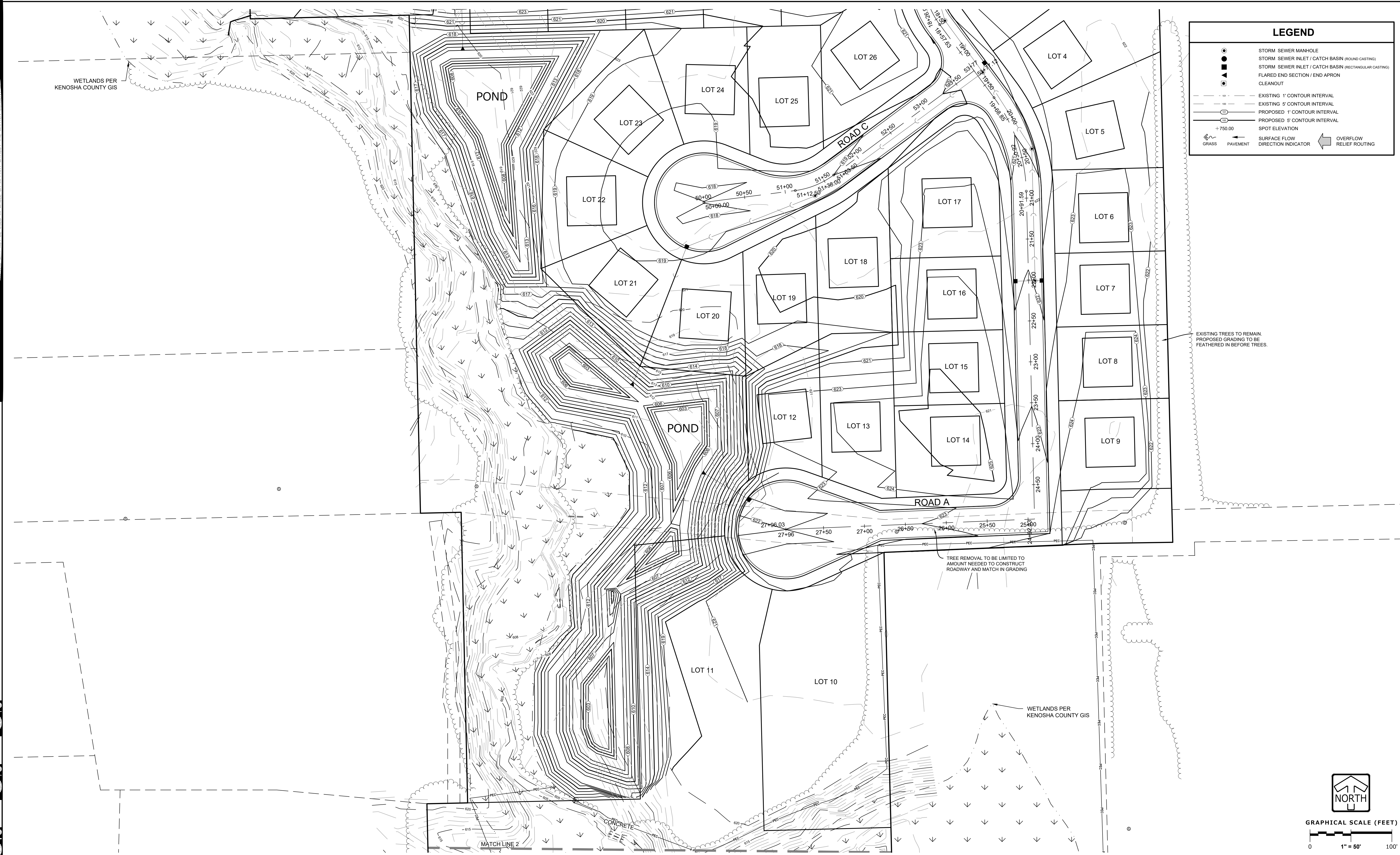
REVISIONS

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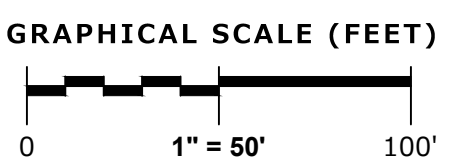
SHEET
3
OF
9

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
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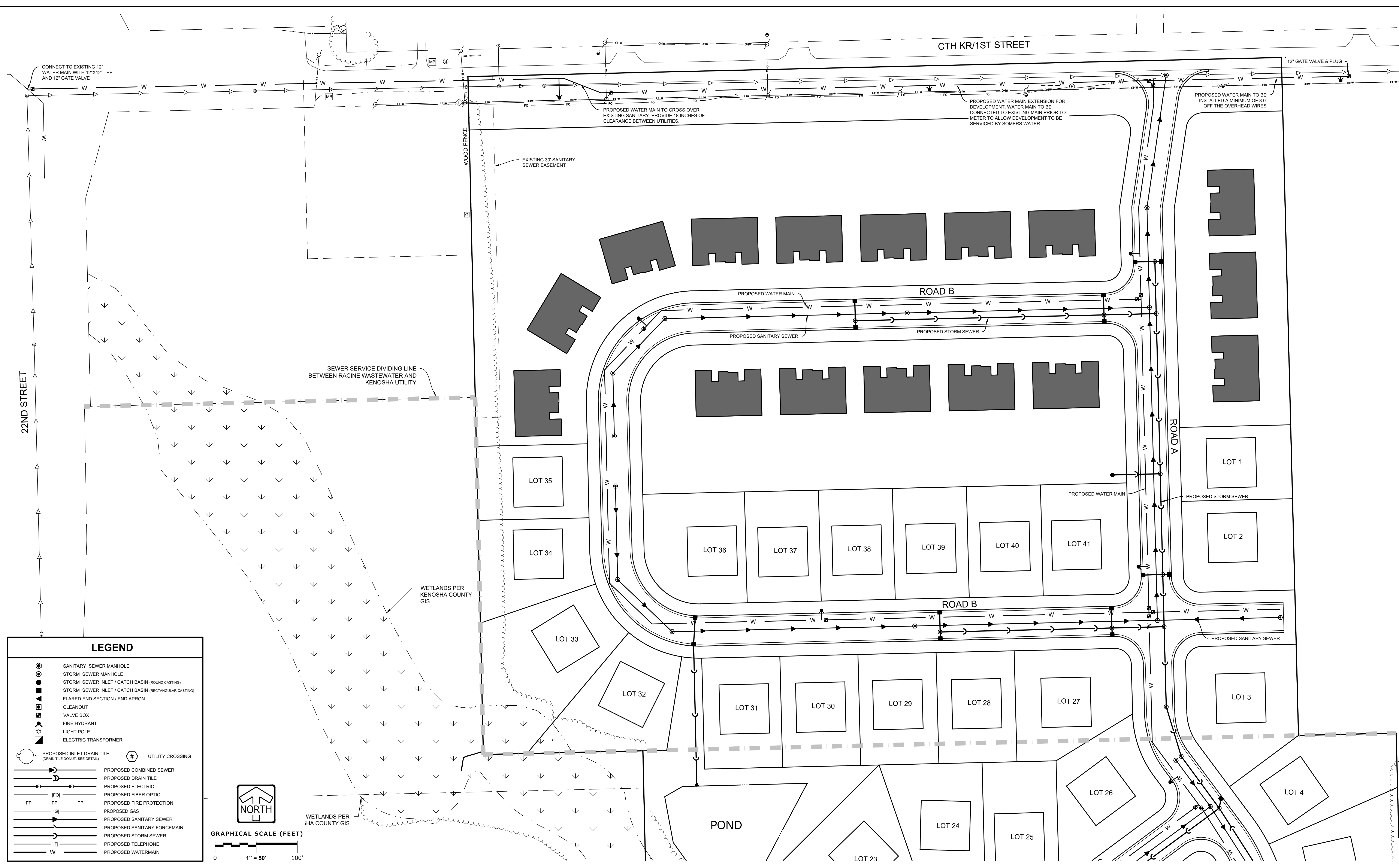
RASMUSSEN ESTATES
SOMERS, WISCONSIN

GRADING PLAN- SOUTH

REVISIONS

REG JOB NO. 6686.00
REG PM A/EK
PLAN DATE 02/27/26
SCALE 1" = 50'

SHEET
4
OF
9



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- ▬ FLARED END SECTION / END APRON
- ▬ CLEANOUT
- ▬ VALVE BOX
- ▬ FIRE HYDRANT
- ▬ LIGHT POLE
- ▬ ELECTRIC TRANSFORMER
- PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)
- ▬ UTILITY CROSSING
- ▬ PROPOSED COMBINED SEWER
- ▬ PROPOSED DRAIN TILE
- ▬ PROPOSED ELECTRIC
- ▬ PROPOSED FIBER OPTIC
- ▬ PROPOSED FIRE PROTECTION
- ▬ PROPOSED GAS
- ▬ PROPOSED SANITARY SEWER
- ▬ PROPOSED SANITARY FORCEMAIN
- ▬ PROPOSED STORM SEWER
- ▬ PROPOSED TELEPHONE
- ▬ PROPOSED WATERMAIN

GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

NORTH

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RASMUSSEN ESTATES

SOMERS, WISCONSIN

UTILITY PLAN- NORTH

REVISIONS

NO.	DATE	DESCRIPTION

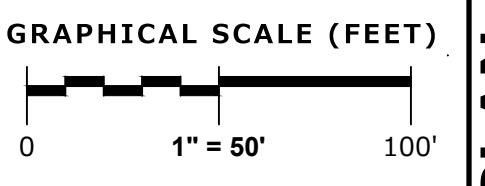
REG. JOB NO. 6686.00
 REG. PM. AEK
 PLAN DATE 02/27/26
 SCALE 1" = 50'

SHEET 5 OF 9

UTILITY PLAN- NORTH



LEGEND	
	SANITARY SEWER MANHOLE
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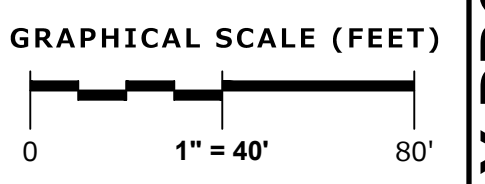
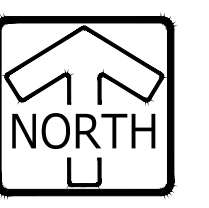
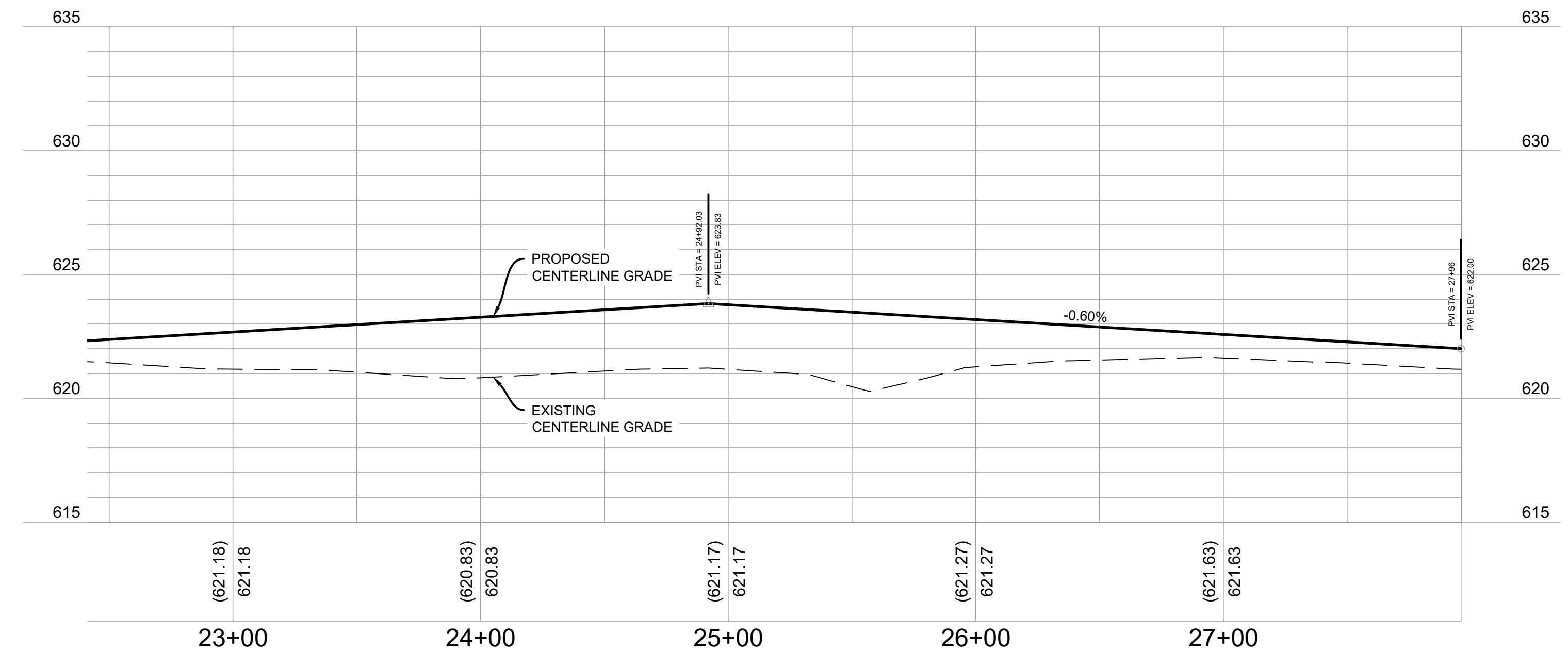
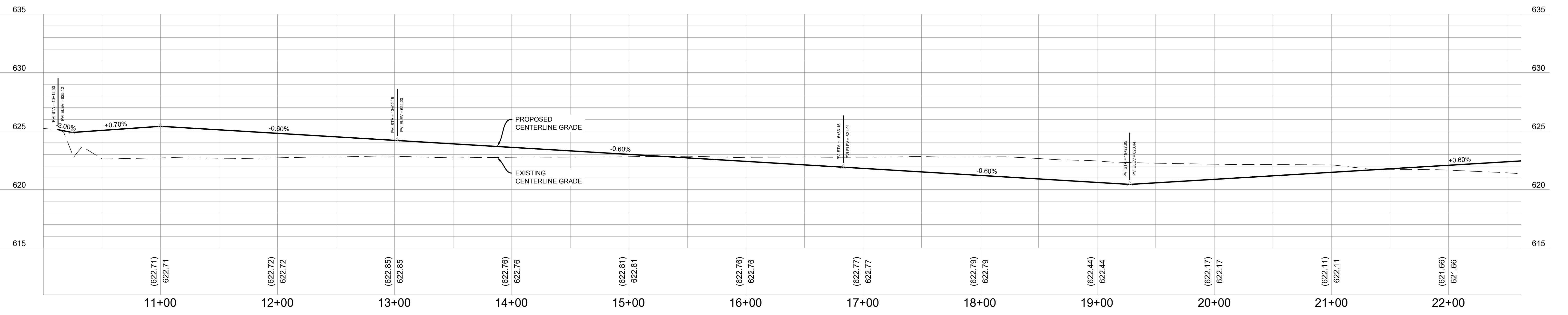
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SOMERS, WISCONSIN

UTILITY PLAN- SOUTH

REVISIONS	

SHEET
6
 OF
9
 REG JOB No. 6686.00
 REG PM A/EK
 PLAN DATE 02/27/26
 SCALE 1" = 50'
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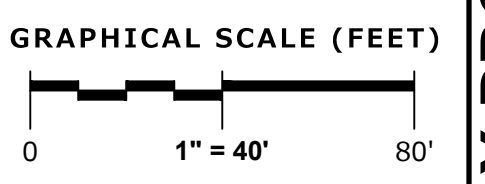
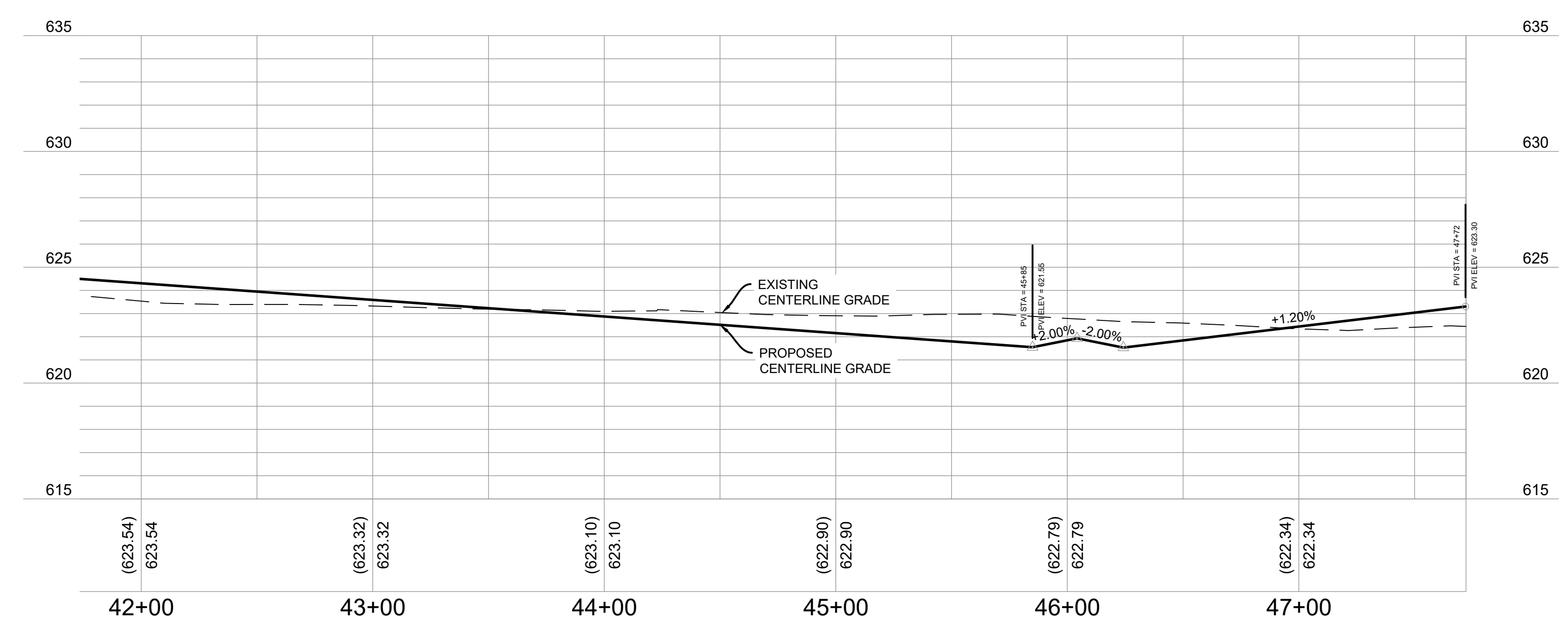
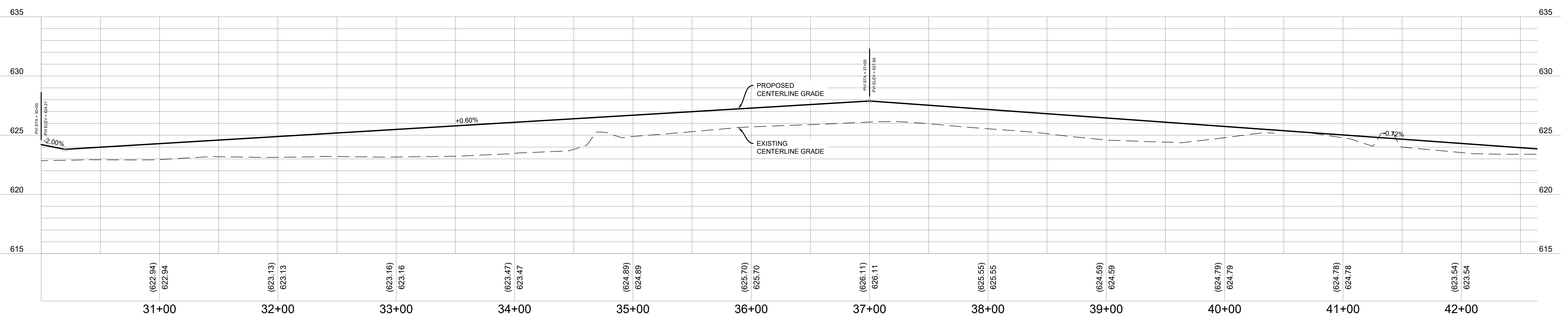
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ROADWAY PROFILE- RD A

REVISIONS	

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 PLAN DATE: 02/27/26
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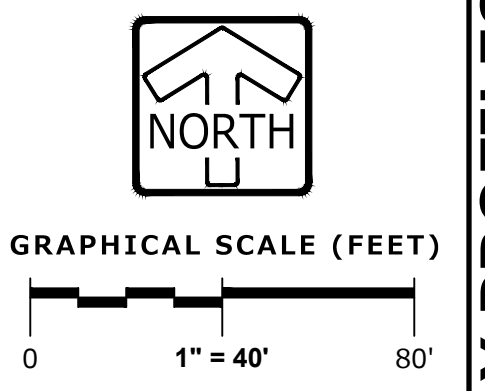
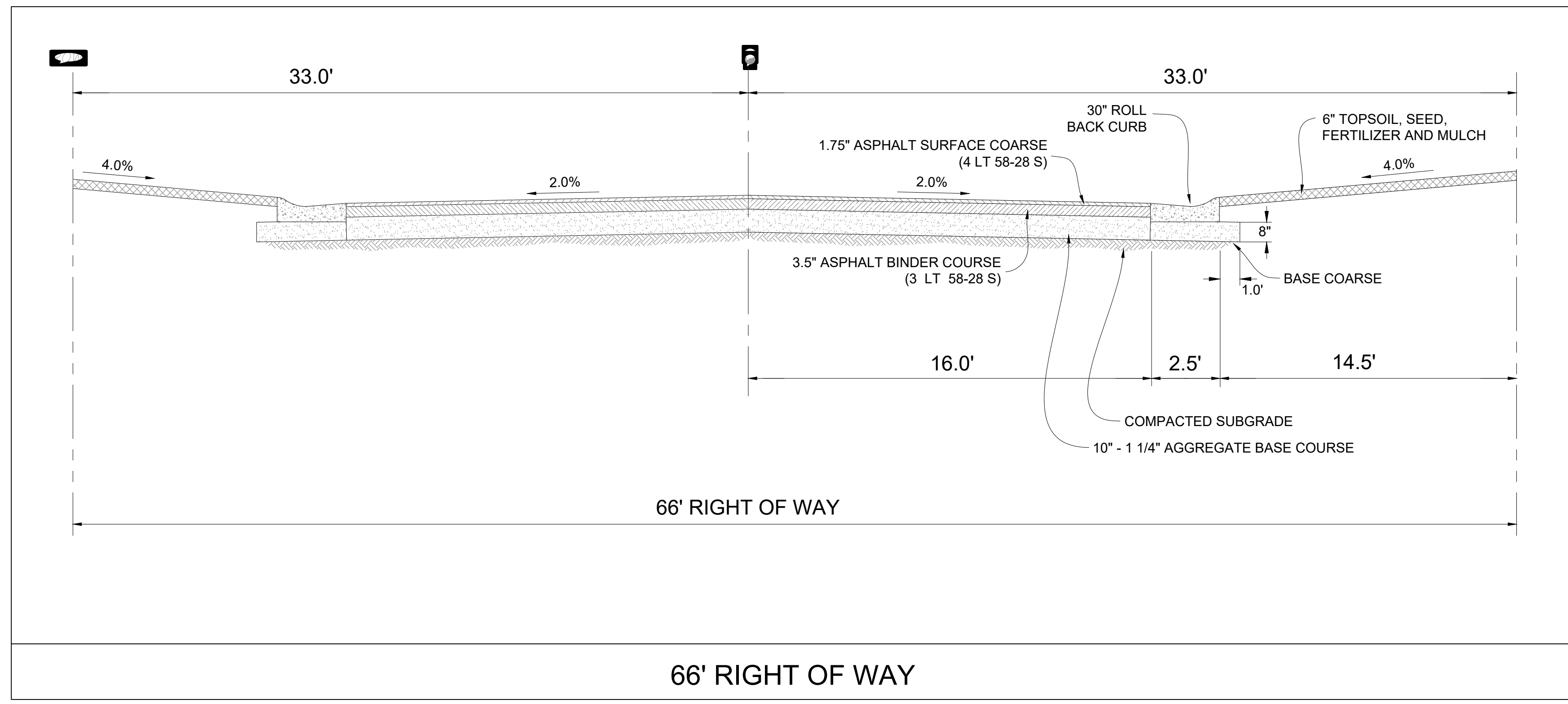
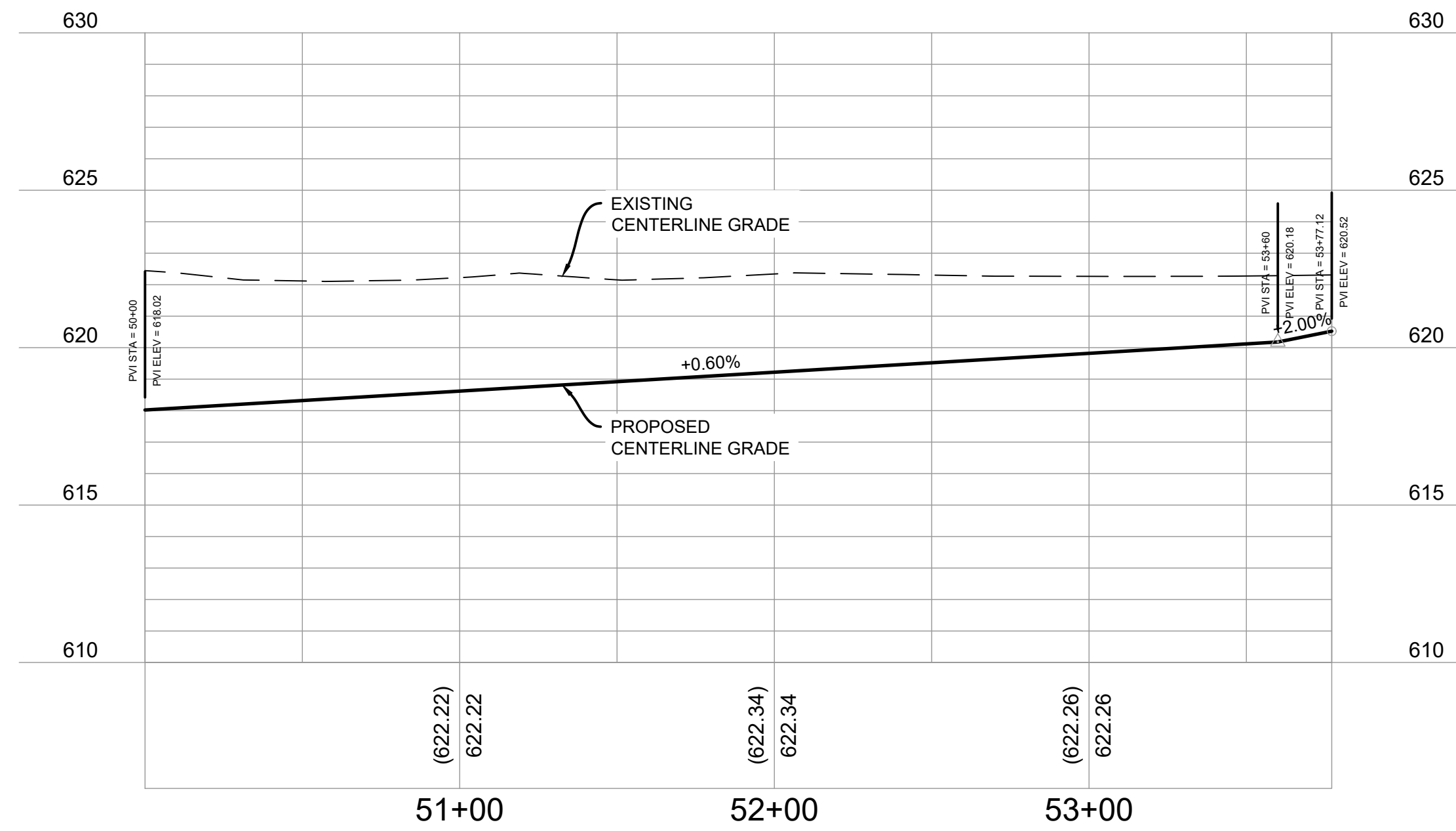
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SOMERS, WISCONSIN

ROADWAY PROFILES- RD B

REVISIONS	

REG JOB No. 6686.00
 REG PM: AERK
 PLAN DATE: 02/27/26
 SCALE: 1" = 40'

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ROADWAY PROFILES- RD C

REVISIONS	

REG JOB No. 6686.00
 REG PM: A/E/K
 PLAN DATE: 02/27/26
 SCALE: 1" = 40'

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TECHNICAL MEMO

TO: Village Of Somers
FROM: Aaron E. Koch, P.E.
DATE: 02/24/2026
RE: Stormwater Intent for Rasmussen Estates

Pinnacle Engineering Group has done a conceptual review of the stormwater goals for the Rasmussen Estates development south of CTH KR/1st Street. This memo is intended to serve as confirmation that adequate space has been set aside in the plan in order to create stormwater facility that will meet Village DNR codes. Additional details and calculations will be provided in the final report.

The property is located south of CTH KR/1st Street and east of 22nd Avenue. Public roadways will connect at CTH KR and extend south to serve the site. Two cul-du-sacs will be pulled off the north-south roadway which will be public roads as well. The development parcel currently drains entirely to the existing wetlands to the west and southwest on the property, however, two drainage basins will be located within the site based on existing topography within the site but will be directly connected.

The Village regulations requires the reduction in stormwater runoff such that the 100-year post development runoff rate be less than or equal to the 10-year pre-development runoff, the 10-year post-development runoff rate be less than or equal to the 10-year pre-development runoff rate, the 2-year post-development runoff rate be less than or equal to the 2-year pre-development and the 1-year post-development runoff rate be less than or equal to the 1-year pre-development runoff rate. The Village requires development with more than 10 percent and up to 80 percent connected imperviousness, design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume based on an average annual rainfall. Infiltration is not required where the infiltration rate of the soil is measured less than 0.6 inches per hour. Suite where infiltration rates are less than 0.6 inches per hour are exempt from infiltration requirements.

Soil evaluations are currently being performed. However, reviewing the soils within the area, it appears that there are silty and loamy clays which would indicate predominantly C soils as well. A runoff curve number of 78 was used when analyzing the predevelopment conditions per the Village of Somers ordinance for cropland on Hydrologic Soil Group C.

To meet the goals, the proposed site will be divided into three areas. Runoff will be directed to one of two basins via predominantly storm sewer. The basins are envisioned as wet ponds to due to the clay soils and likelihood of non-infiltration soils. Each basin will have a stabilized pipe outlet and energy dissipator to avoid any downstream erosion. Basins will also have an emergency spillway with a minimum of 12" of freeboard from the 100-year water level to the top of berm.

Below is a brief summary of the initial calculations.

Existing Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows			
				1-year (cfs)	2-year (cfs)	10-year (cfs)	100-year (cfs)
EX ONSITE AREA	30.8	78	30.2	18.4	24.5	47.6	96.8

Proposed Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows			
				2-year (cfs)	10-year (cfs)	100-year (cfs)	200-year (cfs)
PROP AREA TO NORTH POND	4.9	84	6	9.1	11.3	19.3	35.1
PROP AREA TO SOUTH POND	23.8	84	6	44.1	55.1	93.8	170.3
UNDETAINED AREA	2.1	75	6	2.1	2.9	5.8	12.1
NORTH POND	-	-	-	9.1	11.3	19.3	35.1
SOUTH POND	-	-	-	44.3	55.3	94.4	171.2
PROPOSED DISCHARGE	-	-	-	4.4	5.8	10.9	38.6

The initial calculations and pond design indicate that the Village and DNR stormwater requirements can be met through construction of the basins as preliminary shown on the plans.

Please do not hesitate to contact me with any questions or comments.

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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April 23, 2026

Ms. Wendy Burnette
Clerk/Treasurer
Village & Town of Somers
P.O. Box 1607
Somers, WI 53171

RE: Preliminary Plat, Rasmussen Estates
NW ¼ Section 6, T 2 N, R 23 E, Village & Town of Somers
SEWRPC No. CA-114-14

Dear Ms. Burnette:

This is to acknowledge receipt of your letter of March 10, 2026, concerning the above-captioned matter and to advise of the following Commission staff findings and recommendations relative thereto:

1. The proposed plat is to be developed with centralized sanitary sewer service and is located within a planned sewer service area as delineated in SEWRPC Community Assistance Planning Report (CAPR) No. 106, *Sanitary Sewer Service Areas for the City of Kenosha and Environs* and CAPR No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs*.
2. The subject plat abuts upon CTH KR, which is identified in the transportation element of VISION 2050 as a four-lane arterial highway along the development site. The right-of-way shown on the plat is adequate for this arterial facility.
3. The subject plat contains land delineated by the Commission as a primary environmental corridor (PEC) which consists of wetlands, woodlands, floodplains, steep slopes, and wildlife habitat. Commission adopted plans recommend that these areas be preserved in essentially natural open uses to the greatest extent practicable as determined by county and local plans. The PEC is contained in Parcel 10, 11, Outlot 2, and Outlot 3. As shown on the plat, building envelopes for Parcel 10 and 11 are located outside of the PEC. It is recommended that deed restrictions against any disturbance or development of the PEC and wetland areas be placed on the face of the plat.

Disturbance of any wetlands on the site including earth moving activities adjacent to wetlands may require permits from the Wisconsin Department of Natural Resources and/or the U.S. Army Corps of Engineers. Commission staff recommends that the developer contact those agencies to determine if any permits are required and to apply for those permits.

Ms. Wendy Burnette
April 23, 2026
Page 2

4. The subject plat is partially located within an identified 1-percent-annual-probability (100-year recurrence interval) flood hazard area as delineated in the Federal Flood Insurance Study (FIS) for Kenosha County. As shown, the floodplain is entirely within the PEC and does not intersect with any structures in the planned development.
5. The subject subdivision is located in the Pike River watershed. Runoff from the subject plat drains to the Lower Pike River. The regional water quality management plan recommends that nonpoint source pollution in this area be reduced. Adequate erosion control is necessary to reduce pollutant runoff from construction sites, and post-construction stormwater management would be needed to meet the nonpoint source pollution reduction requirements of the Village stormwater management ordinance. We would suggest that the subdivider call upon the Village Engineer for technical guidance in the attainment of sound erosion control management practices in connection with the development process, and that the post-construction stormwater management plan for the site comply with the requirements of the Village ordinance.

Should you have any questions concerning the foregoing, please do not hesitate to call.

Sincerely,



Benjamin R. McKay, AICP
Deputy Director

BRM/FGF
#280670 - RASMUSSEN ESTATES PRELIMINARY PLAT

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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #8 Review and discuss preliminary plat and stormwater requirements for the Bella Terra Subdivision on Tax Parcel #82-4-222-171-0043.

BACKGROUND:

Mastercraft submitted an application for a new single-family development on an approximately 22-acre parcel located on CTH E (Parcel 82-4-222-171-0043). The proposed “Bella Terra” subdivision would create 42 lots. The proposal was originally reviewed by the Plan Commission in March 2026. Due to an error by the Village, surrounding properties were not noticed of the hearing, so it was rescheduled to the April 2026 meeting. The request includes the following:

- Rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay Dist.; and
- Approval of Preliminary Plat

All Lots of the subdivision would meet minimum R-4.5 zoning standards for lot area (at least 12,000 square feet) and minimum setback requirements (65’ from CTH E, 30’ from Village roads, 10’ side and 25’ rear). The proposed R-4.5 zoning for the site is consistent with the adopted land use plan category of ‘Medium-Density Residential’ and therefore no amendment to the land use plan is required.

The Plan Commission heard a similar request on November 8th 2022 and recommended approval (6-0) the Applicant’s request for rezoning from A-2 to R-4.5., C-1, PUD Overlay Dist and preliminary plat. However, the Developer pulled the project before the Board could take action due to the Village’s utility requirements.

On April 13, 2026, the Plan Commission motioned to table the item until the stormwater plans were updated and recommended by the Village engineer.

UPDATE:

Since the April meeting, it was brought to Administration's attention that there are deadlines to take action on the preliminary plat or it will be automatically approved.

Per. [S. 18.19\(b\)](#) of the Village Code, the Plan Commission shall within 60 days of the date of filing a preliminary plat with the Clerk/Treasurer take action on the preliminary plat and submit a recommendation to the Village Board. The Village Board has 90 days from the date of the filing to take action ([S. 18.19\(d\)](#)). Failure of the Village Board to act within 90 days or during any agreed extension period shall constitute an approval of the preliminary plat as filed.

More than 60 days has passed since the revised preliminary plat was received, so the item cannot return to the Plan Commission unless the Developer grants an extension.

However, the Village Board has until June 12th to take action on the preliminary plat. The Village Board will then have another 30 days to take action on the final plat.

Attached is a copy of the Village Engineer's stormwater memo to the Developer and most recent plans.

SUGGESTED ACTION

If the Village Board would like a recommendation from the Plan Commission, then the Village Board shall request a written extension from the Developer to allow additional time.

If the extension is not granted, then the Board will have to take action on the preliminary plat without a formal recommendation from the Plan Commission or approved stormwater plan no later than June 12th, or the plan will automatically be approved.

ATTACHMENTS:

Memo from Luke Godshall, Senior Land Use Planner

Village Engineer Stormwater Memo dated May 14, 2026

Stormwater Plans

Preliminary Plat



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Senior Land Use Planner
APPLN DATE: 01-29-26
RPT DATE: 02-27-26
MTG DATE: 03-09-26
RE: Bella Terra Rezoning & Preliminary Plat

PROJECT/SITE INFO:

1. Petitioner/Agent: Nancy Washburn, Land Development Administration, LLC
2. Property Owner: Mastercraft Builders LLC
3. Location/Address: South side of CTH E, approx. ¼ mile west of CTH H
4. Tax key Number(s): 82-4-222-171-0043
5. Area: 22.4 acres
6. Existing Zoning: A-2 General Agricultural Dist.
7. Proposed Zoning: R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist.
8. Existing Land Use: Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9. Proposed Land Use: no change proposed

PROJECT OVERVIEW:

The Petitioner is proposing to amend the zoning designation on the subject parcel to allow for a proposed 42-Lot single-family residential subdivision development known as Bella Terra.

PLANNER COMMENTS:

The submitted rezoning application proposes R-4.5 zoning with a Planned Unit Development (PUD) overlay to allow for a reduced lot width reduction from 90 feet (required by ordinance) to 85 feet. All Lots of the subdivision would meet minimum R-4.5 zoning standards for lot area (at least 12,000 square feet) and minimum setback requirements (65' from CTH E, 30' from Village roads, 10' side and 25' rear). The proposed R-4.5 zoning for the site is consistent with the adopted land use plan category of 'Medium-Density Residential' and therefore no amendment to the land use plan is required.

Wetlands have recently been professionally delineated on the site in October 2025. The submitted project narrative indicates that minor wetlands will be filled, while a larger wetland area identified near the southeastern portion of the development tract will be retained and rezoned to C-1 Lowland Resource Conservancy.

The submitted preliminary plat, dated revised January 22, 2026 and prepared by Dennis C. Sauer of Metropolitan Survey Service, Inc., generally conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). Several items that will need to be added to and revised on the preliminary plat have been indicated in the staff recommendation below. These items, and any other items determined by the Plan Commission and Board, will need to be incorporated into a revised plat for eventual Final Plat approval.

Kenosha County Highways has reviewed the proposed preliminary plat and has indicated that CTH “E” (12th Street) is planned to be a 120-foot total right-of-way width. The preliminary plat shall be revised to clearly indicate that a total of 60 feet of right-of-way is dedicated to the public for road purposes on the south half of CTH “E”.

Lots within the subdivision are proposed to be accessed via new streets to be dedicated to the Village of Somers. These streets are labelled on the preliminary plat as “92nd Avenue”, “12th Place” and “91st Avenue”. The County Land Information Office has reviewed and approved the street layout and names as proposed on preliminary plat.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the proposed rezoning and preliminary plat, staff would recommend the following:

1. The preliminary plat shall be subject to addressing any comments/conditions provided by Wisconsin Department of Administration – Plat Review.
2. The following items shall be added to the face of the preliminary plat:
 - a. Per Kenosha County Highways, indicate a total of 60 feet of right-of-way to be dedicated for public road purposes on the south half of the CTH “E”/12th Street right-of-way.
 - b. Add a note stating there shall be no direct vehicular access to CTH E (12th Street) from Lots 1 and 42.
 - c. Per Section 18.20(B)(18) of the Village ordinance, add conceptual sanitary sewer, water main and storm sewer layout.
 - d. Add a legend item for the triangular symbols labelled as “DP-1”, “DP-2”, etc...
 - e. If applicable, identify all proposed phases of the proposed subdivision on the preliminary plat.
 - f. If applicable, locate and identify any proposed development sign easements on the preliminary plat.
3. The following items shall be revised on the face of the preliminary plat:
 - a. In Note #11, revise “eithin” to read “within”.
4. The following items shall be revised in the draft “*Declaration of Covenants, Restrictions and Easements for Bella Terra Subdivision*” document:
 - a. Revise references to “Village/Town of Somers” to read “Village of Somers”.
 - b. Remove references to “Kenosha County” on page 4 (sections 3.6, 3.8(a), 3.8(b)), page 5 (sections 3.8(e), 3.9, 3.10(c)), and page 6 (section 3.11).
 - c. Remove references to “Kenosha County Department of Parks and Land Use” on page 6 (sections 3.11 1) & 3.11 2).
5. Subject to receiving final approval for a stormwater management plan from the Village engineer.

To: Jim Duerrwaechter
Mastercraft Builders, LLC
5008 Green Bay Road
Kenosha, WI 53144

Date: May 14, 2026

From: Brett D. Biber, P.E.

Project No.: 2501880.00

Subject: Bella Terra – Stormwater Concept Plan Review Comments

We reviewed the following documents prepared by JSD Engineering for Bella Terra Subdivision Project:

- Stormwater Analysis email received 4/21/26.
- Bella Terra-Proposed Site Area received 4/24/26.
- Bella Terra-Offsite Areas received 4/24/26.
- Bella Terra-Existing Site Area received 4/24/26.
- 100-yr HydroCAD Report including Offsite West Area received 4/24/26.

The items listed below outline our understanding of the plan:

1. Capture stormwater from the northwest and convey it to the corner of CTH E & H.
2. Capture stormwater from the west (Country Charms) neighborhood and route to the pond.
3. Drainage from the south will not be routed through the pond due to its low elevation relative to the pond discharge.
4. The determination on whether the pond is considered a regional facility will occur at the time of final approval.

Review comments:

1. Confirm drainage areas. There appears to be discrepancies with the calculations and drainage maps.
2. Provide the stormwater flow at the location shown below for the analyzed storms and calculate the spread of water in the ditch for each storm.



3. Stormwater conveyed along CTH E shall be piped and discharged at the intersection with CTH H. All work within CTH E & CTH H right-of-way must be reviewed and permitted through the Kenosha County Highway Department.
4. The existing ditch along CTH E shall not be excavated deeper for proposed conditions. All work within CTH E & CTH H right-of-way must be reviewed and permitted through the Kenosha County Highway Department.
5. Review comments dated 4/6/26 still apply.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biver

Brett D. Biver, P.E.

Copy to: Jim Hurley, Village Administrator
 George Stoner, Village President
 Kevin Poirier, Assistant Village Administrator
 Douglas R. Snyder, P.E., Village Engineer
 Nancy Washburn, Mastercraft
 Randy Bruckner, JSD

Brett D. Biwer

From: Randy Bruckner <Randy.Bruckner@JSDInc.com>
Sent: Friday, April 24, 2026 9:13 AM
To: Brett D. Biwer; 'James Duerrwaechter'; 'nancylynnwashburn@gmail.com'
Cc: 'Jim Hurley'; 'Kevin Poirier'; 'gstoner@somerswi.gov'; Douglas R. Snyder
Subject: RE: Analysis of the Performance of Bella Terra SW Pond and Potential to Include Offsite Areas
Attachments: 100-yr HydroCAD Report including Offsite West Area.pdf; Mastercraft Builders-Bella Terra-Existing Site Area.pdf; Mastercraft Builders-Bella Terra-Offsite Areas.pdf; Mastercraft Builders-Bella Terra-Proposed Site Area.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning all,

As a follow up, attached are the exhibits related to the email below that were previously submitted as a part of the Bella Terra submittal package in case anyone had any questions related to the areas described.

Thanks,
Randy



Planners · Engineers · Landscape Architects · Surveyors

Randy Bruckner P.E.

Vice President | Senior Project Engineer II

randy.bruckner@jsdinc.com

Milwaukee Regional Office – W238 N1610 Busse Rd., Suite 100, Waukesha, WI 53188

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From: Randy Bruckner

Sent: Tuesday, April 21, 2026 11:08 AM

To: 'Brett D. Biwer' <bbiwer@baxterwoodman.com>; 'James Duerrwaechter' <jduerrwaechter@mchomebuildersllc.com>; 'nancylynnwashburn@gmail.com' <nancylynnwashburn@gmail.com>

Cc: 'Jim Hurley' <jhurley@somerswi.gov>; Kevin Poirier <kpoirier@somerswi.gov>; 'gstoner@somerswi.gov'

Subject: Analysis of the Performance of Bella Terra SW Pond and Potential to Include Offsite Areas

Good morning All,

Per the Village request at the meeting dated 04-14-2026, this email is a summary of the current performance of the designed pond at Bella Terra along with potential overall analysis of offsite flows that could be captured with the proposed pond.

Current Pond Performance:

In order to meet the Village of Somer’s and WDNR storm water requirements, the proposed development consists of the construction of a large storm water wet pond at the southeast corner of the site. At the spillway, the area provided for storm water management is approximately 2.0 acres and provides 260,025 cubic-feet of water storage . Due to existing grades, a portion of the east side of the development, cannot be directed to the storm water pond and is therefore analyzed as Undetained in the storm water analysis. Under proposed conditions, offsite flows are to be diverted around the site either along CTH E or via bypass swale to the existing site wetlands; therefore, the proposed basin receives stormwater only from the subdivision itself along with the analysis of the previously mentioned undetained area. A total of 17.2 acres of 1/3 acre lot residential development will enter the proposed pond with 3.4 acres of undetained area. Below is a summary of the proposed conditions:

Table 3 – Peak Release Rates

Storm Event	Somers Allowable (cfs)	Existing Flows (cf)	WDNR Allowable (cfs)	Proposed (cfs)
1-year	9.29	9.29	9.29	3.24
2-year	12.58	12.58	12.58	4.20
10-year	25.08	25.08	N/A	7.79
100-year	25.08	52.07	N/A	15.22

The allowable release rates based on existing site conditions and Village requirements are shown on the left side of the above table adjacent to the respective storm event along with total existing flows. The proposed release rates from the site analysis including the undetained area and proposed storm water pond are shown on the right side of the table. Based on the allowable release rates, the total site is not only meeting these release requirements of the Village but also currently reducing the rate of release to below the required existing rates. The proposed release rate reductions as compared to the allowable for the 1, 2, 10 and 100 year storm event is 65%, 67%, 69% and 39% respectively. In conclusion, the proposed pond, as designed, is currently performing at a level below the rates required by the Village and will provide flood mitigation of the downstream users. In addition, there is additional capacity within the current design to further reduce flows from the proposed subdivision as necessary.

Offsite Drainage:

Under current proposed conditions the existing 3 areas of offsite drainage (described as Offsite Northwest, Offsite West and Offsite South) are being diverted one of two ways.

The Offsite Northwest drainage area consists of approximately 55 acres of existing residential and commercial properties, some farmland and the public right of way of CTH E located northwest of the subject property. This drainage occurs through storm sewer and overland flow route and enters the development at the northwest corner of the site. Under Proposed Conditions, it is the intent to keep this drainage within the confines of the public right of way of CTH E and discharge easterly along said right of way.

The Offsite West drainage area consists of approximately 34.5 acres that drains to the subject parcel from the existing residential subdivisions of Country Charm Estates Unit One and some of Units Two and Three and Highwood Heights. These developed areas include 1/3 and 1/2-acre single family lots with a residential open ditch with culvert drainage system and discharges to the subject development at the rear of Lot 9. Under Proposed Conditions, this drainage is to be picked up by the proposed bypass swale and discharged to the existing site wetlands on the east side.

The Offsite South drainage area consists of approximately 47.7 acres that drains to the subject parcel from the existing residential subdivisions of Country Charm Estates Unit One and some of Units Two and Three as well as row crop farmland on the south. The developed subdivision includes 1/2-acre single family lots with a residential open ditch with culvert drainage system. Drainage from these residential subdivisions enters the row crop farmland south of the subject property and travels approximately 1000' northeasterly via shallow sheet flow and shallow swale (0.36% slope) to the southern property line where the shallow sheet flow condition continues up to the larger onsite tract of wetlands. Under Proposed Conditions, this drainage is to be picked up by the proposed bypass swale and discharged to the existing site wetlands on the east side.

Potential for Offsite Flow to Onsite Pond:

Based on the over-performance of the current designed pond, there does seem to be some available capacity to introduce additional offsite flow to further mitigate downstream flooding from one of the offsite areas:

Based on site conditions, the Offsite South area enters the subject property via large swale from the south at an elevation of approximately 716.7 which is 3.8' below the top of berm of the proposed pond. Therefore, this area cannot be considered as contributing area to the pond based on existing grades.

For the Northwest Offsite area, without extensive, wholesale changes to the plans, I do not foresee this area being able to be captured by storm sewer and relayed to the proposed basin. Based on our analysis, the Offsite Northwest subcatchment of 55 acres produces 68 cfs during the 10-year event and over 140 cfs during the 100 year. It is not feasible for this subdivision to be able to convey this amount of flow nor reasonable to design such flows to be conveyed from a CTH ROW through a residential subdivision without extensive infrastructure cost and potential reduction in lots. It is our recommendation to keep this offsite flow within CTH E.

The most reasonable offsite area that has the potential to be included into the onsite pond is the West Offsite area that discharges into the site at the rear of Lot 9 which is currently in line with the proposed crossing culverts of 92nd Avenue. This scenario would result in the least amount of storm sewer upgrades in terms of lineal feet. A cursory review of the effects of adding this additional area from a hydrologic stand point, all of the 1, 2 and 10 year storm events can be handled by the proposed pond (see attached HydroCAD analysis). However, the 100 year storm event overtops the spillway elevation by 10" but still remains below the top of berm grade. It may be possible to modify the outlet of both the primary structure and spillway to contain the 100 year event but additional analysis would be needed. In addition, the increase in the storm sewer crossing size due to the West Offsite will require additional grading, storm sewer analysis and design and additional site filling efforts and grading to accommodate.

Lastly, it should be noted that the potential change from an open ditch concept to curb and gutter will likely have a negative effect on the downstream flooding situation. Open ditch drainage systems can offer some meaningful flood-reduction advantages over curb and gutter systems with the ability of open ditches to provide the following:

- Storage Detention – open ditches can temporarily store stormwater which reduces peak flow rates down stream while curb and gutter and storm sewer rapidly moves water downstream.
- Infiltration – vegetated ditches allow water to soak into the soil and reduce total runoff volume while curb and gutter and storm sewer is a completely impervious system.
- Flow Velocity Reduction – vegetated ditches slow down site runoff due to the surface roughness coefficient which means less erosion and surge downstream while curb and gutter increases the site runoff velocity

Conclusion:

If the Village is pursuing the requirement of managing offsite drainage with this development, the Offsite West area is the most likely area that could be incorporated into the design. And if this is a condition of approval the Bella Terra storm water pond should be considered a regional storm water basin with cost sharing between the private development and the Village as a regional facility is not only serving the residents of Bella Terra but will be supporting the Villages goals of reducing downstream flooding. The cost sharing would be considered for the additional design, additional site fill and the upsizing of infrastructure needed for the regional facility in addition to cost-sharing long term maintenance of the facility.

Thanks,
Randy



Planners · Engineers · Landscape Architects · Surveyors

Randy Bruckner P.E.

Vice President | Senior Project Engineer II

randy.bruckner@jsdinc.com

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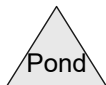
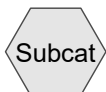
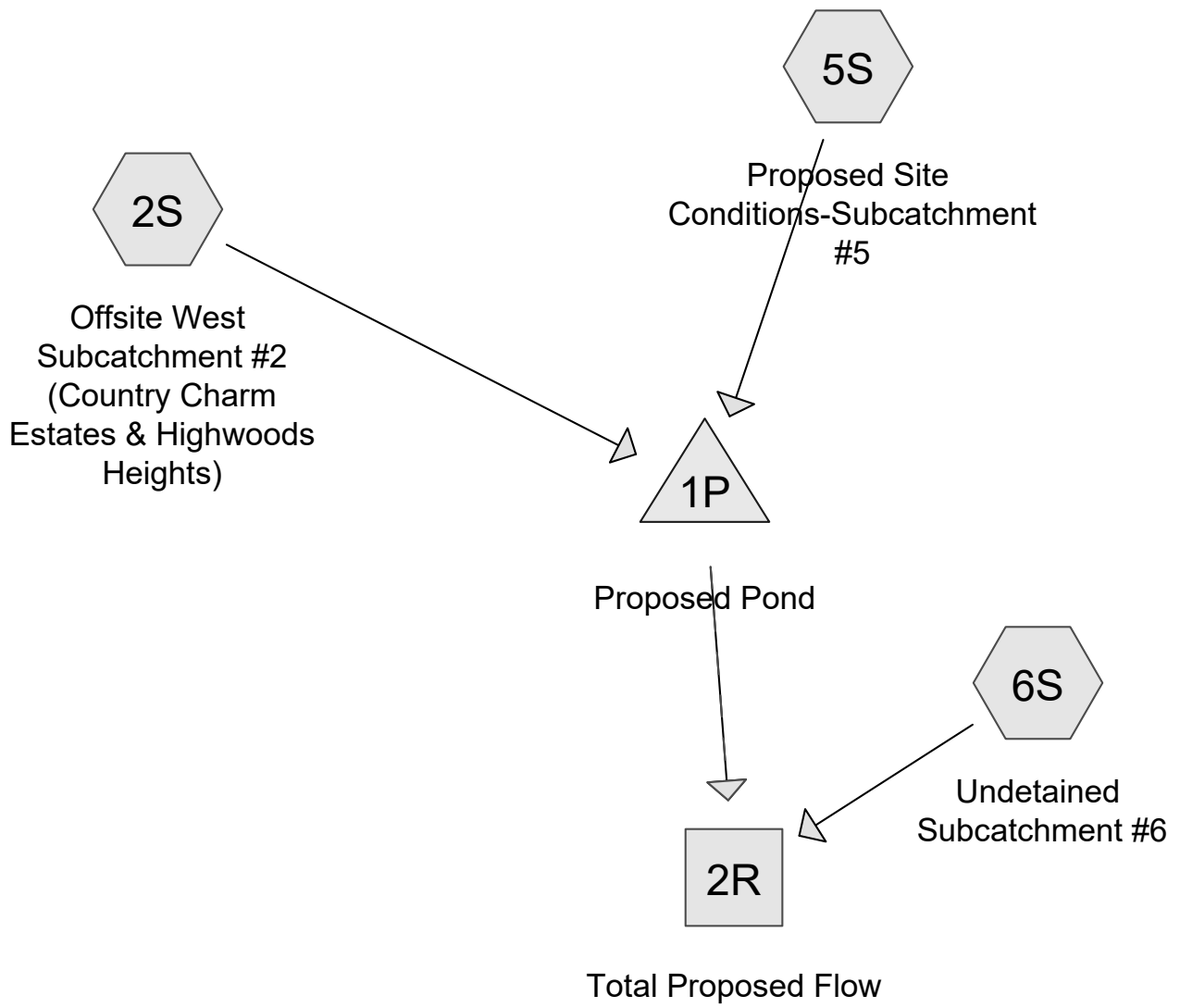
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Routing Diagram for 25-15841-SOMERS SUBD
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	MSE 24-hr	3	Default	24.00	1	5.95	2

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
17.250	80	1/2 acre lots, 25% imp, HSG C (2S)
36.390	81	1/3 acre lots, 30% imp, HSG C (2S, 5S, 6S)
1.090	74	Bypass Swale >75% Grass cover, Good, HSG C (2S)
1.490	98	Pond Surface (5S)
56.220	81	TOTAL AREA

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Offsite West Runoff Area=35.590 ac 26.66% Impervious Runoff Depth>3.56"
Flow Length=2,843' Tc=42.7 min CN=80 Runoff=95.87 cfs 10.554 af

Subcatchment 5S: Proposed Site Runoff Area=17.241 ac 36.05% Impervious Runoff Depth>3.77"
Flow Length=1,220' Tc=33.4 min CN=82 Runoff=56.89 cfs 5.415 af

Subcatchment 6S: Undetained Runoff Area=3.389 ac 30.00% Impervious Runoff Depth>3.68"
Flow Length=400' Tc=19.6 min CN=81 Runoff=14.57 cfs 1.040 af

Reach 2R: Total Proposed Flow Inflow=71.62 cfs 13.598 af
Outflow=71.62 cfs 13.598 af

Pond 1P: Proposed Pond Peak Elev=720.35' Storage=336,005 cf Inflow=149.11 cfs 15.969 af
Primary=27.67 cfs 9.550 af Secondary=41.80 cfs 3.008 af Outflow=69.47 cfs 12.558 af

Total Runoff Area = 56.220 ac Runoff Volume = 17.009 af Average Runoff Depth = 3.63"
70.26% Pervious = 39.500 ac 29.74% Impervious = 16.720 ac

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Summary for Subcatchment 2S: Offsite West Subcatchment #2 (Country Charm Estates & Highwoods Heights)

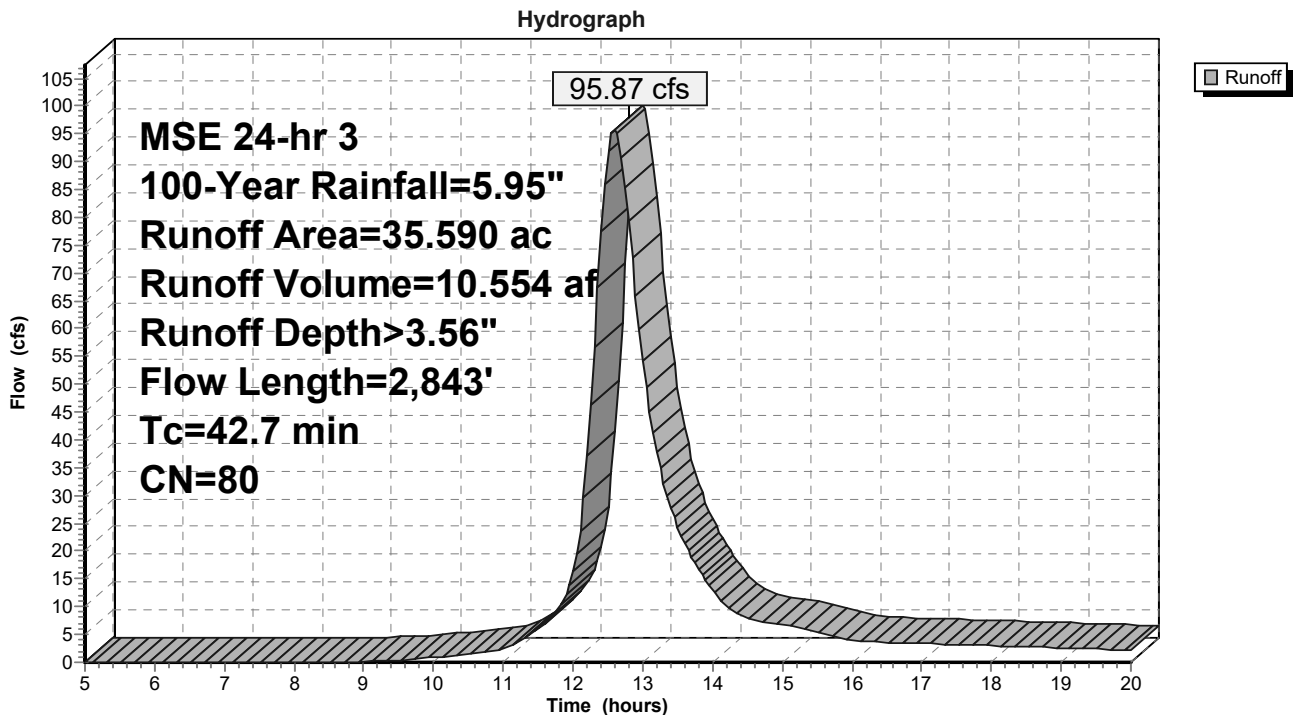
Runoff = 95.87 cfs @ 12.59 hrs, Volume= 10.554 af, Depth> 3.56"
 Routed to Pond 1P : Proposed Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=5.95"

Area (ac)	CN	Description
17.250	81	1/3 acre lots, 30% imp, HSG C
17.250	80	1/2 acre lots, 25% imp, HSG C
* 1.090	74	Bypass Swale >75% Grass cover, Good, HSG C
35.590	80	Weighted Average
26.102	74	73.34% Pervious Area
9.487	98	26.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	200	0.0425	0.23		Sheet Flow, A - B Grass: Short n= 0.150 P2= 2.39"
28.1	2,643	0.0109	1.57		Shallow Concentrated Flow, B-C Grassed Waterway Kv= 15.0 fps
42.7	2,843	Total			

Subcatchment 2S: Offsite West Subcatchment #2 (Country Charm Estates & Highwoods Heights)



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Hydrograph for Subcatchment 2S: Offsite West Subcatchment #2 (Country Charm Estates & Highwoods Heights)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.22	0.00	0.00	18.00	5.65	3.46	2.99
5.25	0.24	0.00	0.00	18.25	5.67	3.48	2.90
5.50	0.26	0.00	0.00	18.50	5.69	3.50	2.80
5.75	0.28	0.00	0.00	18.75	5.71	3.52	2.72
6.00	0.30	0.00	0.00	19.00	5.73	3.54	2.62
6.25	0.32	0.00	0.00	19.25	5.74	3.55	2.53
6.50	0.35	0.00	0.00	19.50	5.76	3.57	2.44
6.75	0.37	0.00	0.00	19.75	5.78	3.58	2.34
7.00	0.39	0.00	0.00	20.00	5.79	3.60	2.25
7.25	0.42	0.00	0.00				
7.50	0.44	0.00	0.00				
7.75	0.47	0.00	0.00				
8.00	0.50	0.00	0.00				
8.25	0.53	0.00	0.00				
8.50	0.55	0.00	0.01				
8.75	0.58	0.00	0.06				
9.00	0.61	0.00	0.13				
9.25	0.66	0.01	0.23				
9.50	0.71	0.02	0.41				
9.75	0.76	0.03	0.66				
10.00	0.82	0.04	0.93				
10.25	0.87	0.05	1.21				
10.50	0.93	0.06	1.49				
10.75	1.03	0.09	1.84				
11.00	1.15	0.13	2.64				
11.25	1.30	0.19	4.10				
11.50	1.48	0.27	6.08				
11.75	1.83	0.46	8.88				
12.00	2.75	1.07	16.31				
12.25	4.12	2.14	46.28				
12.50	4.47	2.44	92.01				
12.75	4.65	2.59	85.45				
13.00	4.80	2.72	54.29				
13.25	4.92	2.83	34.85				
13.50	5.02	2.91	24.33				
13.75	5.08	2.96	17.82				
14.00	5.13	3.01	12.87				
14.25	5.19	3.06	9.57				
14.50	5.24	3.10	7.89				
14.75	5.29	3.15	7.14				
15.00	5.34	3.19	6.73				
15.25	5.37	3.22	6.35				
15.50	5.40	3.24	5.47				
15.75	5.42	3.27	4.52				
16.00	5.45	3.29	4.02				
16.25	5.48	3.31	3.75				
16.50	5.51	3.34	3.59				
16.75	5.53	3.36	3.47				
17.00	5.56	3.38	3.36				
17.25	5.58	3.40	3.26				
17.50	5.60	3.42	3.17				
17.75	5.63	3.44	3.08				

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Summary for Subcatchment 5S: Proposed Site Conditions-Subcatchment #5

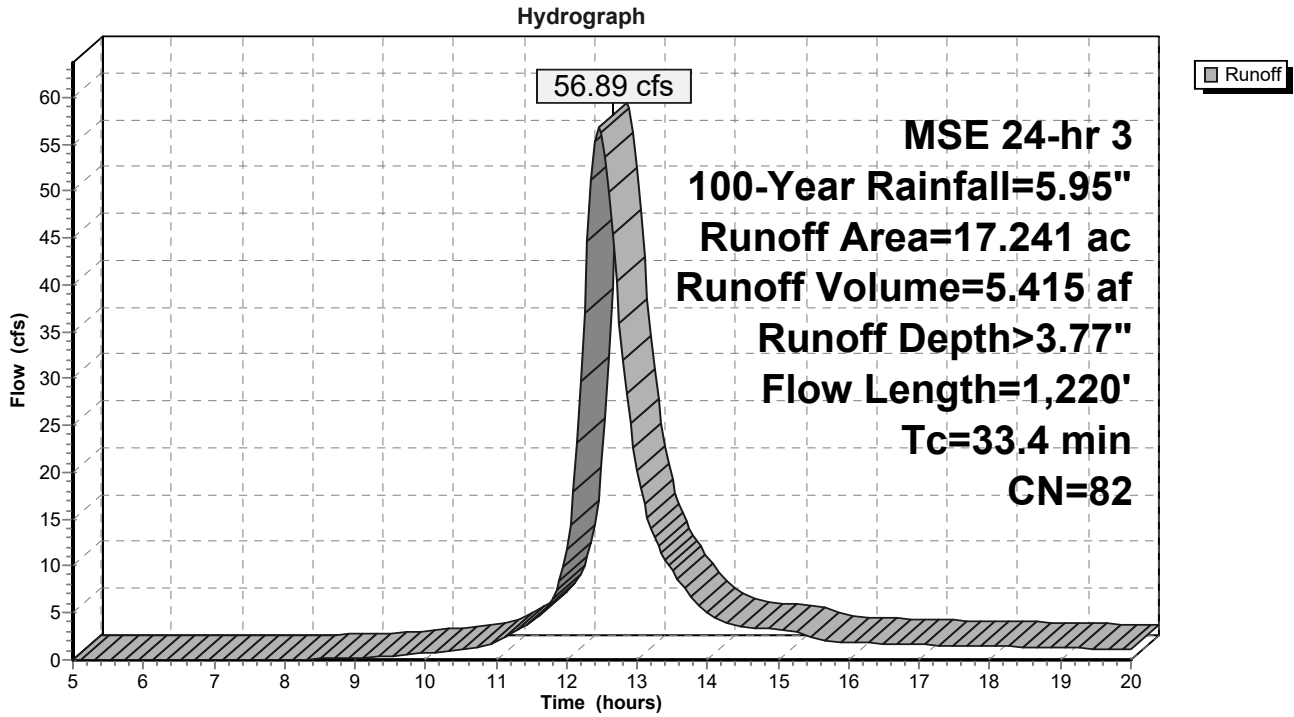
Runoff = 56.89 cfs @ 12.46 hrs, Volume= 5.415 af, Depth> 3.77"
 Routed to Pond 1P : Proposed Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=5.95"

Area (ac)	CN	Description
15.751	81	1/3 acre lots, 30% imp, HSG C
* 1.490	98	Pond Surface
17.241	82	Weighted Average
11.026	74	63.95% Pervious Area
6.215	98	36.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	210	0.0148	0.15		Sheet Flow, d-e Grass: Short n= 0.150 P2= 2.39"
0.5	90	0.0135	2.74	2.15	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.025 Corrugated metal
7.3	672	0.0104	1.53		Shallow Concentrated Flow, f-g Grassed Waterway Kv= 15.0 fps
0.2	48	0.0021	3.90	12.25	Pipe Channel, RCP_Round 24" 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.011 Concrete pipe, straight & clean
2.2	200	0.0100	1.50		Shallow Concentrated Flow, h-i Grassed Waterway Kv= 15.0 fps
33.4	1,220	Total			

Subcatchment 5S: Proposed Site Conditions-Subcatchment #5



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Hydrograph for Subcatchment 5S: Proposed Site Conditions-Subcatchment #5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.22	0.00	0.00	18.00	5.65	3.66	1.45
5.25	0.24	0.00	0.00	18.25	5.67	3.68	1.41
5.50	0.26	0.00	0.00	18.50	5.69	3.70	1.36
5.75	0.28	0.00	0.00	18.75	5.71	3.72	1.32
6.00	0.30	0.00	0.00	19.00	5.73	3.74	1.27
6.25	0.32	0.00	0.00	19.25	5.74	3.75	1.22
6.50	0.35	0.00	0.00	19.50	5.76	3.77	1.18
6.75	0.37	0.00	0.00	19.75	5.78	3.78	1.13
7.00	0.39	0.00	0.00	20.00	5.79	3.80	1.09
7.25	0.42	0.00	0.00				
7.50	0.44	0.00	0.00				
7.75	0.47	0.00	0.00				
8.00	0.50	0.00	0.02				
8.25	0.53	0.00	0.06				
8.50	0.55	0.01	0.10				
8.75	0.58	0.01	0.14				
9.00	0.61	0.01	0.19				
9.25	0.66	0.02	0.26				
9.50	0.71	0.03	0.42				
9.75	0.76	0.04	0.58				
10.00	0.82	0.06	0.73				
10.25	0.87	0.07	0.88				
10.50	0.93	0.09	1.03				
10.75	1.03	0.12	1.25				
11.00	1.15	0.17	1.89				
11.25	1.30	0.24	2.88				
11.50	1.48	0.33	4.09				
11.75	1.83	0.54	5.88				
12.00	2.75	1.19	11.80				
12.25	4.12	2.31	37.06				
12.50	4.47	2.61	56.20				
12.75	4.65	2.77	35.85				
13.00	4.80	2.90	20.21				
13.25	4.92	3.01	13.00				
13.50	5.02	3.10	9.46				
13.75	5.08	3.15	7.03				
14.00	5.13	3.20	4.93				
14.25	5.19	3.25	3.93				
14.50	5.24	3.29	3.55				
14.75	5.29	3.34	3.35				
15.00	5.34	3.38	3.22				
15.25	5.37	3.41	3.01				
15.50	5.40	3.44	2.42				
15.75	5.42	3.46	2.03				
16.00	5.45	3.49	1.87				
16.25	5.48	3.51	1.79				
16.50	5.51	3.53	1.73				
16.75	5.53	3.56	1.68				
17.00	5.56	3.58	1.63				
17.25	5.58	3.60	1.59				
17.50	5.60	3.62	1.54				
17.75	5.63	3.64	1.50				

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Summary for Subcatchment 6S: Undetained Subcatchment #6

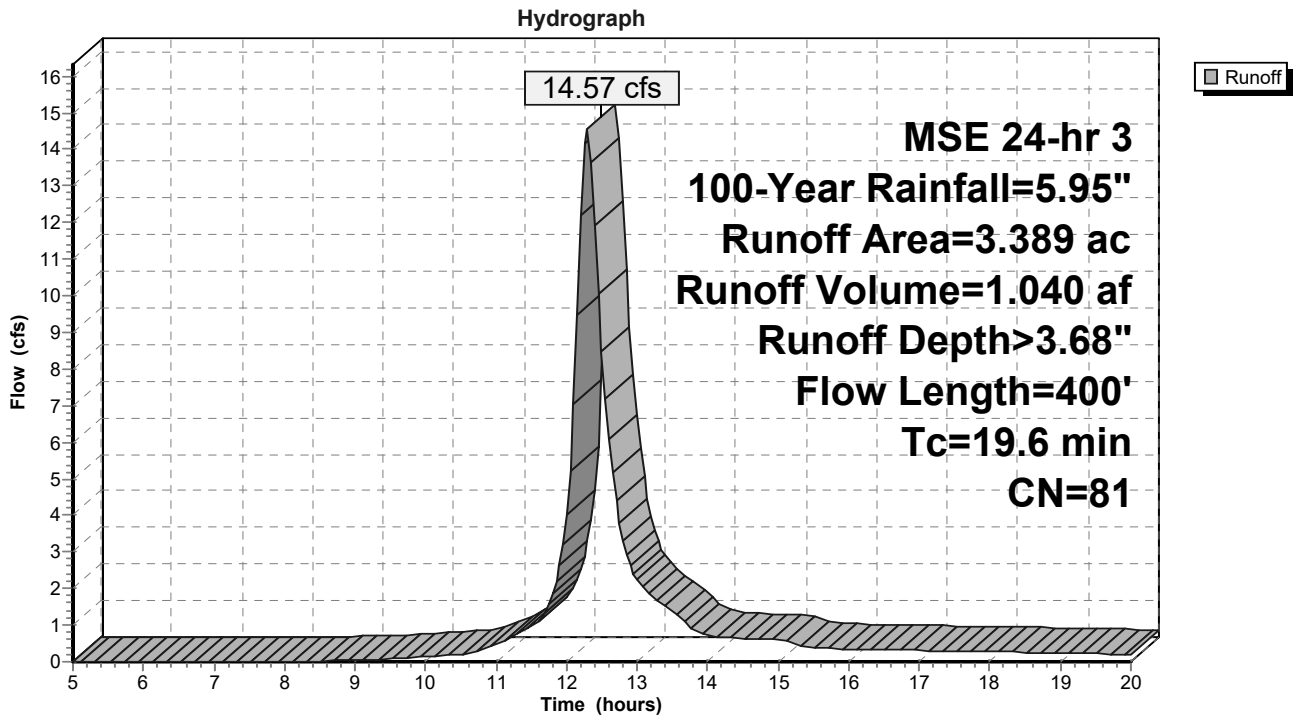
Runoff = 14.57 cfs @ 12.29 hrs, Volume= 1.040 af, Depth> 3.68"
 Routed to Reach 2R : Total Proposed Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=5.95"

Area (ac)	CN	Description
3.389	81	1/3 acre lots, 30% imp, HSG C
2.372	74	70.00% Pervious Area
1.017	98	30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4	200	0.0240	0.18		Sheet Flow, j-k Grass: Short n= 0.150 P2= 2.39"
1.2	200	0.0320	2.88		Shallow Concentrated Flow, k-l Unpaved Kv= 16.1 fps
19.6	400	Total			

Subcatchment 6S: Undetained Subcatchment #6



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Hydrograph for Subcatchment 6S: Undetained Subcatchment #6

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.22	0.00	0.00	18.00	5.65	3.56	0.28
5.25	0.24	0.00	0.00	18.25	5.67	3.58	0.27
5.50	0.26	0.00	0.00	18.50	5.69	3.60	0.26
5.75	0.28	0.00	0.00	18.75	5.71	3.62	0.25
6.00	0.30	0.00	0.00	19.00	5.73	3.64	0.24
6.25	0.32	0.00	0.00	19.25	5.74	3.65	0.23
6.50	0.35	0.00	0.00	19.50	5.76	3.67	0.22
6.75	0.37	0.00	0.00	19.75	5.78	3.68	0.21
7.00	0.39	0.00	0.00	20.00	5.79	3.70	0.20
7.25	0.42	0.00	0.00				
7.50	0.44	0.00	0.00				
7.75	0.47	0.00	0.00				
8.00	0.50	0.00	0.00				
8.25	0.53	0.00	0.01				
8.50	0.55	0.00	0.02				
8.75	0.58	0.01	0.03				
9.00	0.61	0.01	0.03				
9.25	0.66	0.01	0.06				
9.50	0.71	0.02	0.09				
9.75	0.76	0.03	0.12				
10.00	0.82	0.05	0.15				
10.25	0.87	0.06	0.17				
10.50	0.93	0.08	0.20				
10.75	1.03	0.11	0.29				
11.00	1.15	0.15	0.47				
11.25	1.30	0.22	0.70				
11.50	1.48	0.30	0.97				
11.75	1.83	0.50	1.58				
12.00	2.75	1.13	4.02				
12.25	4.12	2.22	14.15				
12.50	4.47	2.53	8.45				
12.75	4.65	2.68	3.78				
13.00	4.80	2.81	2.25				
13.25	4.92	2.92	1.72				
13.50	5.02	3.00	1.37				
13.75	5.08	3.05	0.97				
14.00	5.13	3.10	0.73				
14.25	5.19	3.15	0.67				
14.50	5.24	3.20	0.65				
14.75	5.29	3.24	0.63				
15.00	5.34	3.28	0.61				
15.25	5.37	3.31	0.50				
15.50	5.40	3.34	0.38				
15.75	5.42	3.36	0.36				
16.00	5.45	3.39	0.35				
16.25	5.48	3.41	0.34				
16.50	5.51	3.44	0.33				
16.75	5.53	3.46	0.32				
17.00	5.56	3.48	0.31				
17.25	5.58	3.50	0.30				
17.50	5.60	3.52	0.29				
17.75	5.63	3.54	0.28				

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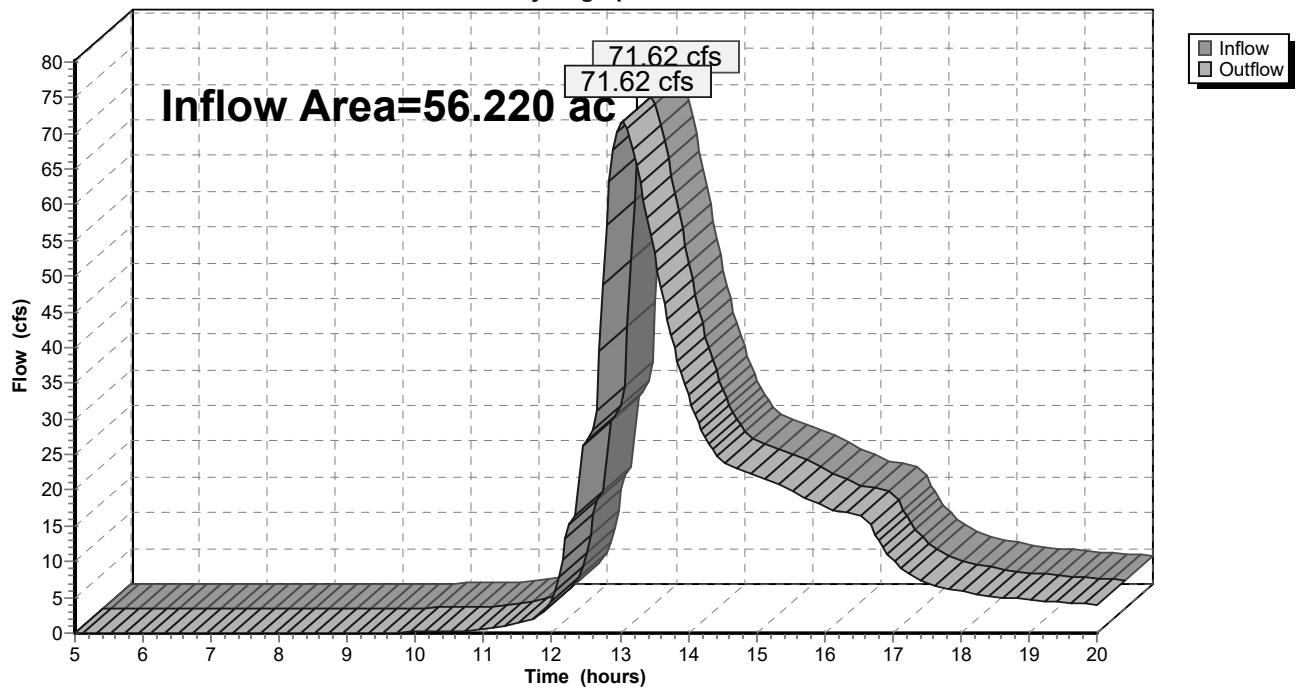
Summary for Reach 2R: Total Proposed Flow

Inflow Area = 56.220 ac, 29.74% Impervious, Inflow Depth > 2.90" for 100-Year event
Inflow = 71.62 cfs @ 13.03 hrs, Volume= 13.598 af
Outflow = 71.62 cfs @ 13.03 hrs, Volume= 13.598 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: Total Proposed Flow

Hydrograph



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Hydrograph for Reach 2R: Total Proposed Flow

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
5.00	0.00		0.00	18.00	5.82		5.82
5.25	0.00		0.00	18.25	5.42		5.42
5.50	0.00		0.00	18.50	5.11		5.11
5.75	0.00		0.00	18.75	4.85		4.85
6.00	0.00		0.00	19.00	4.65		4.65
6.25	0.00		0.00	19.25	4.47		4.47
6.50	0.00		0.00	19.50	4.29		4.29
6.75	0.00		0.00	19.75	4.13		4.13
7.00	0.00		0.00	20.00	3.97		3.97
7.25	0.00		0.00				
7.50	0.00		0.00				
7.75	0.00		0.00				
8.00	0.00		0.00				
8.25	0.01		0.01				
8.50	0.02		0.02				
8.75	0.03		0.03				
9.00	0.04		0.04				
9.25	0.06		0.06				
9.50	0.09		0.09				
9.75	0.12		0.12				
10.00	0.16		0.16				
10.25	0.20		0.20				
10.50	0.24		0.24				
10.75	0.35		0.35				
11.00	0.59		0.59				
11.25	0.90		0.90				
11.50	1.31		1.31				
11.75	2.09		2.09				
12.00	4.72		4.72				
12.25	15.18		15.18				
12.50	26.40		26.40				
12.75	48.71		48.71				
13.00	71.45		71.45				
13.25	65.45		65.45				
13.50	53.27		53.27				
13.75	41.80		41.80				
14.00	33.36		33.36				
14.25	27.43		27.43				
14.50	24.01		24.01				
14.75	23.07		23.07				
15.00	22.14		22.14				
15.25	21.11		21.11				
15.50	20.00		20.00				
15.75	18.87		18.87				
16.00	17.69		17.69				
16.25	16.97		16.97				
16.50	16.43		16.43				
16.75	13.79		13.79				
17.00	10.28		10.28				
17.25	8.32		8.32				
17.50	7.13		7.13				
17.75	6.34		6.34				

25-15841-SOMERS SUBD

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MJ Excavating
 MSE 24-hr 3 100-Year Rainfall=5.95"
 Printed 4/20/2026
 Page 14

Summary for Pond 1P: Proposed Pond

Inflow Area = 52.831 ac, 29.72% Impervious, Inflow Depth > 3.63" for 100-Year event
 Inflow = 149.11 cfs @ 12.53 hrs, Volume= 15.969 af
 Outflow = 69.47 cfs @ 13.04 hrs, Volume= 12.558 af, Atten= 53%, Lag= 30.3 min
 Primary = 27.67 cfs @ 13.04 hrs, Volume= 9.550 af
 Routed to Reach 2R : Total Proposed Flow
 Secondary = 41.80 cfs @ 13.04 hrs, Volume= 3.008 af
 Routed to Reach 2R : Total Proposed Flow

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 720.35' @ 13.04 hrs Surf.Area= 98,815 sf Storage= 336,005 cf

Plug-Flow detention time= 118.0 min calculated for 12.558 af (79% of inflow)
 Center-of-Mass det. time= 73.7 min (874.4 - 800.7)

Volume	Invert	Avail.Storage	Storage Description
#1	716.00'	351,535 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.00	64,880	0	0
717.00	69,320	67,100	67,100
718.00	74,356	71,838	138,938
719.00	81,493	77,925	216,863
720.00	91,155	86,324	303,187
720.50	102,240	48,349	351,535

Device	Routing	Invert	Outlet Devices
#1	Primary	716.00'	24.0" Round Culvert L= 40.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 716.00' / 715.80' S= 0.0050 1' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	716.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	718.00'	48.0" x 48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	719.50'	20.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=27.66 cfs @ 13.04 hrs HW=720.34' (Free Discharge)
 1=Culvert (Inlet Controls 27.66 cfs @ 8.81 fps)
 2=Orifice/Grate (Passes < 1.91 cfs potential flow)
 3=Orifice/Grate (Passes < 117.96 cfs potential flow)

Secondary OutFlow Max=41.72 cfs @ 13.04 hrs HW=720.34' (Free Discharge)
 4=Broad-Crested Rectangular Weir (Weir Controls 41.72 cfs @ 2.47 fps)

25-15841-SOMERS SUBD

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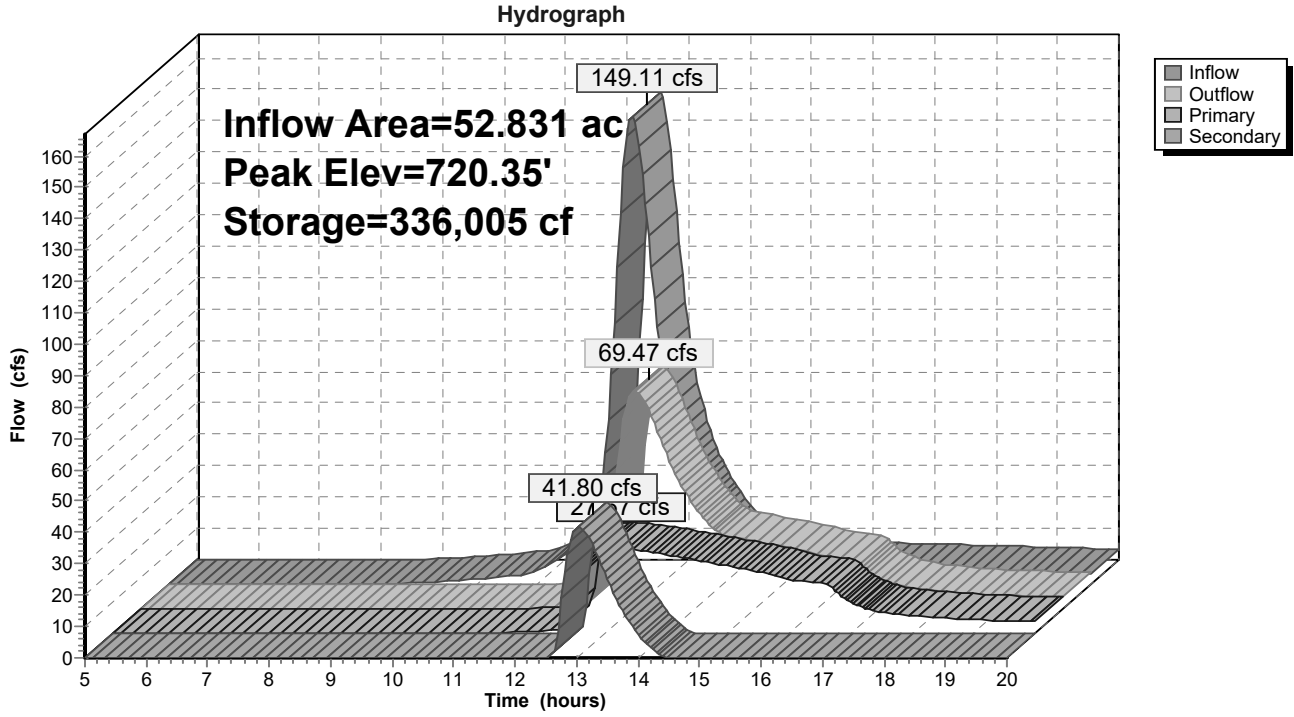
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MSE 24-hr 3 100-Year Rainfall=5.95"

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Pond 1P: Proposed Pond



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MJ Excavating
MSE 24-hr 3 100-Year Rainfall=5.95"

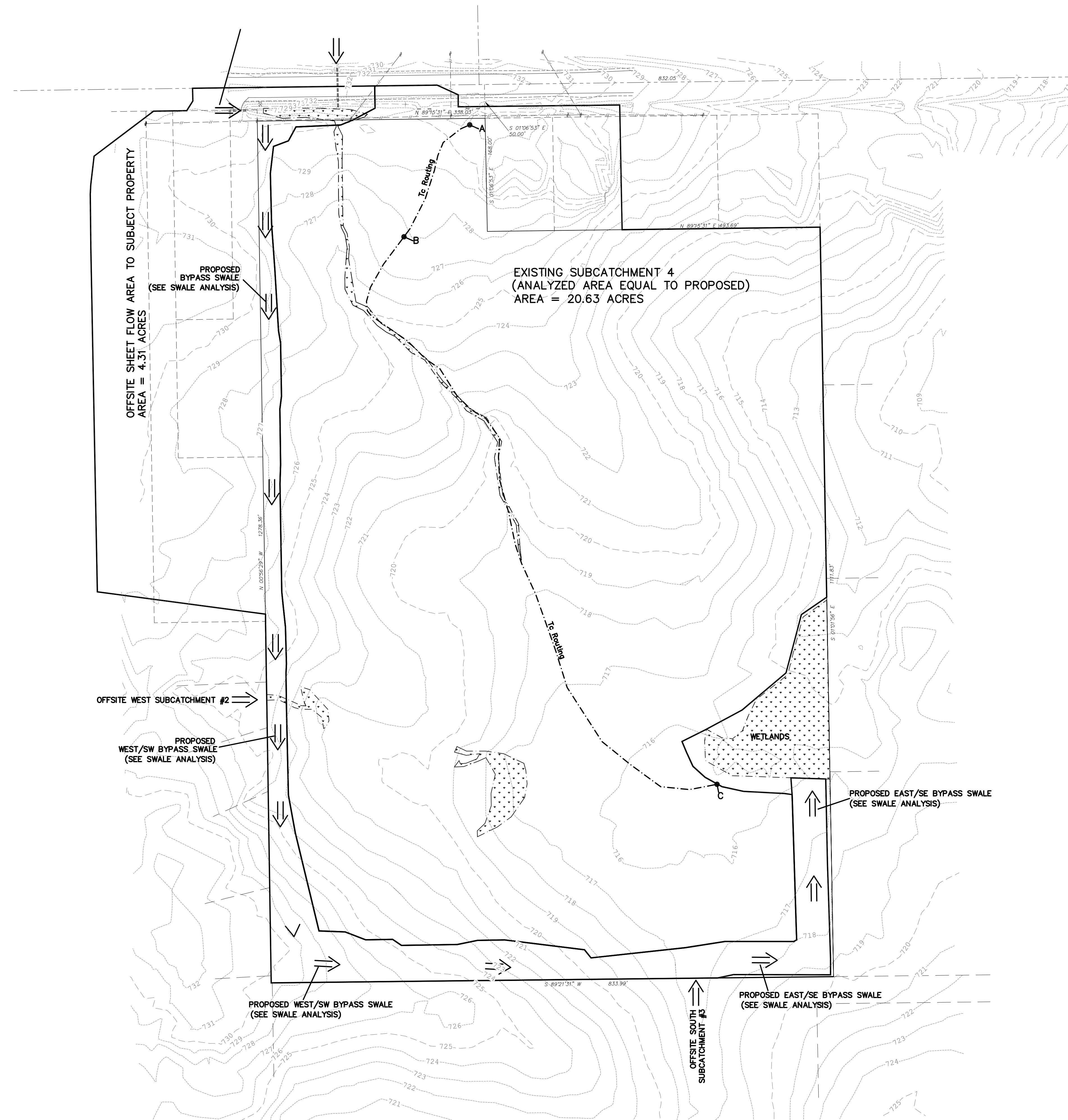
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Hydrograph for Pond 1P: Proposed Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
5.00	0.00	0	716.00	0.00	0.00	0.00
5.50	0.00	0	716.00	0.00	0.00	0.00
6.00	0.00	0	716.00	0.00	0.00	0.00
6.50	0.00	0	716.00	0.00	0.00	0.00
7.00	0.00	0	716.00	0.00	0.00	0.00
7.50	0.00	0	716.00	0.00	0.00	0.00
8.00	0.02	9	716.00	0.00	0.00	0.00
8.50	0.11	115	716.00	0.00	0.00	0.00
9.00	0.32	487	716.01	0.00	0.00	0.00
9.50	0.83	1,419	716.02	0.00	0.00	0.00
10.00	1.67	3,652	716.06	0.01	0.01	0.00
10.50	2.52	7,368	716.11	0.04	0.04	0.00
11.00	4.53	13,074	716.20	0.11	0.11	0.00
11.50	10.17	25,472	716.39	0.35	0.35	0.00
12.00	28.11	53,640	716.80	0.70	0.70	0.00
12.50	148.21	201,752	718.81	17.95	17.95	0.00
13.00	74.50	335,665	720.34	69.20	27.65	41.55
13.50	33.79	312,682	720.10	51.90	26.65	25.25
14.00	17.80	283,514	719.78	32.64	25.10	7.53
14.50	11.44	259,592	719.51	23.36	23.31	0.04
15.00	9.95	238,213	719.26	21.53	21.53	0.00
15.50	7.89	217,676	719.01	19.62	19.62	0.00
16.00	5.89	196,381	718.75	17.34	17.34	0.00
16.50	5.32	176,436	718.49	16.10	16.10	0.00
17.00	5.00	161,594	718.30	9.97	9.97	0.00
17.50	4.72	155,662	718.22	6.84	6.84	0.00
18.00	4.45	152,918	718.19	5.55	5.55	0.00
18.50	4.17	151,362	718.17	4.85	4.85	0.00
19.00	3.89	150,309	718.15	4.41	4.41	0.00
19.50	3.62	149,434	718.14	4.07	4.07	0.00
20.00	3.34	148,642	718.13	3.76	3.76	0.00

File: \USJSD\New projects\2025\251584\10\10\10\Civil Sheets\25-1584-1-10\10\10\Civil Sheets\25-1584-1-10.dwg Layout: Existing Conditions.dwg User: mary.schmidbauer Plotset: Mar 05, 2025, 3:38pm Xref's:



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MASTERCRAFT BUILDERS

CLIENT ADDRESS:
**5008 GREEN BAY ROAD
KENOSHA, WI 53144**

PROJECT:
**BELLA TERRA
SUBDIVISION**

PROJECT LOCATION:
**9027 12TH STREET
SOMERS, WI**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-06-2026	REVIEW COMMENTS #1
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: R.S.B.
Reviewed By: P.J.S.
Approved By: C.A.J.

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
SWM-EX

JSD PROJECT NO: 25-15841

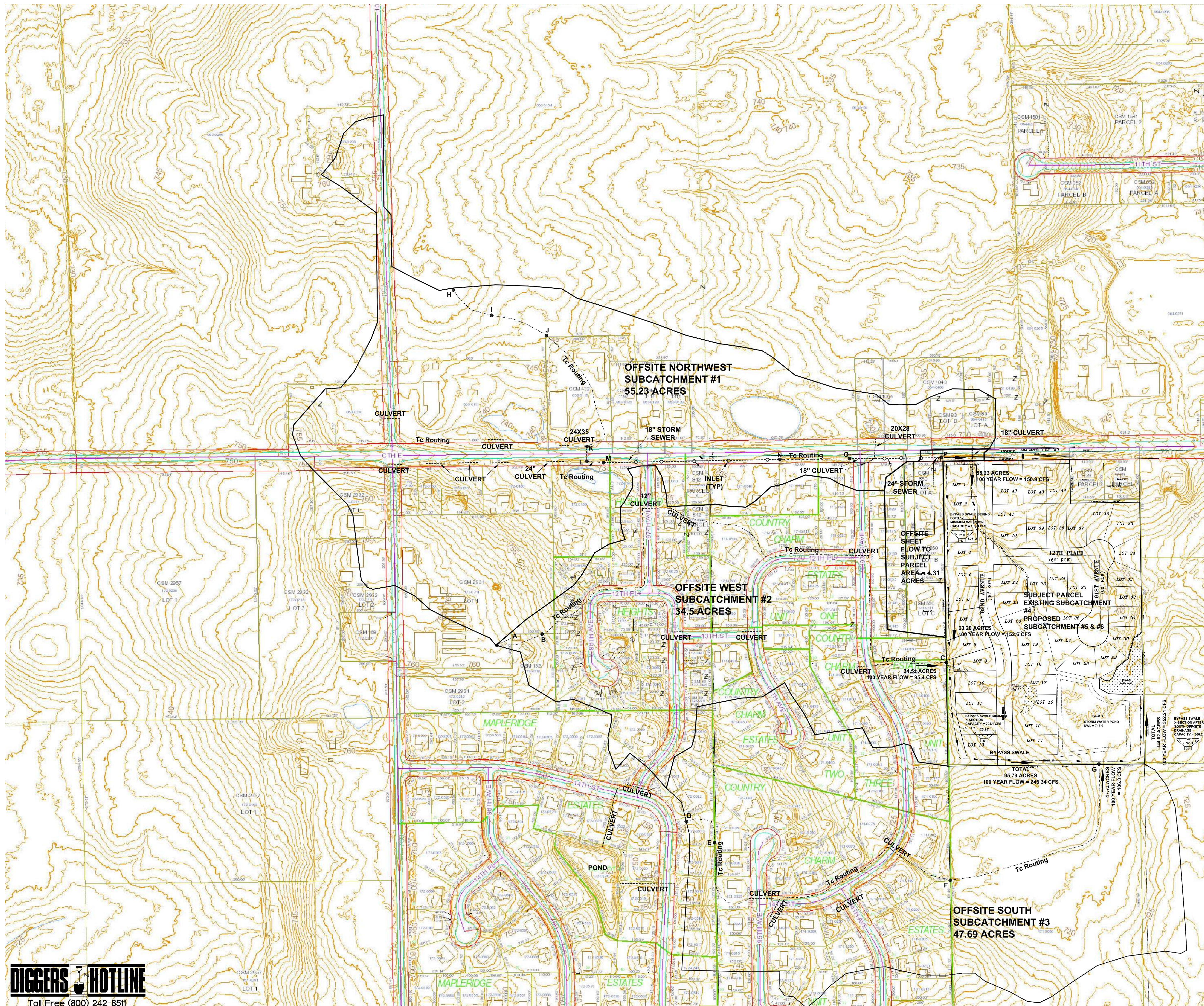
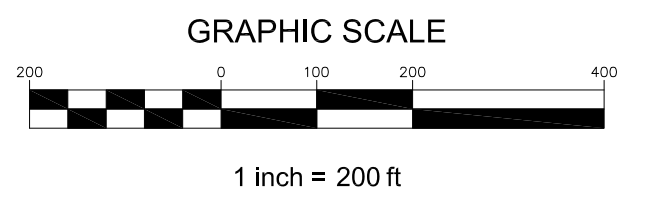
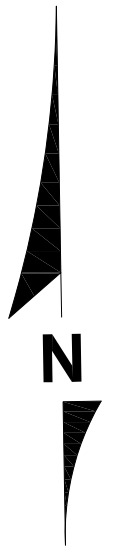
north

SCALE IN FEET

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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OFFSITE DRAINAGE MAP
SOMER'S SUBDIVISION
 CTH E, VILLAGETOWN OF SOMERS



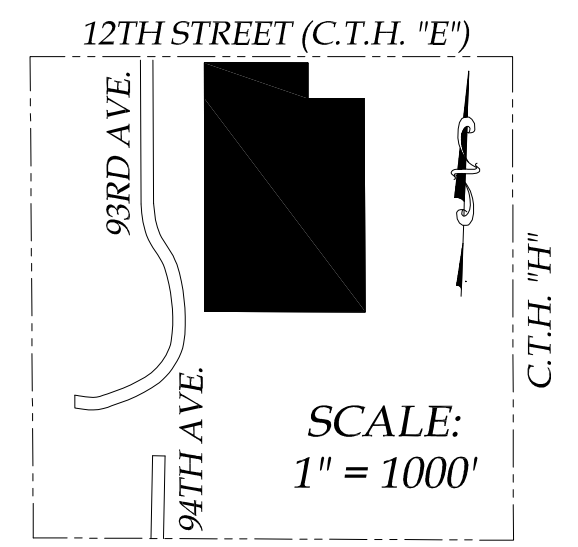
Toll Free (800) 242-8511

Milwaukee Area (414) 258-1131 is a map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.
 Hearing Impaired TDD (800) 542-2289
 www.Diggers-hotline.com

CJE NO.: 2101RI-OFFSITE DRAINAGE
 MAY 28, 2021
 REV. JANUARY 31, 2022

PRELIMINARY PLAT OF BELLA TERRA

Lot 3 of CERTIFIED SURVEY MAP NO. 3049, Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin

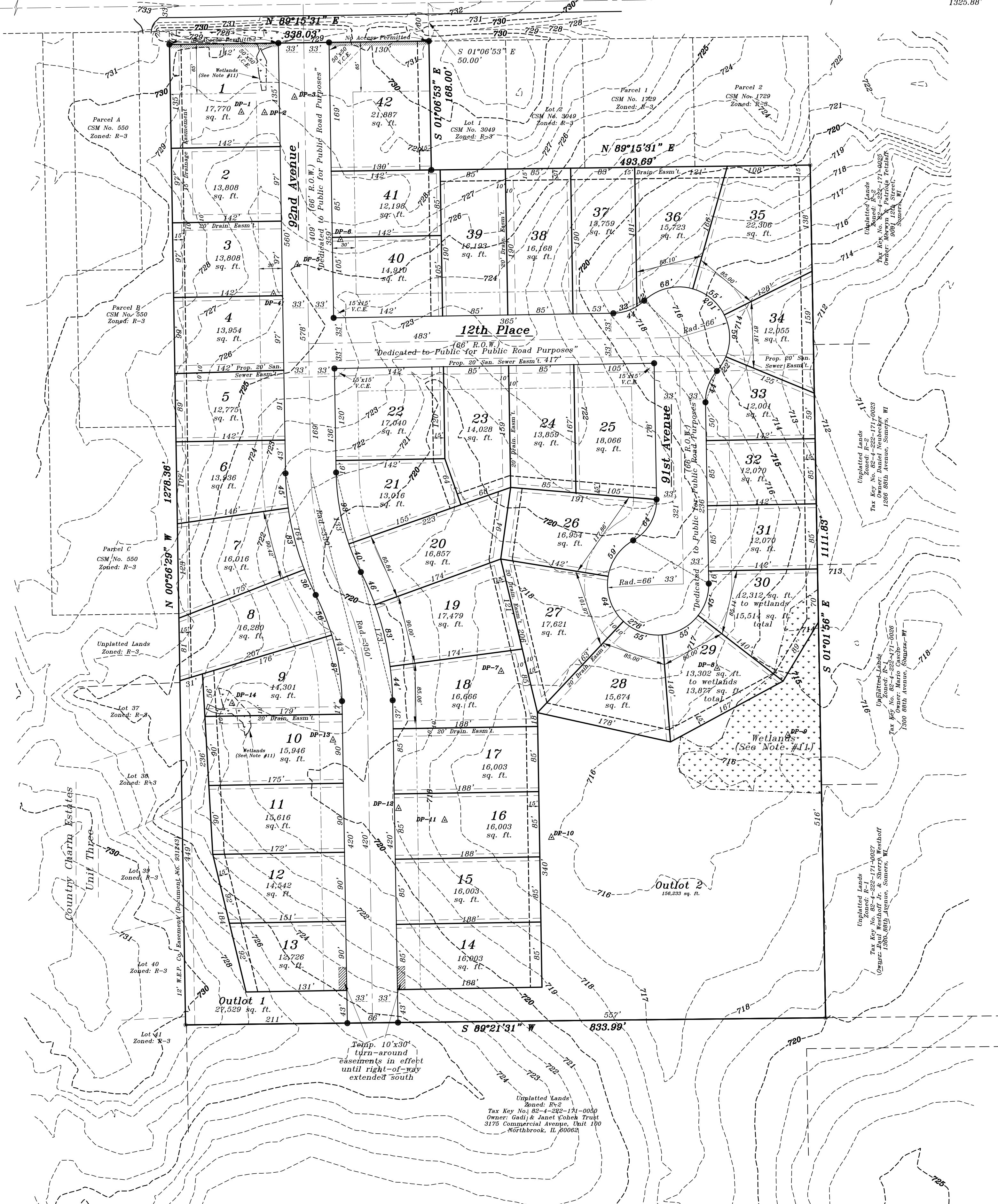


VICINITY SKETCH
NE 1/4 SEC. 17, T2N, R22E

12th Street (C.T.H. "E") (Var. R.O.W.)

NW Corner
NE 1/4
Sec. 17-2-22
Conc. Monu.
W/Alum. Cap
N=240,354.50
E=2,558,302.21

NE Corner
NE 1/4
Sec. 17-2-22
Conc. Monu.
W/Alum. Cap
N=240,386.84
E=2,560,955.72

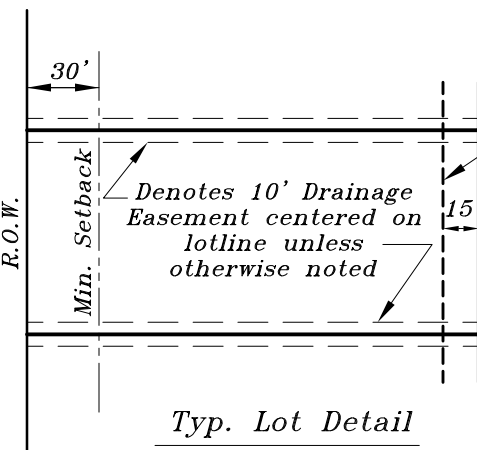


NOTES:

- 1) Bella Terra is a single-family development.
- 2) There shall be no further land divisions within Bella Terra.
- 3) There shall be no moving of existing homes or structures into Bella Terra.
- 4) All lots within this plat will be served by municipal sanitary sewer and water.
- 5) Outlots to be managed by the Bella Terra Homeowners Association.
- 6) Outlots to be owned by the lot owners in an undivided 1/42 interest.
- 7) Existing zoning of this property is A-2 General Agricultural.
- 8) Proposed Zoning for this development to be as follows:
Residential Lots - R 4.5 Urban Single Family Residential District with a PUD Overlay and C-1 Lowland Resource Conservancy District.
- 9) "V.C.E." denotes Vision Corner Easement (sized as shown)
- 10) There shall be no filling, excavation or building within the wetland areas located on Lots 29 and 30.
- 11) Wetlands delineated in the fall of 2020 by:
Dave Meyer, WIDNR Assured Delineator
Wetland & Waterway Consulting, LLC
533 W239125 Aresian Avenue
Big Bend, WI 53103
Ph. 262-364-2197
Wetland delineation updated in October of 2025 by:
Kristi Sherfinski, a WIDNR Assured Delineator
LandCO2
5032 West Forest Home Avenue #5
Milwaukee, WI 53219

R 4.5 Minimum Setbacks

Street yard: 65 ft. min. from C.T.H.
30 ft. min. from all other roads
Side yard: 10 ft. min. each side
Rear yard: 25 ft. min.



Denotes 15' WE Energies Easement at the REAR of each lot.

NOTE:
WE Energies Easements for a Proposed WE Energies route subject to final design.

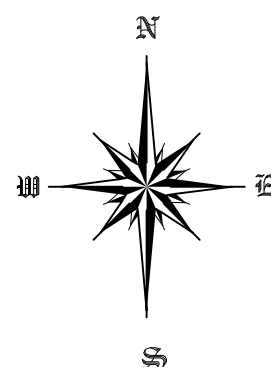
● - Denotes Iron Pipe Found

● - Denotes 1.270"(O.D.) x 18" No. 10 rebar, 4.30 lbs. per lin. ft. set

1.05"(O.D.) x 24 iron pipe 1.13 lbs. per lin. ft. set at all other lot and outlot corners.

All distances are computed and measured to the nearest 0.01'.
All angles are computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01".

sq. ft. - Denotes lot areas to the nearest square foot.



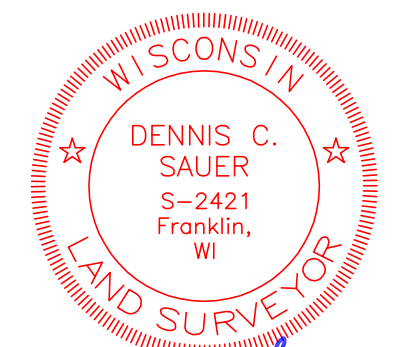
Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 1983/2011. The North line of the Northeast 1/4 Section 17, Township 2 North, Range 22 East has a reference bearing of S 69°15'31" W

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

133204



Dennis Sauer

October 15, 2021
Rev. November 30, 2021
Rev. January 21, 2026
Rev. January 22, 2026

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

SHEET 1 OF 1

PREPARED BY
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI. 53132
(414) 529-5380

PREPARED FOR
Mastercraft Builders, LLC (Owner/Developer)
5008 Green Bay Road
Kenosha, WI 53144
(262) 654-1220

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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #9 Review and discuss possible changes to the Village Ordinance to adopt a point system for Alcohol Licenses.

BACKGROUND:

Village [Ordinance 11.10](#) states:

“Upon the filing of a complaint and in accordance with the procedures stated in § 125.12, Wis. Stats., which is incorporated herein by reference, a license issued by the Village may be revoked or suspended or an existing license may be non-renewed or a new application may be denied.”

The Village Board is considering a demerit point system in order to establish standards for disciplinary action against alcohol licensees. The City of Kenosha has a point system outlined in Chapter 10 of their ordinance. The Village ordinance could adopt a similar system. Demerit points are not a penalty; they are a means of tracking the total and severity of violations by licensees.

A call to a City Alderman on the Licensing Committee explained that the City Attorney assigns points to each applicant at the time of the initial application. Subsequent violations will result in additional points as determined by the Attorney and the City of Kenosha Police Department. A maximum of 100 points is allowed before the application is revoked.

Some aspects of the Kenosha’s ordinance would have to change. The Board needs to decide:

- whether they want to be the investigating body or create a separate committee
- whether they want the Village Attorney to determine the points of applicants
- how violations occurring after the initial application are kept track of
- which type of licenses the points will apply to

Other processes may have to be adapted to the Village's needs. If the Village Board would like to move forward, staff is requesting direction to direct legal counsel to create a similar ordinance for the Village.

COMMENTS:

This item was presented at the April 21 Work Session and the Board requested additional time to consider the ordinance.

If the Board desires, this item will be placed on an upcoming Village Board Work Session for further discussion.

ATTACHMENTS:

City of Kenosha demerit point schedule

City of Kenosha Alcohol Demerit Point Schedule - 2022

VIOLATION	STATUTE/ORDINANCE	1ST OFFENSE
Violation of an order of the Common Council	10.063, 10.064, 10.07, 10.076, 5.046	100
Non-Compliance with OWI Alcohol Assessment	343.301, 125.07(4)(d)(2)(a), 10.01	100
Conviction for a violation of State or Federal criminal law which is a felony, if the circumstances of the charge substantially relate to the circumstances of the licensed activity	Any Felony as defined by Wis. Stats., including 940.09, 940.25	100
Social Host	11.025	100
OWI/BAC (Criminal)	346.63	80
OWI/BAC (Civil)	346.63	50
Synthetic Marijuana Sale	961.41(1m)(hm), 11.147	50
Misrepresenting Age by False I.D.	125.07(4)(a)(4), 10.01	50
Failure to Appear Before Committee or Common Council	10.063, 10.064, 10.07, 10.076, 5.046	50
Non Felony Duty Upon Striking Person or Attended or Occupied Vehicle—Hit/Run	346.67	50
Duty Upon Striking Unattended Vehicle, Duty Upon Striking Property on or Adjacent to Highway—Hit/Run	346.68 and 346.69	50
Failure to Stop for School Bus	346.48(1)	50
Off-Licensed Premises Conduct	10.064	25
Sale to Underage Person	125.07(1)(a), 10.01	25
Sale Without a License	125.32(2), 10.01, 125.68	25
Underage Procure	125.07(4)(a)(1), 10.01	25
Providing a False ID to Underage Drinker	125.085(3)(a)	25
Synthetic Marijuana Possess	961.41(3g)(b), 11.147	25
Possession of Marijuana Misdemeanor	961.41(3g)(b), 11.146	25
Obstruction/Resisting	11.02.Q.	25
No Licensed Bartender on Premises	125.32(2), 10.01	20
Unauthorized Purchase of Alcohol—Records	125.69(6)(a), 10.01, 10.05, 139.11	20
Unauthorized Purchase of Beer—Records	125.33(9), 10.01, 10.05, 139.11	20
Cabaret License Violations	10.07	20
Sale After Hours	125.32(3)(am), 10.01, 125.68	20

City of Kenosha Alcohol Demerit Point Schedule - 2022

Sale to Intoxicated Person	125.07(2)(a)2., 10.01	20
Inspection and Search of Premises	10.05.B.	20
Unobstructed View of Interior Premises	10.077	20
Open After Hours	125.32(3)(a), 10.01, 125.68	20
Drive Through Regulations	10.05.J.	20
Outdoor Café	10.076	20
Outdoor Dining	5.046	20
Conviction for a violation of State criminal law which is a misdemeanor, if the circumstances of the charge substantially relate to the circumstances of the licensed activity	Any misdemeanor as defined by Wisconsin Statutes	20
Underage Consumption/Possession	125.07(4)(b), 10.01	20
Open Intoxicants in Motor Vehicle Driver	346.935(1), 7.01	20
Cruelty to Animals	14.055	20
Permit Underage Person to Loiter on Premises	125.07(3)(b), 10.01	15
Employee Conduct	10.05	15
Underage in Premises	125.07 (4)(a)(3), 10.01	15
False Identification	125.085(3)(b)	15
Amplified Music	11.14.B.	10
Retail Theft	11.053	10
Gambling	11.04	10
Operational Requirements	10.05.G.	10
Pawnbroker/Secondhand License	13.02	10
Taxi License	13.07	10
Disorderly Conduct	11.02.M.	10
Battery	11.02.V.	10
Alcohol on Public Street	11.026	10
Operating After Revocation	343.44(1)(b), 7.01	10
Operating After Suspension	343.44(1)(a), 7.01	10
No Valid Drivers License	343.05(3), 7.01	5
Open Intoxicants in Motor Vehicle Passenger	346.935(1), 7.01	5

City of Kenosha Alcohol Demerit Point Schedule - 2022

License Not Posted/Proper Display	125.04(10), 10.01	5
Chapter 12 Amusement Enterprise/Device License	12.001, 12.01	5
Tobacco Violations (sale)	13.09	5
Smoking Prohibition (Bartender Only)	4.05	5
No Drivers License on Person	343.18(1), 7.01	0
Chapter 125 Violations Not Specified	Chapter 125	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 10 Violations Not Specified	Chapter 10	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 11 Violations Not Specified	Chapter 11	10 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 12 Violations Not Specified	Chapter 12	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 13 Violations Not Specified	Chapter 13	20 Demerit Points Unless Otherwise Assigned by Common Council
False Application	False Application	20 Demerit Points Unless Otherwise Assigned by Common Council



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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #10 Review and Discuss proposed League of Wisconsin Municipalities Transportation Resolution

BACKGROUND:

Last month, the League of Wisconsin Municipalities (LWM) reached out requesting the Village's support for a long-term, sustainable funding solution to the state's Transportation Fund. The aim is to represent a growing number of local governments expressing their support for more local transportation assistance as they prepare to head into the next state biennial budget in 2027.

The League cites a decline in road quality, and consumer price index outpacing the state's investment in the General Transportation Aids, resulting in municipalities dedicating a higher proportion of local property tax revenue to transportation projects.

Exploring and adopting long-term solutions will ensure local transportation projects may be funded now and in the future.

Adoption of the proposed template resolution will support the League and transportation partners articulate the need for self-sustaining funding.

COMMENTS:

If the Board agrees, this resolution will be placed on the May 26 Village Board Meeting Agenda for possible action.

ATTACHMENTS:

League of Wisconsin Municipal Proposed Transportation Resolution

VILLAGE OF SOMERS
RESOLUTION NO. 2026-017

**RESOLUTION URGING THE GOVERNOR OF WISCONSIN AND THE
STATE LEGISLATURE TO ENACT A COMPREHENSIVE,
SUSTAINABLE TRANSPORTATION FUNDING SOLUTION**

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including city and village streets, county highways, and town roads; and

WHEREAS, Wisconsin's economy—rooted in manufacturing, agriculture, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration (“wheel”) taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the Somers Village Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
2. Includes responsible and prudent use of General Purpose Revenue and bonding;
3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and
4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.
- 5.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing districts within [County/City/Village/Town], and the League of Wisconsin Municipalities.

Adopted this _____ day of _____, 2026.

By _____
George Stoner, Village President

Attest _____
Wendy Burnette, Village Clerk/Treasurer



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION MEMORANDUM**

WORK SESSION: May 19, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #11 Discuss Village Board Pilot Meeting Schedule

BACKGROUND:

Currently, the Village Board’s regular meetings are on the second and fourth Tuesdays of the month, and Work Sessions on the first and third Tuesdays.

Ordinance S. 2.02 states Regular meetings of the Village Board shall be held on the second Tuesday of each calendar month at 5:30 p.m., unless changed by a majority vote of the Board for a good reason. There is no mention of the fourth Tuesday.

For comparison purposes, the Village of Pleasant Prairie’s Village Board meets twice per month. The Village of Mount Pleasant schedules work sessions one hour prior to its two monthly Village Board meetings.

My understanding is that the intent of weekly meetings was to limit the debate and discussion to work session meetings. However, it is not uncommon for meetings, both work sessions and regular meetings, to extend over ninety minutes.

Given the Somers Village Board meets four Tuesdays per month, Village staff devote a significant amount of time to preparing packets and items for meetings. Additionally, packets are expected to be finalized and posted by Friday prior to the meeting, limiting staff to three days of preparation from the prior meeting.

SUGGESTED ACTION

I agree with Trustee Ostby’s recommendation that the Village Board consider a “pilot” meeting schedule to reduce the number of monthly meetings while allowing staff additional time to prepare items for consideration by the Board. By improving the quality of materials and information for the Village Board, the Board and the public will be more informed prior to meetings and enrich discussions.

The Village Board could consider a meeting schedule similar to the Village of Pleasant Prairie or Mount Prospect, or limit regular meetings to the second Tuesday of each month, with work sessions on the first and fourth Tuesdays.

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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #12 Review and discuss S. 9.03 shooting a projectile in public places

BACKGROUND:

The Village Inspector received a request from a resident to hunt on a 33 ft wide by 478.5 ft narrow property between two private residences. After discussing with Kenosha County, the ownership of the property is unclear; however, it was determined that it is a Village Right-of-Way for the possible future extension of 15th Street.

Staff looked at the current ordinances for guidance about the request.

- [Ordinance 9.01](#) prohibits the discharge of a firearm in the lakeshore area.
- [Ordinance 9.03](#) regulates shooting a projectile in public places.

While it is not the intent of the Village to restrict the rights of residents to lawfully hunt or bear arms, it is unclear if current ordinances restrict hunting or firing a projectile in a Village right-of-way unless it is a street, sidewalk, alley, highway, park playground or other public place within the Village. Other communities do regulate hunting such as Pleasant Prairie [Chapter 250-3](#).

Village staff proposes that the Board consider adding "right of way" to Sec. 9.03 of the Code. If yes, then staff will return with a proposed amendment to the Code of Ordinances.

ATTACHMENTS:

1966 Survey

2001 Survey

2016 Survey

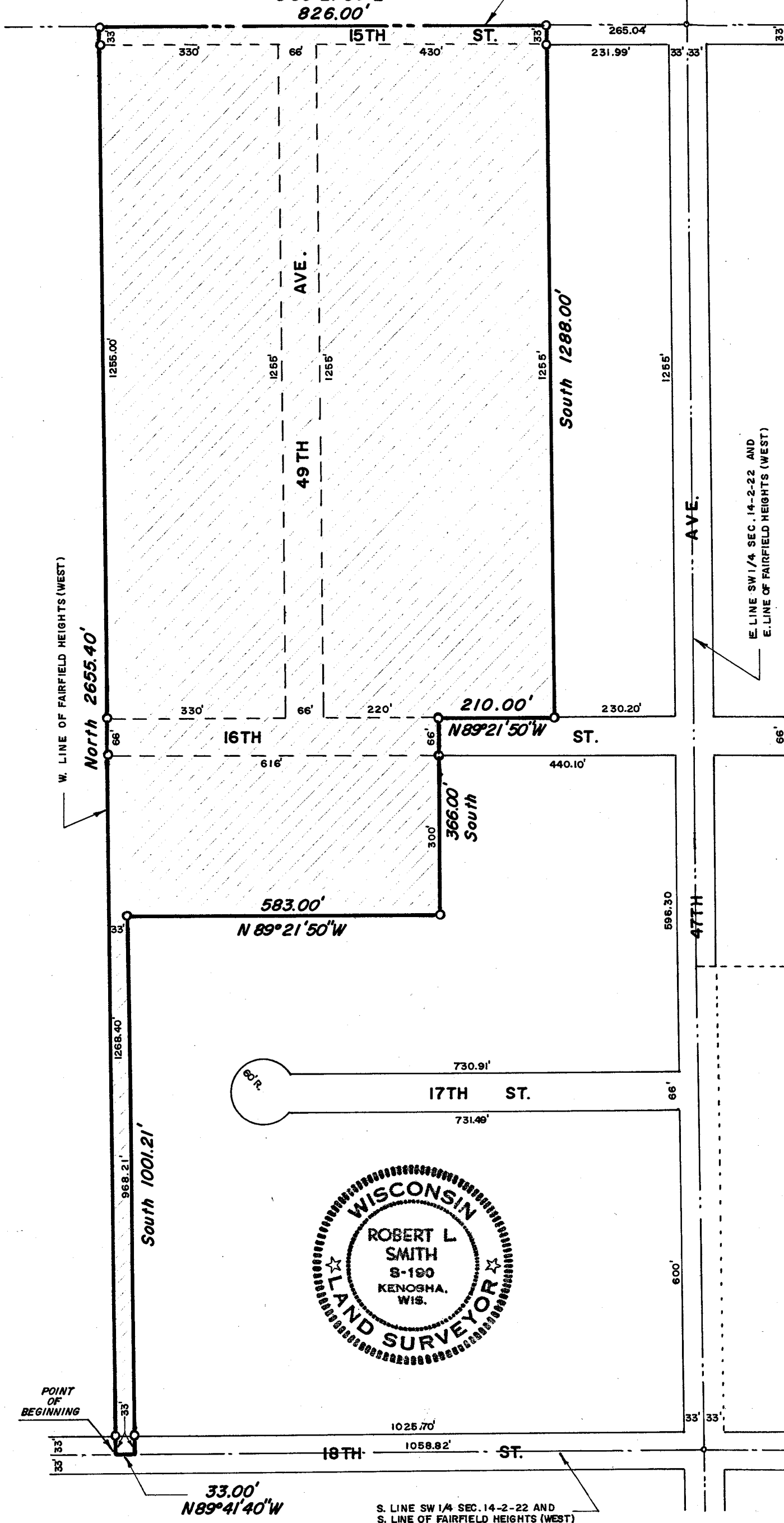
Subject Area Map

Somers Chapter 9.01

Pleasant Prairie Chapter 250.3

N. LINE SW 1/4 SEC. 14-2-22 AND
N. LINE OF FAIRFIELD HEIGHTS (WEST)

S 89°21'50"E
826.00'



Plat of Survey of
PART OF
FAIRFIELD HEIGHTS
(WEST)

A Certified Survey
in the SW 1/4 of
Section 14-2-22
TOWN OF SOMERS
KENOSHA CO., WIS.

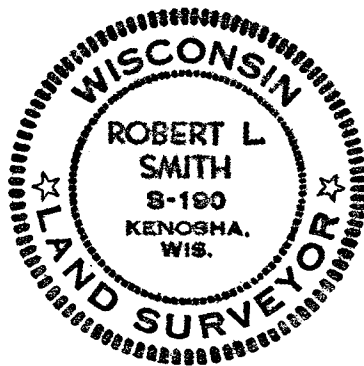
-N-



SCALE 1"=200'

LEGAL DESCRIPTION

Part of the Certified survey map of "FAIRFIELD HEIGHTS (WEST)" as recorded in the Kenosha County Land Registry, lying and being in the SW 1/4 of Section 14, Town 2 North, Range 22 East of the 4th Principal Meridian, Somers Township, Kenosha County, Wisconsin, and being more particularly described as: Beginning on the south line of said 1/4 section at the southwest corner of said "Fairfield Heights (West)"; thence North along the west line of said certified survey 2655.40 feet to the northwest corner of said certified survey; thence S 89°21'50"E along the north line of said 1/4 section, which is the north line of said "Fairfield Heights (West)", 826.00 feet; thence South 1288.00 feet; thence N 89°21'50"W along the north line of 16th Street 210.00 feet; thence South 366.00 feet; thence N 89°21'50"W 583.00 feet to a point 33.00 feet east from the west line of said certified survey; thence South 1001.21 feet to the south line of said 1/4 section; thence N 89°41'40"W along the south line of said 1/4 section 33.00 feet to the point of beginning; containing 30.35 Acres, more or less; subject to streets of record per said certified survey.



COUNTY SURVEYOR'S OFFICE
Court House
Kenosha, Wis.
March - 1966

Not for Resale

N/K/A CON 2290

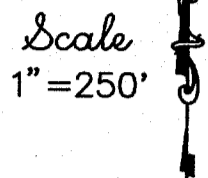
80-4-222-143-0121 502-14-8
143-0124

80-4-222-143-0121=1
 -0122=2
 -0123=3
 -0124=4

NKIA Cam 2290

15th (unimproved) Street

NE COR. SW1/4
 SEC. 14-2-22
 (concrete monument)



Deed Restriction Note:

Except as shown for buildings and transportation routes, lands lying within designated primary environmental corridors or wetlands shall be preserved and protected by prohibiting grading, filling and excavation; the erection of buildings; the removal or destruction of any vegetative covers except dead and diseased vegetation and noxious weeds as defined by the local municipality; the introduction of plants not indigenous to the existing environment of the preservation area; and grazing by domesticated animals.

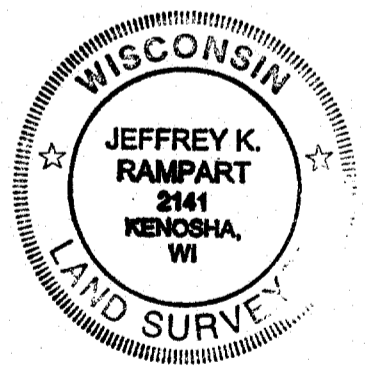
Environmental corridor staked by Mead & Hunt, Inc. on 4/10/00 after consultation with SEWRPC Staff

Bearings refer to grid north, state plane coordinate system south zone.

Note: See page Two for building setback lines and utility easement locations

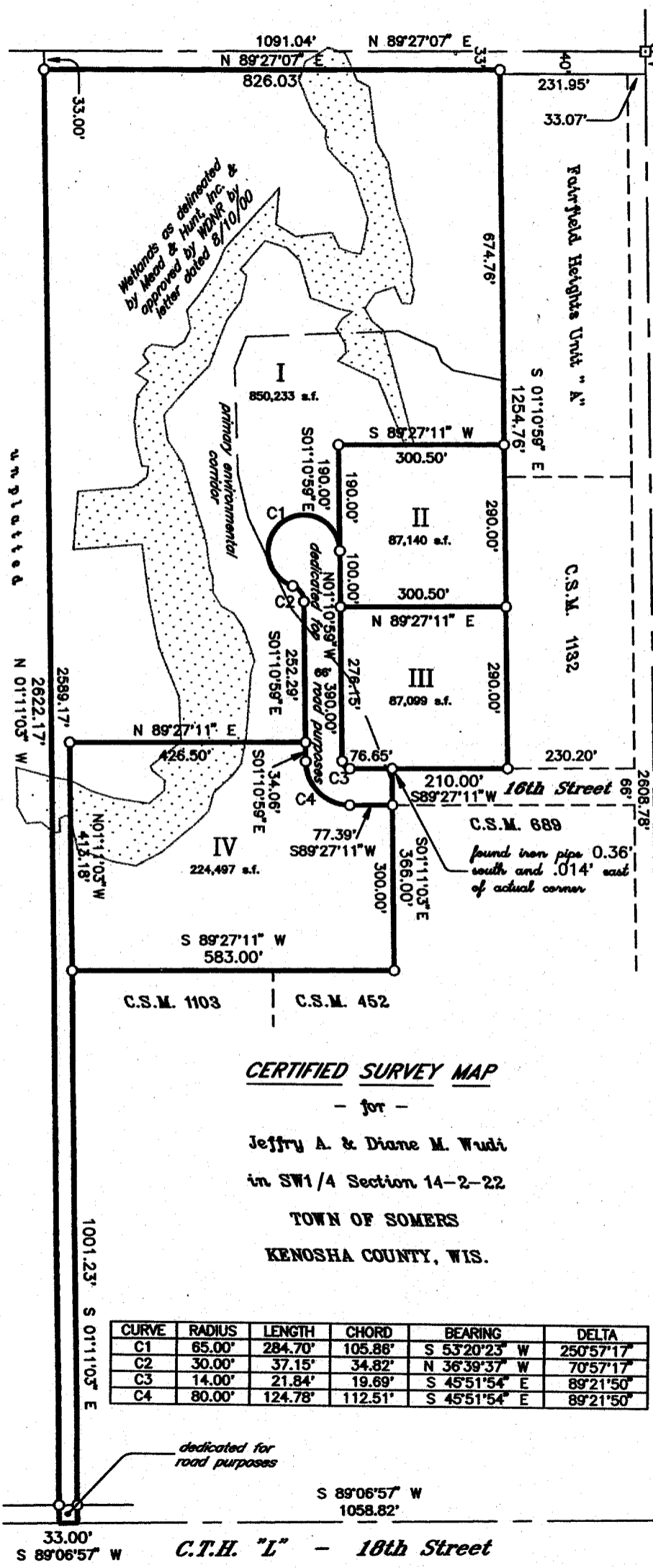
denotes 1" x 2" iron pipe (weight: 1.13 lbs per foot)

J.K.R. SURVEYING, INC.
 6100 75TH STREET
 KENOSHA, WI 53142



Jeffrey K. Rampart
 WISCONSIN REGISTERED LAND SURVEYOR
 Dated June 4, 2001
 Revised 6/25/01 Revised 10/01/01
 Revised 9/27/01 Revised 10/22/01

SE COR. SW1/4
 SECTION 14-2-22
 N. 235,139.10
 E. 2,574,414.01
 (concrete monument)



CERTIFIED SURVEY MAP

for
 Jeffrey A. & Diane M. Wudi
 in SW1/4 Section 14-2-22
 TOWN OF SOMERS
 KENOSHA COUNTY, WIS.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00'	284.70'	105.88'	S 53°20'23" W	250°57'17"
C2	30.00'	37.15'	34.82'	N 36°39'37" W	70°57'17"
C3	14.00'	21.84'	19.69'	S 45°51'54" E	89°21'50"
C4	80.00'	124.78'	112.51'	S 45°51'54" E	89°21'50"

dedicated for road purposes

S 89°06'57" W
 1058.82'

C.T.H. "L" - 18th Street

Not for Resale

15th (unimproved) Street

NE COR. SW1/4
SEC. 14-2-22
(concrete monument)

Scale
1" = 250'



Deed Restriction Note:

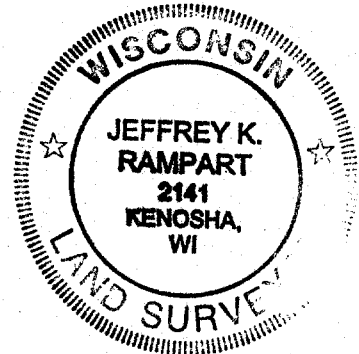
Except as shown for buildings and transportation routes, lands lying within designated primary environmental corridors or wetlands shall be preserved and protected by prohibiting grading, filling and excavation; the erection of buildings; the removal or destruction of any vegetative covers except dead and diseased vegetation and noxious weeds as defined by the local municipality; the introduction of plants not indigenous to the existing environment of the preservation area; and grazing by domesticated animals.

Environmental corridor staked by Mead & Hunt, Inc. on 4/10/00 after consultation with SEWRPC Staff

NOTE: Parcel I shall maintain surface water flow across said parcel from the public roadway.

* NOTE: Building pad areas on Parcels II and III shall not exceed 3,000 s.f. and a detailed drainage plan shall be provided for these parcels prior to a building permit being issued.

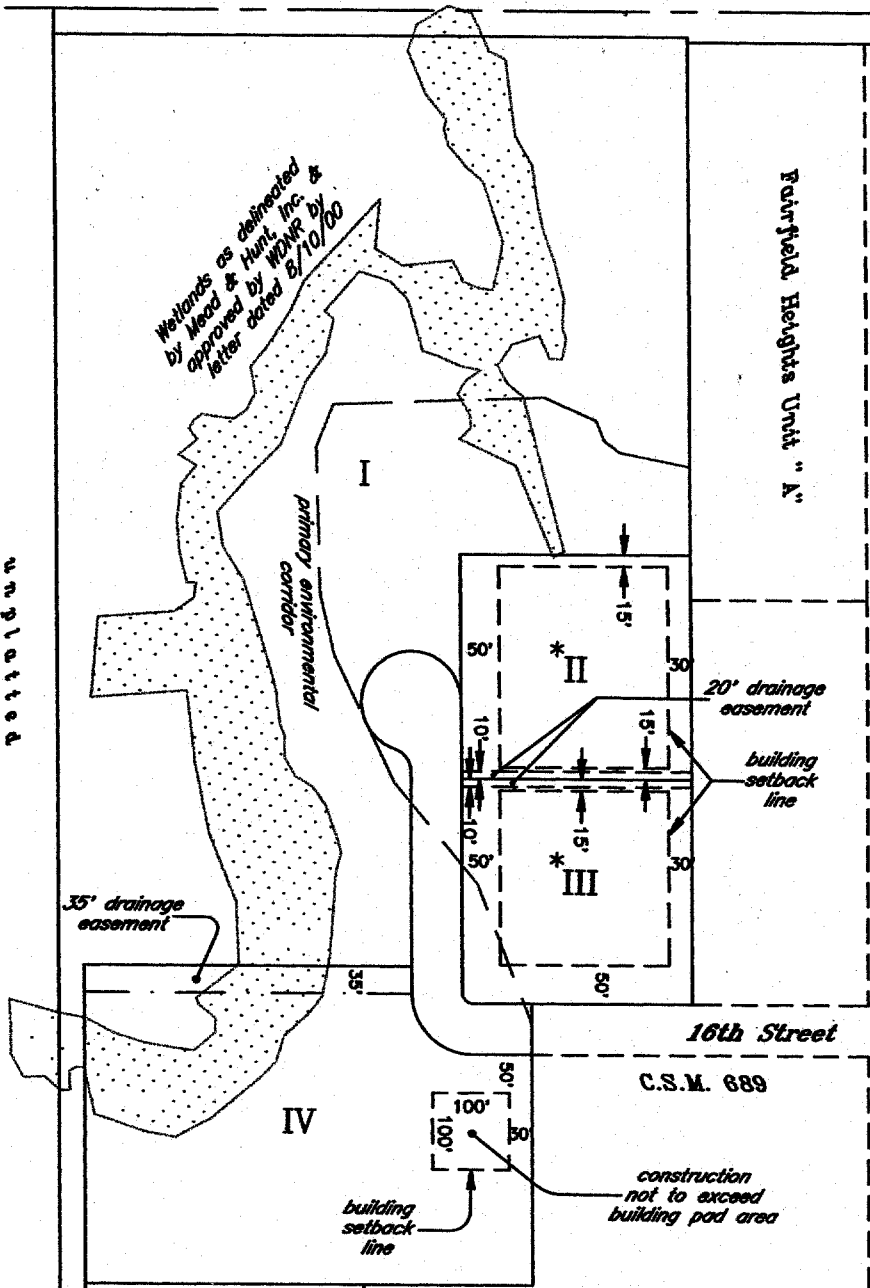
J.K.R. SURVEYING, INC.
6100 75TH STREET
KENOSHA, WI 53142



Jeffrey K. Rampart
WISCONSIN REGISTERED LAND SURVEYOR

Dated June 4, 2001
Revised 6/25/01
Revised 9/27/01
Revised 10/01/01
Revised 10/22/01

SE COR. SW1/4
SECTION 14-2-22
N. 235,139.10
E. 2,574,414.01
(concrete monument)



C.S.M. 1103 | C.S.M. 452

C.S.M. 689

CERTIFIED SURVEY MAP

- for -

Jeffry A. & Diane M. Wudi
in SW1/4 Section 14-2-22
TOWN OF SOMERS
KENOSHA COUNTY, WIS.

dedicated for road purposes

S 89°06'57" W
1058.82'

C.T.H. "L" - 18th Street

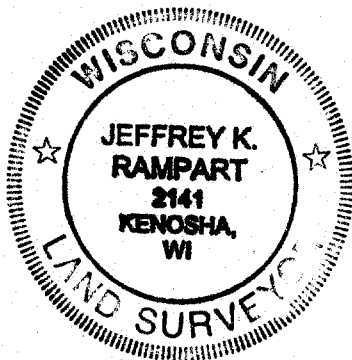
CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of Certified Survey Map No. 10, a plat of record; lying and being in part of the Southwest Quarter of Section 14, Town 2 North, Range 22 East of the Fourth Principal Meridian and being more particularly described as: Commencing at the southeast corner of said quarter section; thence S 89°06'57" W along the south line of said quarter section 1058.82 feet to the point of beginning of the parcel to be herein described; thence continue S 89°06'57" W along said south line 33.00 feet; thence N 01°11'03" W 2622.17 feet to the northwest corner of Lot F of said Certified Survey Map No. 10; thence N 89°27'07" E parallel to the north line of said quarter section and along the north line of said Certified Survey Map No. 10, 826.03 feet; thence S 01°10'59" E 1254.76 feet to the southwest corner of Certified Survey Map No. 1132, a plat of record; thence S 89°27'11" W 210.00 feet; thence S 01°11'03" E 366.00 feet to the northwest corner of Parcel B of Certified Survey Map No. 452, a plat of record; thence S 89°27'11" W 583.00 feet to the northwest corner of Certified Survey Map No. 1103, a plat of record; thence S 01°11'03" E 1011.23 feet to the south line of said quarter section and the point of beginning; portions thereof subject to public roads and subject to easements and restrictions of record.

That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the Town of Somers Land Land Division and Platting Ordinance.

Dated this 4th day of June, 2001.
Revised 6/25/01 Revised 10/01/01
Revised 9/27/01 Revised 10/22/01



SURVEYOR..... *Jeffrey K. Rampart*
JEFFREY K. RAMPART

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....
JEFFRY A. WUDI

OWNER.....
DIANE M. WUDI

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 2001, the above named Jeffry A. and Diane M. Wudi, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Town Board of the Town of Somers on this day of, 2001.

.....
TOWN CHAIRMAN TOWN CLERK

This certified survey map is approved by Kenosha County Land Use Committee on this day of, 2001.

CHAIRMAN.....

OWNER

Jeffry A. & Diane M. Wudi
9031 - 58th Place
Kenosha, Wisconsin 53144

80-4-222-143-0121=1
 -0122=2
 -0123=3
 -0124=4
 NKA Csm 2290

15th (unimproved) Street

NE COR. SW1/4
 SEC. 14-2-22
 (concrete monument)

Scale
 1" = 250'

Deed Restriction Note:

Except as shown for buildings and transportation routes, lands lying within designated primary environmental corridors or wetlands shall be preserved and protected by prohibiting grading, filling and excavation; the erection of buildings; the removal or destruction of any vegetative covers except dead and diseased vegetation and noxious weeds as defined by the local municipality; the introduction of plants not indigenous to the existing environment of the preservation area; and grazing by domesticated animals.

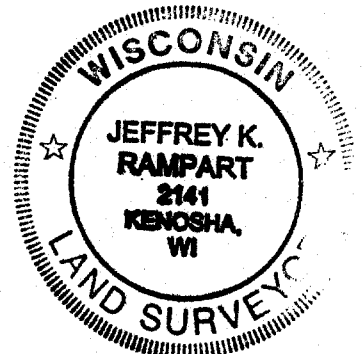
Environmental corridor staked by Mead & Hunt, Inc. on 4/10/00 after consultation with SEWRPC Staff

Bearings refer to grid north, state plane coordinate system south zone.

Note: See page Two for building setback lines and utility easement locations

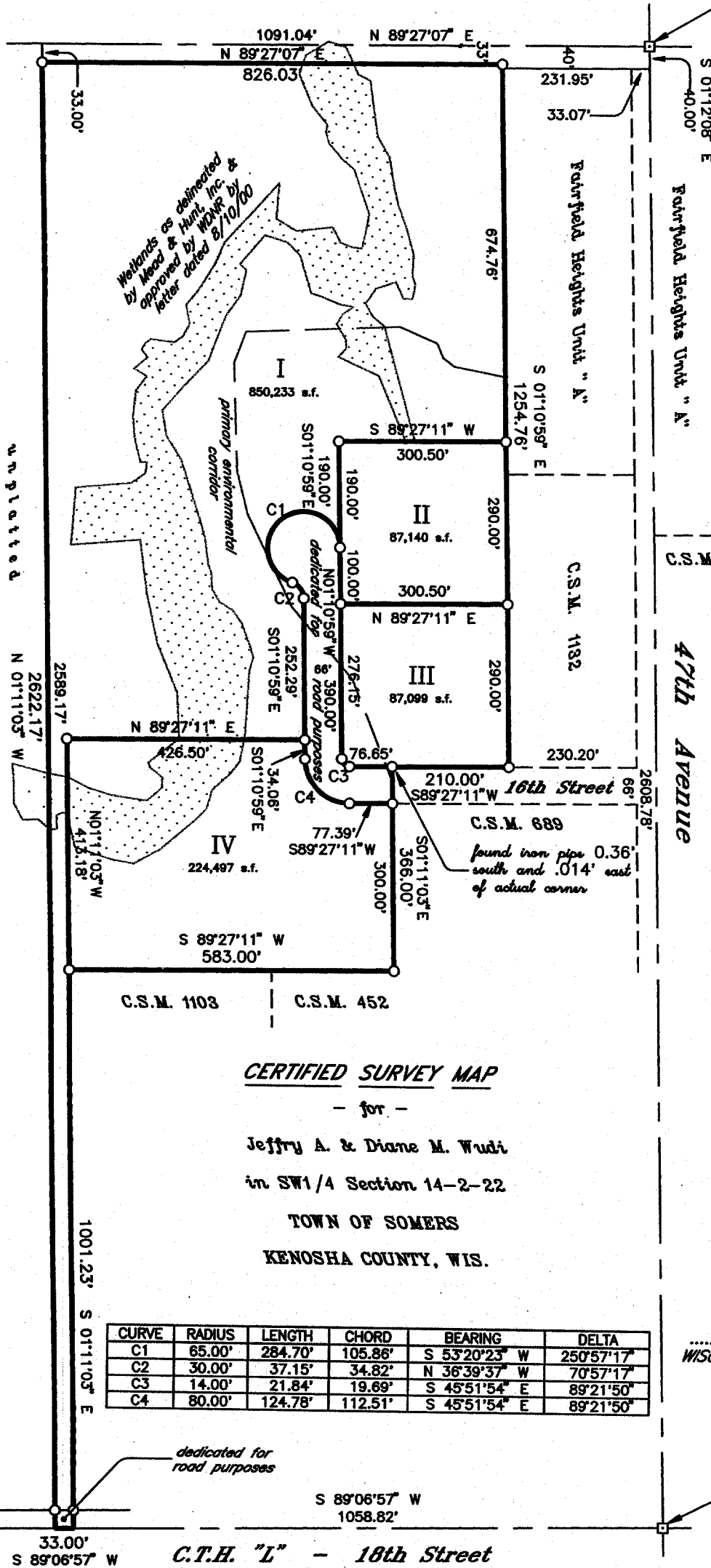
denotes 1" x 2' iron pipe (weight: 1.13 lbs per foot)

J.K.R. SURVEYING, INC.
 6100 75TH STREET
 KENOSHA, WI 53142



Jeffrey K. Rampart
 WISCONSIN REGISTERED LAND SURVEYOR
 Dated... June 4, 2001...
 Revised 6/25/01
 Revised 9/27/01
 Revised 10/01/01

SE COR. SW1/4
 SECTION 14-2-22
 N. 235,139.10
 E. 2,574,414.01
 (concrete monument)



CERTIFIED SURVEY MAP
 - for -
 Jeffrey A. & Diane M. Wudi
 in SW1/4 Section 14-2-22
 TOWN OF SOMERS
 KENOSHA COUNTY, WIS.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00'	284.70'	105.86'	S 53°20'23" W	250°57'17"
C2	30.00'	37.15'	34.82'	N 36°39'37" W	70°57'17"
C3	14.00'	21.84'	19.69'	S 45°51'54" E	89°21'50"
C4	80.00'	124.78'	112.51'	S 45°51'54" E	89°21'50"

15th (unimproved) Street

NE COR. SW1/4
SEC. 14-2-22
(concrete monument)

Scale
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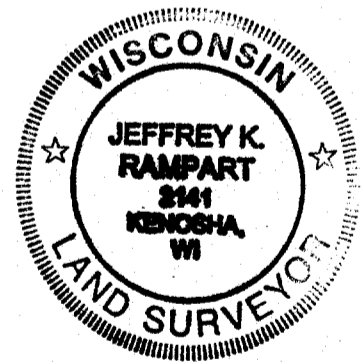
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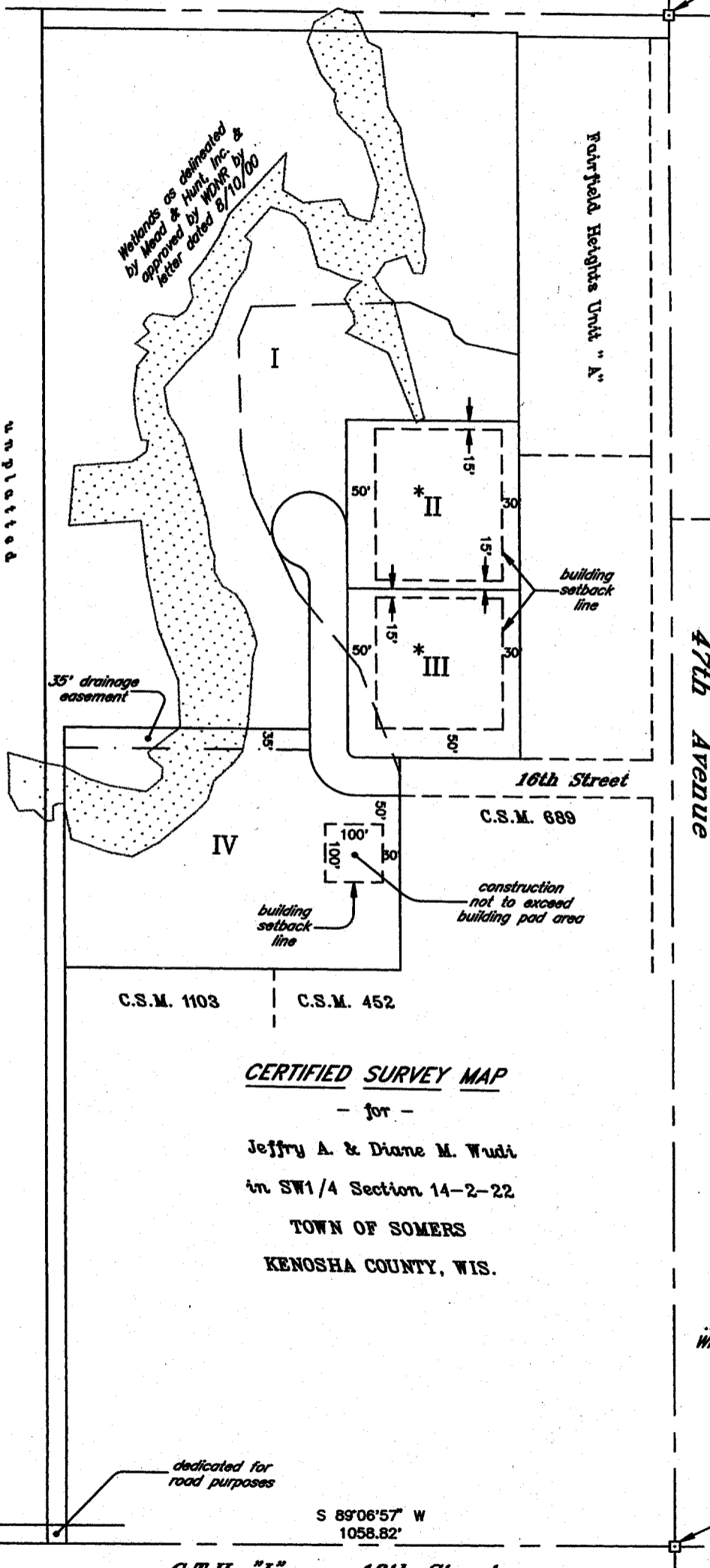
* NOTE: Building pad areas on Parcels II and III are not exceed 3,000 s.f.

J.K.R. SURVEYING, INC.
6100 75TH STREET
KENOSHA, WI 53142



Jeffrey K. Rampart
WISCONSIN REGISTERED LAND SURVEYOR
Dated... June 4, 2001
Revised 6/25/01
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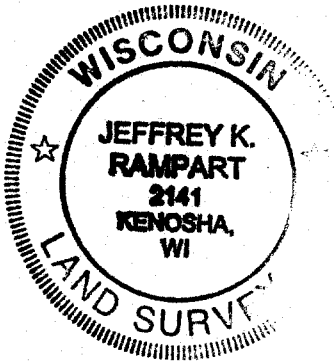
CERTIFIED SURVEY MAP

— for —
Jeffry A. & Diane M. Wudi
in SW1/4 Section 14-2-22
TOWN OF SOMERS
KENOSHA COUNTY, WIS.

CERTIFIED SURVEY MAP

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That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the Town of Somers Land Land Division and Platting Ordinance.

Dated this 4th day of June, 2001.

Revised 6/25/01
Revised 9/27/01
Revised 10/01/01

SURVEYOR.....*Jeffrey K. Rampart*.....

JEFFREY K. RAMPART

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....

JEFFRY A. WUDI

OWNER.....

DIANE M. WUDI

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 2001, the above named Jeffry A. and Diane M. Wudi, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....

NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Town Board of the Town of Somers on this day of, 2001.

TOWN CHAIRMAN.....

TOWN CLERK.....

This certified survey map is approved by Kenosha County Land Use Committee on this day of, 2001.

CHAIRMAN.....

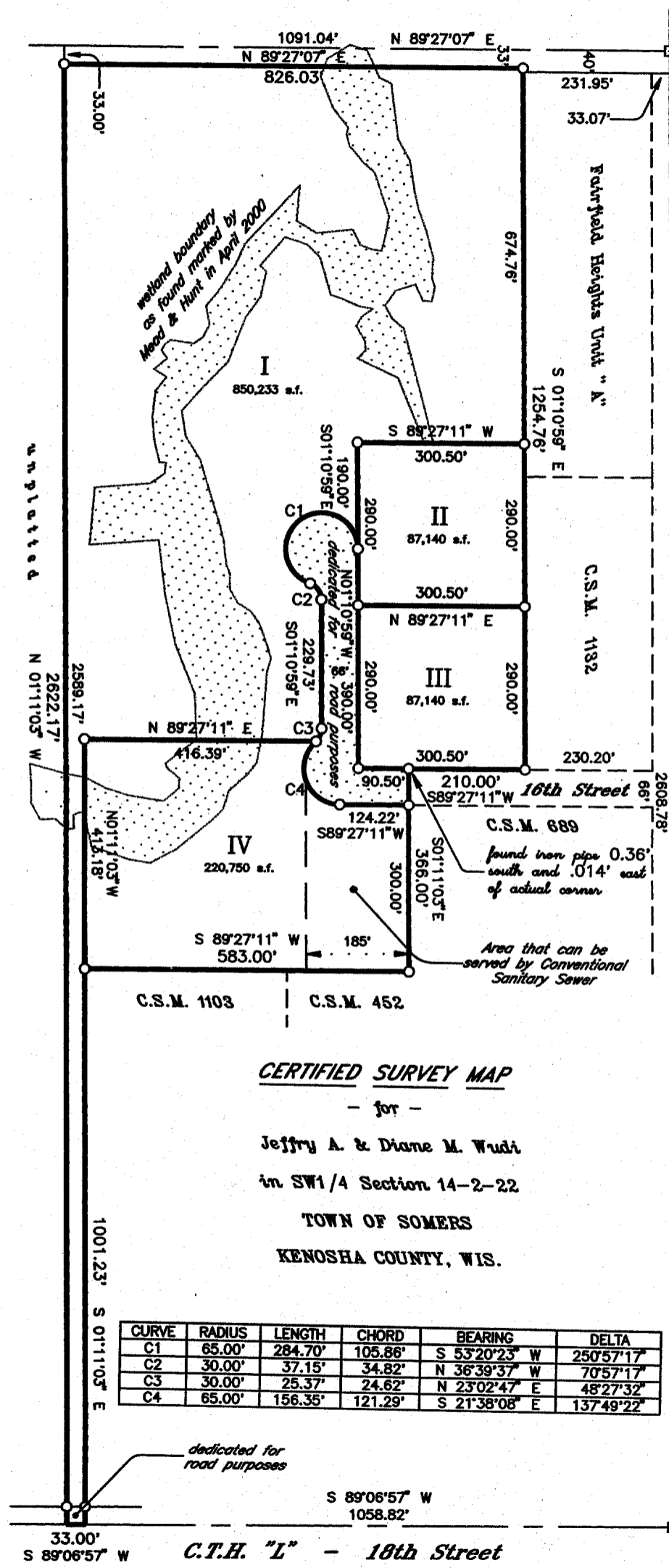
OWNER

Jeffry A. & Diane M. Wudi
9031 - 58th Place
Kenosha, Wisconsin 53144

80-4-222-143-0121=1
 -0122=2
 -0123=3
 -0124=4

15th (unimproved) Street

NKA CAM 2290
 NE COR. SW1/4
 SEC. 14-2-22
 (concrete monument)



Fairfield Heights Unit "A"
 Fairfield Heights Unit "A"
 C.S.M. 1133
 C.S.M. 1132
 47th Avenue

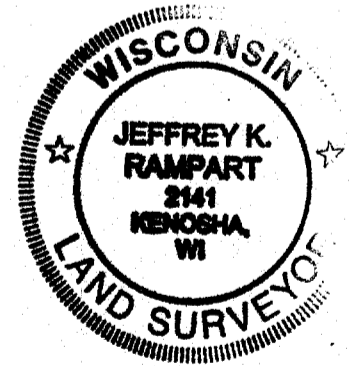


Bearings refer to grid north, state plane coordinate system south zone.

denotes 1" x 2' iron pipe (weight: 1.13 lbs per foot)

J.K.R. SURVEYING, INC.
 6100 75TH STREET
 KENOSHA, WI 53142

CERTIFIED SURVEY MAP
 - for -
 Jeffrey A. & Diane M. Wudi
 in SW1/4 Section 14-2-22
 TOWN OF SOMERS
 KENOSHA COUNTY, WIS.



Jeffrey K. Rampart
 WISCONSIN REGISTERED LAND SURVEYOR
 Dated... June 4, 2001...

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C2	30.00'	37.15'	34.82'	N 36°39'37" W	70°57'17"
C3	30.00'	25.37'	24.62'	N 23°02'47" E	48°27'32"
C4	65.00'	156.35'	121.29'	S 21°38'08" E	137°49'22"

SE COR. SW1/4
 SECTION 14-2-22
 N. 235,139.10
 E. 2,574,414.01
 (concrete monument)

SHEET ONE OF TWO SHEETS

CERTIFIED SURVEY MAP NO:

Not for Resale

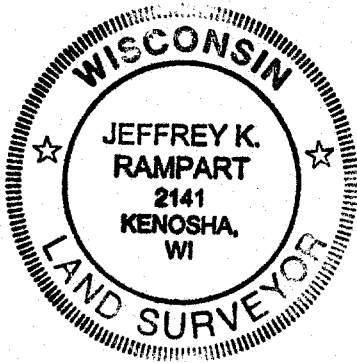
80-4-222-143-0450

SW 14 T2 R22

CERTIFIED SURVEY MAP

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That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the Town of Somers Land Land Division and Platting Ordinance.

Dated this ...4th... day ofJune....., 2001.

SURVEYOR..... *Jeffrey K. Rampart*
JEFFREY K. RAMPART

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....
JEFFRY A. WUDI

OWNER.....
DIANE M. WUDI

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 2001, the above named Jeffry A. and Diane M. Wudi, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Town Board of the Town of Somers on this day of, 2001.

.....
TOWN CHAIRMAN

.....
TOWN CLERK

This certified survey map is approved by Kenosha County Land Use Committee on this day of, 2001.

CHAIRMAN.....

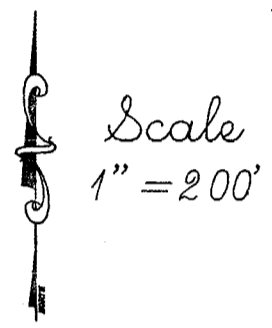
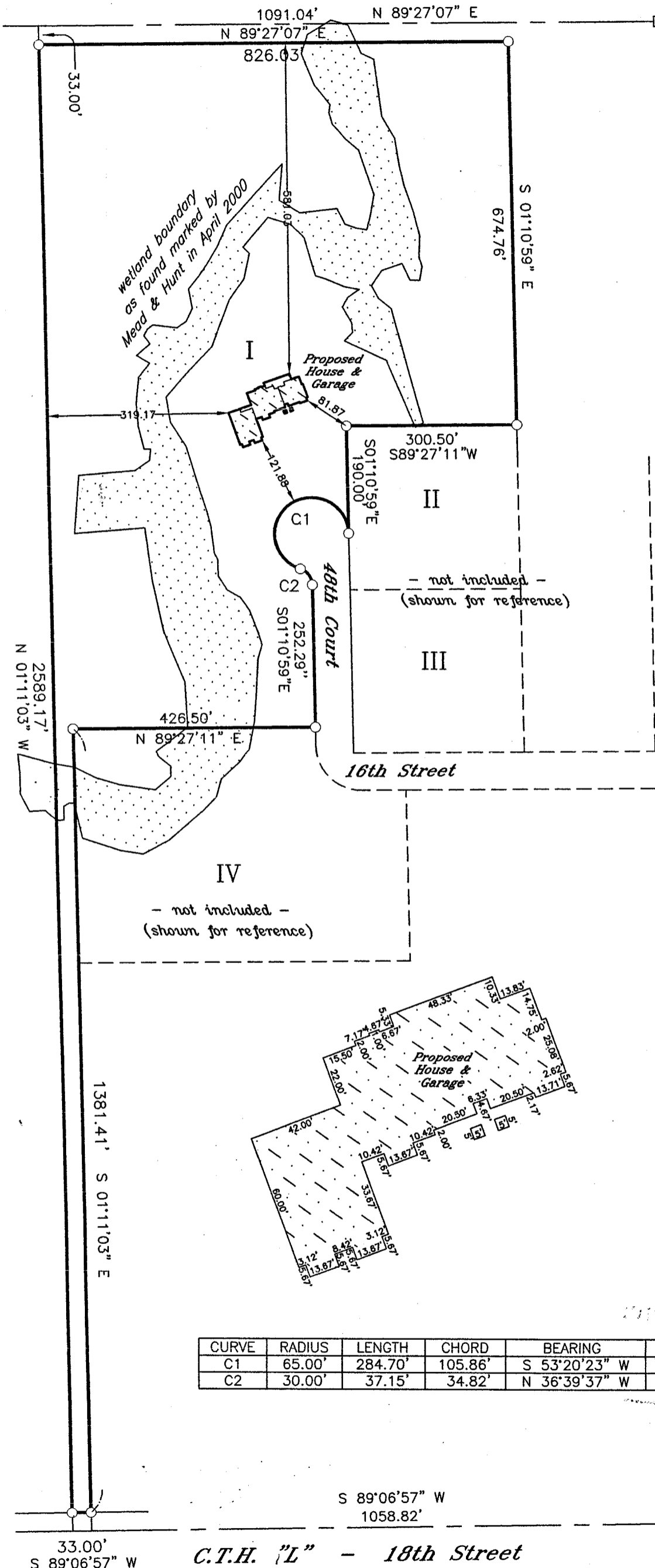
OWNER
.....

Jeffry A. & Diane M. Wudi
9031 - 58th Place
Kenosha, Wisconsin 53144

15th (unimproved) Street

NE COR. SW1/4
SEC. 14-2-22
(concrete monument)

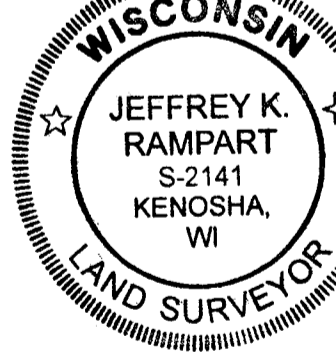
Plat of Survey of
LOT I OF
CERTIFIED SURVEY MAP NO. 2290
in SW1/4 Section 14-2-22
VILLAGE OF SOMERS
KENOSHA COUNTY, WIS.
-for-
Glenn Madrigrano Sr.



Bearings refer to grid north, state plane coordinate system south zone.

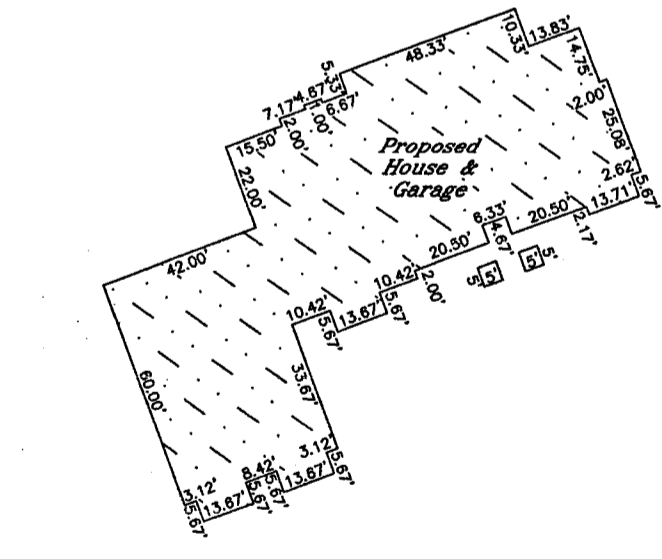
Tax Key No.: 82-4-222-143-0121

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

J.K.R.
Reg. Land Surveyor
November 23, 2015
Revised 2/10/16
Revised 4/27/16

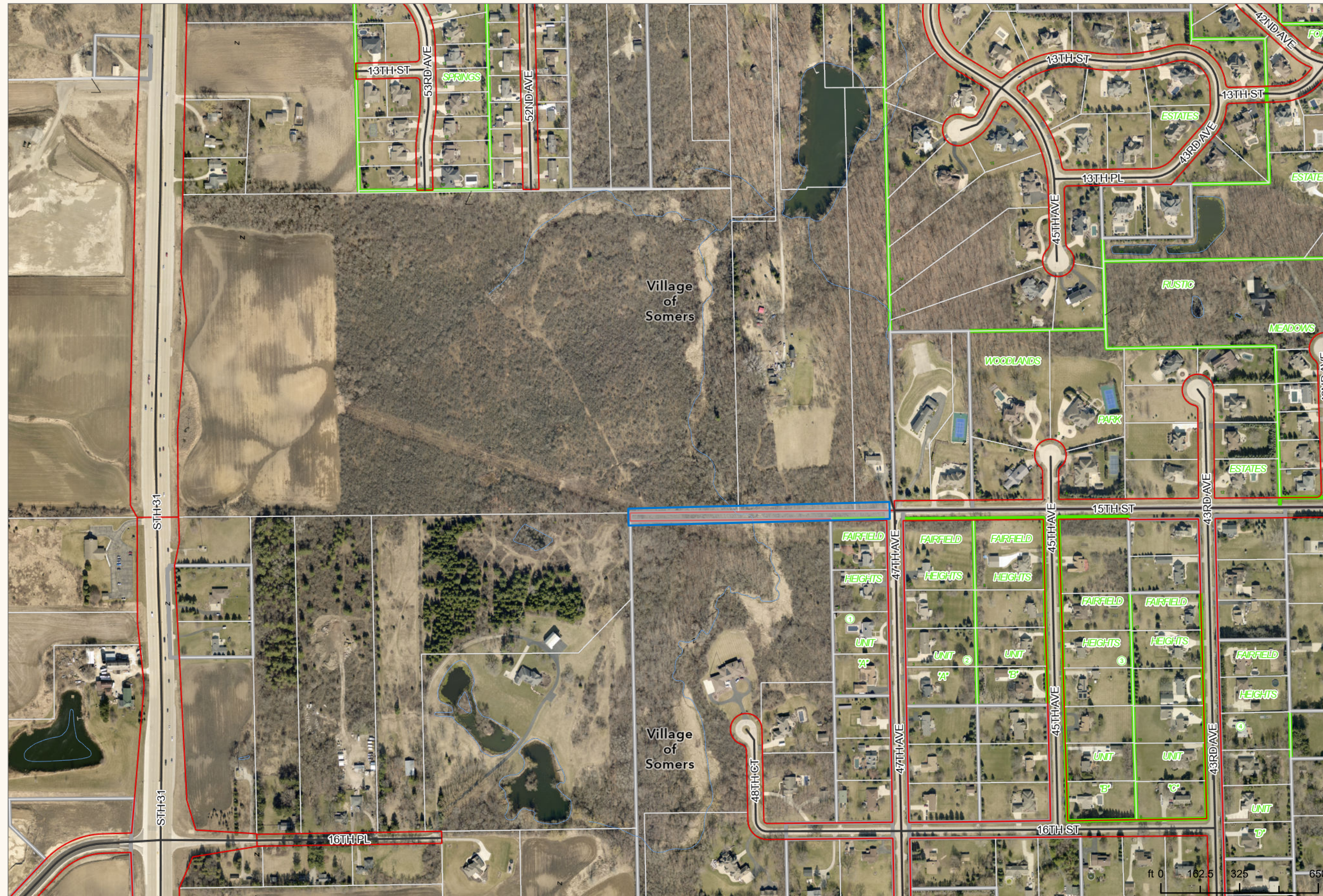
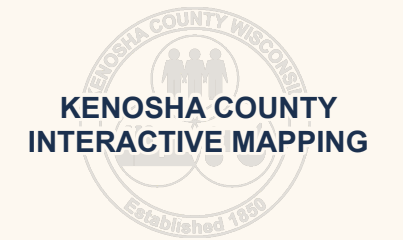


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00'	284.70'	105.86'	S 53°20'23" W	250°57'17"
C2	30.00'	37.15'	34.82'	N 36°39'37" W	70°57'17"

Not for Resale

SE COR. SW1/4
SECTION 14-2-22
(concrete monument)

Right-of-way



- Attractions
 - Lakes
 - Golf Courses
 - Parks
 - Water Features
 - Street Centerlines
 - Note Text Arrow Lines
 - Easement Lines
 - ROW Features
 - Z-Ties (over water or ROW)
 - Points of Tangency
 - Z-Tie Arrow Lines
 - Parcel Features
 - Certified Survey Map Features
 - Condo Text Arrow Lines
 - Condo Features
 - Subdivision Text Arrow Lines
 - Subdivision Features
 - Municipality Text Arrow Lines
 - Municipal Boundaries -10k
 - Municipality Text (dynamic)
- RGB
- Red: Red
 - Green: Green
 - Blue: Blue



1:4,770
1" = 398'

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 5/13/2026

Chapter 9. Public Peace and Good Order

§ 9.01. DISCHARGE OF FIREARMS - LAKE SHORE AREA.

(A)

Definition of Firearm. Any rifle, pistol, shotgun, pellet gun or other instrument used in the propulsion of shot, shell, pellet or bullet.

(B)

Prohibition. No person shall fire or discharge a firearm within or into the following described area in the Village of Somers:

(1) Commencing at a point where the south boundary of the Village of Somers joins the water of Lake Michigan; thence northerly along and upon the shore waters of Lake Michigan to the north boundary of the Village of Somers (Kenosha-Racine County Line); thence westward along the northern boundary of the Village of Somers to the east line of the Chicago Northwestern Railway right-of-way thence southerly along the east line of the Chicago Northwestern railway right-of-way to the south line of the Village of Somers, (north line of the City of Kenosha); thence easterly along and upon the south line of the Village of Somers to the point of beginning.

§ 250-3. Discharge of firearms restricted. [Amended 6-18-2007 by Ord. No. 07-27; 9-8-2009 by Ord. No. 09-50; 9-4-2012 by Ord. No. 12-31; 10-7-2013 by Ord. No. 13-47; 8-4-2014 by Ord. No. 14-24; 11-2-2015 by Ord. No. 15-41]

- A. No person shall fire or discharge any firearm, air rifle, spring gun or air gun (commonly referred to as "BB guns," "dart guns," "pellet guns" or "paintball guns") of any description or fire or discharge any instrument, bow and arrow, crossbow, slingshot or other weapon or device capable of discharging a single projectile, including an arrow, except this section shall not apply to the following:
- (1) Any authorized officer of the law in the performance of his duties.
 - (2) At a shooting range, shotgun trap or skeet-shooting field, archery range, shooting gallery or public or private sportsman's range or club if allowed by the underlying zoning district.
 - (3) Gun salutes as a special function at a parade, program or funeral.
 - (4) The discharge of blank cartridges in a firearm suitable for their safe use when utilized as a starting signal device at athletic events or as a prop in any stage performance.
 - (5) Hunting.
 - (a) The discharge of a shotgun or use of a bow and arrow for hunting wild animals and birds under licenses issued pursuant to Ch. 29, Wis. Stats., including the hunting of deer during the State of Wisconsin gun and bow and arrow deer seasons.
 - (b) Anyone engaged in the discharge of a shotgun or use of bow and arrow for hunting wild animals and birds under this section shall comply with all state statutes and rules promulgated by the Department of Natural Resources pertaining to game, including but not limited to the following:
 - [1] State-designated hunting seasons, times, and zones.
 - [2] State limits on the number of game obtained per season.
 - [3] Safety measures.
 - [4] Acquisition of necessary permits and licenses.
 - [5] Penalties and fines for violations and noncompliance.
 - (6) Shooting or discharging a bow and arrow or crossbow.
 - (a) It shall be unlawful for a person to hunt with a bow and arrow or crossbow within a distance of 100 yards from a building located on another person's land. This restriction shall not apply if the person who owns the land on which the building is located allows the hunter to hunt with a bow and arrow or crossbow within the specified distance of the building. A building is defined as a permanent structure used for human occupancy and includes a manufactured home, as defined in § 101.91(2), Wis. Stats.

- (b) A person who hunts with a bow and arrow or crossbow shall discharge the arrow or bolt from the weapon toward the ground.
- B. Transporting weapons. No person shall possess, use or transport, while on the lands of another, within the Village, any firearm, air gun or other weapon or device capable of discharging a missile, unless the express permission of the owner or occupant of such land has been first obtained.
- C. Hunting and trapping prohibited. Hunting and/or trapping on all Village-owned property is prohibited.
- D. It shall be illegal to discharge a firearm utilizing a single projectile in the area of the Village bordered by Sheridan Road on the west, Lake Michigan on the east, 128th Street (Illinois State Line) to the south and the Village boundary line to the north.

**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION MEMORANDUM**

WORK SESSION: May 19, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #13 Review and discuss U.S. Department of Interior Consultation Notice Regarding Indian Gaming Regulatory Act for the Menominee Indian Tribe of Wisconsin – Kenosha 2023 Gaming Project

BACKGROUND

President Stoner received a notice of gaming land acquisition application filed by the Menominee Indian Tribe of Wisconsin for a gaming facility with casino, hotel, retail, and convention facilities. The proposal is for 58.899 acres located west of I-94, south of CTH K in the City of Kenosha. This is not in Somers. However, the Village received the notice for input regarding impacts on surrounding areas, including environmental, economic, social, and concerns related to gaming and gambling. A list of all local government agencies in receipt of the notice is included.

UPDATE

This item was reviewed at the April 8 and May 5 Work Sessions.

After reviewing the letter from the Village of Pleasant Prairie, the Town and Village Board agreed to submit a joint letter to the Bureau of Indian Affairs.

Village Administration reached out to the Dept. Of Public Works (DPW) and Fire/EMS. The Kenosha County Sheriff's Office is a separate entity, so they do not want to comment on behalf of the Village/Town.

SUGGESTED ACTION

Please review and submit your proposed changes to me by Friday, May 22nd. I will incorporate your input and return with an updated letter at the June 2nd Work Session for consideration.

ATTACHMENT

Draft Letter to the Bureau of Indian Affairs

Consultation Notice

Extension Letter

DATE HERE

Thomas Wilkins
Realty Specialist
United States Department of the Interior Bureau of Indian Affairs
Minneapolis Regional Office Norman Pointe II
5600 West American Boulevard, Suite 500
Bloomington, MN 55437

Re: Comments and Objection to Section 151 Request to Acquire Land in Trust for Gaming for the Proposed Menominee Indian Tribe Hard Rock Casino Project proposed to be located in Kenosha, Wisconsin

Dear Mr. Wilkins,

On behalf of the Village & Town of Somers (“Somers”), we submit these comments in response to the Bureau of Indian Affairs notice regarding the request of the Menominee Indian Tribe to acquire the subject property in trust for gaming purposes.

According to the U.S. Department of Interior Bureau of Indian Affairs (“BIA”) letter, Case Number 50694, the subject property (the “Property”), consists of four (4) parcels (Tax Parcel Numbers: 03-121-01-101-101, 03-121-01-101-102, 03-121- 01-101-422 and 03-121-01-101-0423), of approximately 59 acres in total land area, and is generally located in the southwest quadrant of I-94 and County Trunk Highway K in the City of Kenosha, Wisconsin.

Background

Somers respectfully objects to the proposed acquisition of the Property for the development of the Menominee Indian Tribe Hard Rock Casino Project (the “Project”) and requests that the BIA fully consider the substantial adverse impacts to Somers that are reasonably foreseeable from the Project.

Somers is adjacent to the City of Kenosha and the Project site is in close proximity to the municipal boundary of the Village & Town. Particularly, the site is directly across from the Town of Somers at 120th Avenue (E Frontage Road) and 60th Avenue, which includes Ukes Harley Davidson, a popular destination with a 3,000-square-foot museum of vintage bikes, a 70-foot display tower, and a 60,000-square-foot facility.

Somers will experience the following negative environmental, social and economic impacts:

- The stormwater study should consider impacts of increased runoff on the Pleasant Prairie Mobile Home Park (11703 60TH ST), which is in the Town of Somers. Somers is concerned that existing flooding issues will be exacerbated by the development.
- Increased traffic on Somers roadways and to the overall (and regional) transportation systems. Given there is no gas station near the Highway 158 exit in Kenosha, the closest options north of the proposed site for gas and convenience stores along the I-94 corridor will be at Hwy S/142 and Hwy E in Somers.
- Increased use of Somers roadways will result in greater calls for public safety services, and strain funding for roadway maintenance.
- Overall negative affect on social and socio-economic costs to the overall community.

At the same time, Somers is not a party to the intergovernmental agreements that were described three (3) years ago in 2023 for the City of Kenosha and the County of Kenosha and Somers is not positioned to receive revenue sharing or other direct offsets to cover the increased costs and risks that would be imposed on our community.

Information Requested by the BIA

To the extent the BIA requests specific fiscal and service information, the Village provides the following.

- **Annual property taxes currently levied on the subject property allocated to Somers.** The Property is located in the jurisdiction of the City of Kenosha. Somers levies no taxes on the Property.
- **Special assessments currently assessed against the property in support of Somers.** The Property is located in the jurisdiction of the City of Kenosha. Somers has no special assessments assessed against the Property.
- **Governmental services currently provided to the property by Somers:** The Property is located in the jurisdiction of the City of Kenosha. However, Somers has a Mutual aid agreement with the City of Kenosha, including the MABAS agreement, that could require Somers Fire/EMS Services to the Casino.
- **Zoning consistency:** The Property is located in the jurisdiction of the City of Kenosha; therefore, the City provides the zoning services, designations and regulations for the Property. However, Somers respectfully requests that the BIA evaluate whether the intended casino use is consistent with surrounding land uses and applicable zoning and land use standards, including compatibility with nearby residential areas and established community destinations.

Fiscal Impacts and Unfunded Local Costs

The Village requests that the BIA evaluate the full fiscal impact on Somers, including the shift of costs to Village taxpayers without a corresponding revenue source.

A major 24-hour gaming and entertainment complex is reasonably expected to increase demand for public safety and emergency response. Somers supports regional response through mutual aid and interjurisdictional frameworks. The BIA should evaluate how increased service demand and associated costs will be mitigated for neighboring communities that are not receiving direct revenue sharing.

Transportation and Traffic Impacts to Pleasant Prairie

The Village requests that the BIA evaluate traffic impacts on the regional transportation network, not solely the immediate, local site access roads, including but not limited to:

- I 94 (Exit 337), County Trunk Highway KR / 195
- I 94 (Exit 339), County Trunk Highway E
- I 94 (Exit 340), County Trunk Highway S / 142

Stormwater, Retention, and Watershed Concerns

Somers has serious concerns regarding stormwater retention and detention planning and the potential for increased flooding and erosion impacts. The Project location is under the stormwater management regulations for the Des Plaines River Watershed, which are more stringent and more intensive than other Village/City of Kenosha watershed management regulations. The stormwater management for the Project will need to be designed in accordance with the most recent regulations. Somers requests that the BIA require a clear demonstration that stormwater design will meet applicable standards and watershed criteria intended to protect already stressed water resources and to prevent adverse downstream impacts.

Land Use Compatibility and Community Character

The proposed casino and associated facilities would introduce intensive 24-hour use adjacent to established residential areas and existing community destinations. The Village is concerned that the scale, intensity, and operational characteristics of the Project are incompatible with the character and land use patterns of the surrounding area and will create adverse, negative impacts that extend beyond the host jurisdiction.

Request for Full Consideration and Mitigation

For the reasons above, Somers respectfully requests that the BIA deny the fee to trust acquisition for gaming purposes or, at minimum, require comprehensive analysis and enforceable mitigation addressing:

- Regional traffic impacts at I 94 Exits 337, 339, 340 and connecting corridors.
- Public safety and emergency response demand and funding.
- Stormwater retention, detention, and downstream watershed impacts.
- Fiscal impacts to Somers, including loss of tax base and increased service costs.

Please include this letter in the administrative record for Section 151 “Request to Move Land into Trust for Gaming”.

Respectfully submitted,

George Stoner
Village President
Village of Somers

Mark A. Molinaro Jr.
Town Chairman
Town of Somers



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Midwest Regional Office

Norman Pointe II

5600 West American Boulevard, Suite 500

Bloomington, MN 55437

In Reply Refer To:
Real Estate Services
TR 4609 -P5
Kenosha 2023

Case Number: 50694

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT

On May 10, 2023, the Bureau of Indian Affairs received an application from the MENOMINEE INDIAN TRIBE OF WISCONSIN (“Tribe”) to conduct off-reservation gaming activities on a 58.899 acre parcel of land located in and around the City of Kenosha, Kenosha County, Wisconsin, pursuant to the Indian Gaming Regulatory Act (IGRA), 25 U.S.C. §§ 2701-2721. IGRA requires consultation by the Bureau of Indian Affairs on the proposed acquisition with appropriate State and local officials, including officials of other nearby Federally recognized Indian Tribes. The planned site is referred to as Kenosha 2023, and is located approximately 162 miles south of the Tribe’s government offices, and is described as follows:

See Exhibit “A”

PIN’s: 03-121-01-101-101, 03-121-01-101-102, 03-121-01-101-422, and 03-121-01-101-423

The Tribe plans to build a gaming facility with hotel, retail, convention and restaurant facilities. Proposed facilities include a casino, a Hard Rock Live venue of approximately 32,340 square feet, food and beverage venues, a seven-story hotel with 150 rooms, a spa/fitness area, an outdoor pool and supporting facilities. The proposed casino-resort would have a gross footprint of approximately 346,000 square feet. The casino gaming floor would include up to 1,500 slot machines, 330 table game seats and associated circulation on the ground floor of the facility, and would be open 24 hours a day, seven days a week. It is anticipated that the food and beverage facilities will include a bar, a steakhouse, noodle restaurant and other dining options. Parking would consist of a surface-level lot with approximately 2,400 spaces.

The BIA respectfully requests that you submit written comments, if any, on the following areas within 60 days of receiving this letter:

1. Information regarding environmental impacts on the surrounding community and plans for mitigating adverse impacts;
2. Anticipated impacts on the social structure, infrastructure, services, housing, community character, and land use patterns of the surrounding community;

3. Anticipated impact on the economic development, income, and employment of the surrounding community;
4. Anticipated costs of impacts to the surrounding community and identification of sources of revenue to mitigate them;
5. Anticipated costs, if any, to the surrounding community of treatment programs for compulsive gambling attributable to the proposed gaming establishment; and
6. Any other information that may assist the Secretary in determining whether the proposed gaming establishment would or would not be detrimental to the surrounding community.

Comments should be submitted in written form, and addressed to the following individual:

Thomas Wilkins, Realty Specialist
Bureau of Indian Affairs
Midwest Regional Office
5600 American Boulevard West, Suite 500
Bloomington, Minnesota 55437

If you have any questions or need additional information, please do not hesitate to contact Thomas Wilkins, Regional Realty Specialist at (612) 725-4584.

Sincerely,

**JAMES
REDMAN**

Acting Regional Director

Digitally signed by JAMES
REDMAN
Date: 2026.03.18 11:31:03
-05'00'

Enclosures

cc: Honorable Joey Awonohopay Chairman, Menominee Indian Tribe of Wisconsin (by email)
John Wilhelmi, Tribal General Counsel, Menominee Indian Tribe of Wisconsin (by email)
Kim Komanekin, Land Manager, Menominee Indian Tribe of Wisconsin (by email)

LEGAL DESCRIPTION EXHIBIT A

Tract ID:

Tract Name: KENOSHA 2023

Land Area	Land Area Name	Tract Number	LTRO	Region	Agency	Resources	
440	MENOMINEE		MIDWEST LTRO	MIDWEST	MINNEAPOLIS REGIONAL OFFICE	Both (Mineral and Surface)	
Section	Township	Range	State	County	Meridian	Legal Description	Acres
1	001.00N	021.00E	WISCONSIN	KENOSHA	Fourth Principal MN-WI		58.899

METES AND BOUNDS: PARCEL 1: Part of the Northeast 1/4 of Section 1, Town 1 North, Range 21 East of the Fourth Principal Meridian, and being more particularly described as: Beginning on the North line of said 1/4 section at a point 434.07 feet West from the Northeast corner thereof; thence West along and upon the North line of said 1/4 section 832.43 feet and to a point 189.75 feet East from the West line of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section - (as previously defined by former Kenosha County Surveyor, H.S. Southmayd, in December 1942); thence South parallel to the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section 624.0 feet; thence West parallel to the North line of said 1/4 section 189.75 feet and to the West line of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section; thence South along and upon the West line of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section 654.75 feet and to the Southwest corner of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section; thence East along and upon the South line of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section 824.94 feet and to a point 630.0 feet West from the East line of said 1/4 section; thence North parallel to the East line of said 1/4 section 450.00 feet; thence East parallel to the South line of the North 41 acres of the East 49 acres of the North 1/2 of said Northeast 1/4 section 362.8 feet and to the Westerly right-of-way line of Interstate Highway 94; thence North along upon the Westerly right-of-way line of said highway 635.88 feet; thence Northwesterly along and upon said right-of-way line 242.65 feet and to the point of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin; EXCEPTING THEREFROM those lands conveyed in Warranty Deed from The Community Development Authority of the Town of Bristol to the State of Wisconsin, Department of Transportation, dated August 4, 2008 and recorded in the Kenosha County Register of Deeds office on August 5, 2008 as Document No. 1564651; FURTHER EXCEPTING THEREFROM those lands conveyed in Special Warranty Deed from Community Development Authority of the Town of Bristol, n/k/a Village of Bristol to City of Kenosha, dated November 10, 2010 and recorded in the Kenosha County Register of Deeds office on December 3, 2010 as Document No. 1634242. Parcel 2 Part of the Northeast 1/4 of Section 1, Town 1 North, Range 21 East of the Fourth Principal Meridian, and being more particularly described as: Commencing at the center of said Section 1; thence North 88 degrees 57 minutes 55 seconds East, 1126.64 feet along the South line of said Northeast 1/4 to the point of beginning; thence North 01 degree 47 minutes 34 seconds West 1300.76 feet; thence North 89 degrees 50 minutes 02 seconds East 38.75 feet; thence North 02 degrees 05 minutes 48 seconds West 238.00 feet; thence North 88 degrees 09 minutes 51 seconds East 1186.01 feet to the Westerly right-of-way line of Interstate Highway 94; thence South 01 degrees 49 minutes 56 seconds East 336.06 feet along said right-of-way; thence South 88 degrees 34 minutes 00 seconds West 235.21 feet; thence South 01 degrees 49 minutes 56 seconds East 120.00 feet; thence North 88 degrees 34 minutes 00 seconds East 235.20 feet to the Westerly right-of-way line of Interstate Highway 94; thence South 01 degrees 49 minutes 56 seconds East 877.05 feet along said right-of-way; thence South 88 degrees 57 minutes 55 seconds West 708.63 feet; thence South 02 degrees 03 minutes 19 seconds East 221.66 feet to the South line of said Northeast 1/4; thence South 88 degrees 57 minutes 55 seconds West 516.88 feet along said south line to the point of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. AND Commencing at Northeast corner of the Northeast 1/4 of Section 1, Town 1 North, Range 21 East; thence South 00°36'35" East, along the east line of the Northeast 1/4 of said Section 1, a distance of 1561.42 feet; thence North 89°17'19" West, parallel with the north line of the Northeast 1/4 of said section 1, a distance of 268.71 feet to the west line of Interstate 94 as monumented and the point of beginning; thence continue North 89°17'19" West, a distance of 235.10 feet; thence South 00°11'41"

WDAEAO1



Office Codes: F,F,50,440 AD Number: 4200393147 Case: 50694

Case Number: 50694

Applicant Name: MENOMINEE INDIAN TRIBE OF WISCONSIN

Tract ID:

Tract Name: KENOSHA 2023

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTRO</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>	
440	MENOMINEE		MIDWEST LTRO	MIDWEST	MINNEAPOLIS	Both (Mineral and Surface)	
<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>State</u>	<u>County</u>	<u>Meridian</u>	<u>Legal Description</u>	<u>Acres</u>

West, a distance of 33.08 feet; thence South 89°56'43" East, a distance of 235.09 feet, to the west line of said Interstate 94 as monumented; thence North 00°11'42" East, along said west line a distance of 30.38 feet to the point of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. EXCEPTING THEREFROM those lands contained in Warranty Deed from The Town of Bristol (as to Parcels I, II and III) and The Community Development Authority of the Town of Bristol (as to Parcel IV and part of Parcel III), to Gateway Center, LLC, a Wisconsin limited liability company, dated November 16, 2006 and recorded in the Kenosha County Register of Deeds office on November 29, 2006 as Document No. 1502945; FURTHER EXCEPTING THEREFROM those lands conveyed in Special Warranty Deed from Community Development Authority of the Town of Bristol, n/k/a Village of Bristol to City of Kenosha, dated November 10, 2010 and recorded in said Register's office on December 3, 2010 as Document No. 1634242; FURTHER EXCEPTING THEREFROM those lands conveyed in Quit Claim Deed from Community Development Authority to Evelyn E. Roberts, dated September 16, 2015 and recorded in said Register's office on September 24, 2015 as Document No. 1757896.

WDAEADJ



Office Codes: F,F,50,440 AD Number: 4200373147 Case: 50694

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Office of the Governor
Post Office Box 7863
Madison, Wisconsin 53707

Office of the Governor
207 State House
Springfield, Illinois 62706

Lake County Board
18 N County Street,
Waukegan, IL 60085

McHenry County Board
2200 North Seminary Ave.,
Woodstock IL 60098

Kenosha County Clerk
1010 56th Street, Second Floor,
Kenosha, WI 53140

Milwaukee County Board
633 W. Wisconsin Ave,
Milwaukee, Wisconsin 53202

Racine County Clerk
730 Wisconsin Ave,
Racine, WI 53403

Waukesha County Board
515 W. Moreland Boulevard, Room AC130,
Waukesha, WI 53188

Walworth County Administrator
100 W Walworth Street,
Elkhorn, WI 53121

Antioch Village Board
874 Main St,
Antioch, IL 60002

Town of Antioch Board
1625 Deep Lake Road, Suite B,
Lake Villa, IL 60046

Town of Avon Board
433 E Washington Street,
Round Lake Park, IL 60073

Village of Beach Park Board
11270 W Wadsworth Rd,
Beach Park, IL 60099

Town of Benton Board
40020 N Greenbay Road,
Beach Park, IL 60099

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Town of Burton
Post Office Box 353,
Spring Grove, IL 60081

Town of Cuba Board
28000 W Cuba Road,
Barrington, IL 60010

Village of Fox Lake Board
66 Thillen Dr,
Fox Lake, IL 60020

Town of Freemont Board
22385 W Route 60,
Mundelein, IL 60060

Town of Grant Board
26725 W Molidor Road,
Ingleside, IL 60041

Village of Grayslake Board
10 Seymour Ave,
Grayslake, IL 60030

Village of Green Oaks Board
2020 O'Plaine Rd,
Libertyville, IL 60048

Village of Greenwood Board
4314 Greenwood Dr.
Woodstock, IL 60098

Village of Gurnee Board
325 O'Plaine Rd,
Gurnee, IL 60031

Village of Hainsville Board
100 Hainesville Rd,
Hainesville, IL 60030

Village of Hawthorn Board
12007 Prairie Ave,
Hebron, IL 60034

Village of Hebron Board
12007 Prairie Ave,
Hebron, IL 60034

Town of Hebron Board
10206 Seaman Road,
Hebron, IL 60034

Village of Holiday Hills Board
1304 Sunset Dr,
Holiday Hills, IL 60051

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Village of Indian Creek Board
36 Crestland Rd,
Indian Creek, IL 60061

Village of Island Lake Board
3720 Greenleaf Ave,
Island Lake, IL 60042

Village of Johnsburg Board
1515 Channel Beach Ave,
Johnsburg, IL 60051

Village of Lake Barrington Board
23860 N. Old Barrington Rd.
Lake Barrington, IL 60010

Village of Lake Bluff Board
40 E. Center Avenue
Lake Bluff, IL 60044

City of Lake Forest Board
220 E Deerpath Rd,
Lake Forest, IL 60045

Village of Lake Villa Board
65 Cedar Ave,
Lake Villa, IL 60046

Town of Lake Villa Board
37908 N Fairfield Road,
Lake Villa, IL 60046

Village of Lakemore Board
28581 IL-120,
Lakemore, IL 60051

Village of Libertyville Board
118 W Cook Ave,
Libertyville, IL 60048

Town of Libertyville Board
359 Merrill Court,
Libertyville, IL 60048

Village of Lincolnshire Board
1 Olde Half Day Road,
Lincolnshire, IL 60069

Village of Lindenhurst Board
2301 Sand Lake Rd,
Lindenhurst, IL 60046

Village of Long Grove Board
3110 Old McHenry Rd,
Long Grove, IL 60047

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Village of McCullom Lake Board
4811 W Orchard Dr,
McCullom Lake, IL 60050

City of McHenry Board
333 S Green St,
McHenry, IL 60050

Town of McHenry Board
3703 N Richmond Rd,
Johnsburg, IL 60051

Village of Mettawa Board
26225 N. Riverwoods Blvd.,
Mettawa, IL 60045

Village of Mundelein Board
300 Plaza Cir,
Mundelein, IL 60060

Town of Newport Board
19020 W Grass Lake Road,
Old Mill Creek, IL 60046

Village of North Barrington Board
111 Old Barrington Rd,
North Barrington, IL 60010

City of North Chicago Board
1850 Lewis Ave,
North Chicago, IL 60064

Village of Old Mill Creek Board
40870 N Hunt Club Rd
Old Mill Creek IL 60083

Park City Board
3355 Belvidere Rd,
Park City, IL 60085

Village of Prairie Grove Board
3125 Barreville Rd,
Crystal Lake, IL 60012

Village of Richmond Board
5600 Hunter Dr,
Richmond, IL 60071

Town of Richmond Board
7812 Il Route 31,
Richmond, IL 60071

Village of Ringwood Board
6000 Barnard Mill Rd,
Ringwood, IL 60072

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Village of Round Lake Board
442 N. Cedar Lake Road
Round Lake IL 60073

Village of Round Lake Beach Board
1937 N Municipal Way,
Round Lake Beach, IL 60073

Village of Round Lake Heights
619 Pontiac Ct,
Round Lake Heights, IL 60073

Village of Round Lake Park Board
203 E Lake Shore Dr,
Round Lake Park, IL 60073

Town of Shields Board
906 W Muir Avenue,
Lake Bluff, IL 60044

Village of Spring Grove Board
7401 Meyer Rd,
Spring Grove, IL 60081

Village of Third Lake Board
87 N Lake Ave,
Third Lake, IL 60030

Town of Vernon Board
3050 N Main Street,
Buffalo Grove, IL 60089

Village of Vernon Hills Board
290 Evergreen Dr,
Vernon Hills, IL 60061

Village of Volo Board
500 S Fish Lake Rd,
Volo, IL 60073

Village of Wadsworth Board
14155 W Wadsworth Rd,
Wadsworth, IL 60083

Town of Warren Board
17801 W Washington Street,
Gurnee, IL 60031

Village of Wauconda Board
101 N Main Street
Wauconda, IL 60084

Town of Waukegan Board
149 S Genesee Street,
Waukegan, IL 60085

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

City of Waukegan Board
100 N Martin Luther King Jr. Avenue
Waukegan, IL 60085

Village of Winthrop Harbor Board
830 Sheridan Rd,
Winthrop Harbor, IL 60096

Village of Wonder Lake Board
4444 Thompson Rd,
Wonder Lake, IL 60097

City of Zion Board
2828 Sheridan Rd,
Zion, IL 60099

Town of Zion Board
1015 27th Street,
Zion, IL 60099

Village of Big Bend Board
W230 S9185 Nevins St,
Big Bend, WI 53103

Village of Bloomfield Board
N1100 Town Hall Rd,
Pell Lake, WI 53157

Town of Bloomfield Board
N1302 Town Hall Rd,
Walworth, WI 53184

Town of Brighton Board
25000 Burlington Rd,
Kansasville, WI 53139

Village of Bristol Board
19801 83rd St,
Bristol, WI 53104

City of Burlington Board
113 E. Chestnut St. Suite B
Burlington, WI 53105

Town of Burlington Board
32288 Bushnell Road,
Burlington, Wisconsin 53105

Village of Caledonia Board
5043 Chester Ln,
Racine, WI 53402

City of Cudahy Board
5050 S Lake Dr,
Cudahy, WI 53110

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Town of Dover Board
23409 N Shore Dr,
Kansasville, WI 53139

Village of East Troy Board
2015 Energy Dr.,
East Troy, WI 53120

Town of East Troy Board
N9330 Stewart School Road,
East Troy, WI 53120

Village of Elmwood Park Board
3508 MARYLAND AVE,
RACINE WI 53401

City of Franklin Board
9229 W Loomis Rd,
Franklin, WI 53132

Town of Geneva Board
N3496 Como Road,
Lake Geneva, WI 53147

Genoa City Village Board
755 Fellows Rd,
Genoa City, WI 53128

Village of Greendale Board
6500 Northway,
Greendale, WI 53129

City of Greenfield Board
7325 W Forest Home Ave,
Greenfield, WI 53220

Village of Hales Corners Board
5635 S New Berlin Rd,
Hales Corners, WI 53130

City of Kenosha Board
625 52nd St,
Kenosha, WI 53140

Town of LaFayette Board
N5573 Bowers Road,,
Elkhorn WI 53121-4165

City of Lake Geneva Board
626 Geneva St,
Lake Geneva, WI 53147

Town of Lynn Board
W3728 Franklin Walsh St.,
Zenda, WI 53195

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Town of Lyons Board
Post Office Box 337,
Lyons, WI 53148

City of Milwaukee Board
200 E Wells St,
Milwaukee, WI 53202

Village of Mount Pleasant Board
8811 Campus Drive,
Mt Pleasant, WI 53406

City of Muskego Board
W182 S8200 Racine Ave,
Muskego, WI 53150

City of New Berlin Board
3805 S Casper Dr,
New Berlin, WI 53151

Village of North Bay Board
3615 Hennepin Pl,
Racine, WI 53402

Town of Norway Board
6419 Heg Park Road,
Wind Lake, WI 53185

City of Oak Creek
8040 S 6th St,
Oak Creek, WI 53154

Village of Paddock Lake Board
6969 236th Ave,
Salem, WI 53168

Town of Paris Board
16607 Burlington Road,
Union Grove, WI 53182

Village of Pleasant Prairie Board
9915 39th Ave,
Pleasant Prairie, WI 53158

City of Racine Board
730 Washington Ave,
Racine, WI 53403

Town of Randall Board
34530 Bassett Road,
Burlington, WI 53105

Village of Raymond Board
2255 76th St,
Franksville, WI 53126

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Village of Rochester Board
300 W Spring St,
Rochester, WI 53167

Village of Salem Lakes Board
9814 Antioch Rd,
Salem, WI 53168

Town of Somers Board
7511 12th St,
Kenosha, WI 53144

City of South Milwaukee Board
2424 15th Ave,
South Milwaukee, WI 53172

Town of Spring Prairie Board
N6097 State Road 120,
Burlington, Wisconsin 53105

Town of Springfield Board
6157 County Highway P Dane,
Wisconsin 53529

Village of Sturtevant Board
2801 89th St,
Sturtevant, WI 53177

Village of Twin Lakes Board
105 E Main St,
Twin Lakes, WI 53181

Village of Union Grove Board
925 15th Ave,
Union Grove, WI 53182

Village of Waterford Board
415 N Milwaukee St,
Waterford, WI 53185

Town of Wheatland Board
600 52nd Street, Suite 140,
Kenosha, WI 53140

Village of Wind Point Board
215 E 4 Mile Rd,
Racine, WI 53402

Village of Yorkville Board
4110 S Beaumont Ave,
Kansasville, WI 53139

CONSULTATION NOTICE IN ACCORDANCE WITH SECTION 20 OF THE
INDIAN GAMING REGULATORY ACT FOR THE MENOMINEE INDIAN
TRIBE OF WISCONSIN – KENOSHA 2023 GAMING PROJECT – Mailing List

Interested Party

Hon. James Crawford
Forest County Potawatomi Community
Post Office Box 340
Crandon, Wisconsin 54520



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Midwest Regional Office

Norman Pointe II

5600 West American Boulevard, Suite 500

Bloomington, MN 55437

IN REPLY REFER TO:

Real Estate Services

TR-4609-P5

Jim Hurley, Administrator
Village of Somers
Post Office Box 197
Somers, Wisconsin 53171

RE: Request for extension – Kenosha 2023 - Fee to Trust (Gaming) Application

Dear Mr. Hurley:

This is letter in regard to your e-mail received April 27, 2026, requesting an extension of time to provide a written response to the Bureau of Indian Affairs Consultation Notice (Notice) dated March 18, 2026, regarding the gaming application known as the Kenosha 2023 project. You have asked for additional time to review the relative information before submitting a response to the Notice.

The initial date for the Village's response would have been May 26, 2026; you requested until June 12, 2026, or an additional 2 weeks. We are hereby granting your request to provide comments. The new deadline for submitting a response will be June 12, 2026.

Any questions may be directed to Thomas Wilkins, Real Estate Specialist, at 612-725-4584 or thomas.wilkins@bia.gov.

Sincerely,

Acting Regional Director

cc: John Wilhelm, Menominee Indian Tribe of Wisconsin, Tribal Attorney (by email)



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

WORK SESSION: May 19, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWER: Wendy Burnette, Clerk/Treasurer

AGENDA ITEM: #14 Review and discuss Worthless payment charges or overpayments

BACKGROUND:

Each tax season, the Village/Town receives multiple overpayments of less than \$5. Generally, the cost of refunding the payment, plus postage, is more expensive than \$5.

Kenosha County and the Village of Pleasant Prairie have adopted ordinances allowing the governing body to retain small overpayments unless a written request for a refund is made within 90 days. Their ordinances also include charges to the payer for checks or transactions returned by the bank due to insufficient funds.

The adoption of a similar ordinance by the Village will reduce staff time and costs for minor refunds, and recoup bank costs for payments returned by the bank.

COMMENTS:

If the Village Board is interested, then staff will return with an ordinance for further consideration.

ATTACHMENTS:

Village of Pleasant Prairie S. 23-8 Worthless Payment charge; overpayments

Kenosha County Ordinance for Worthless Checks & Credit Cards

§ 23-8. Worthless payment charge; overpayments. [Added 11-19-2012 by Ord. No. 12-41]

- A. Purpose. It is the intent of the Village of Pleasant Prairie Board that this section will promote the efficient collection of money owed to the Village, or handling minor overpayments, thereby promoting the public welfare by eliminating wasteful expenditures of time and tax dollars incurred as the result of the return of a worthless check or minor overpayment.
- B. Definitions. As used in this section, the following terms shall have the meanings indicated:
- PERSON — Includes any individual, sole proprietorship, partnership, corporation, joint venture or association.
- WORTHLESS CHECK — A check which is returned unpaid by the bank on which it is drawn.
- WORTHLESS PAYMENT — A debit card or credit card transaction which is not paid by the bank upon which demand is made.
- C. Additional charge; amount. Any person who tenders a worthless check or worthless payment to any Village of Pleasant Prairie official, employee, department, or office shall be liable to the Village for payment of the amount for which the check or payment was tendered and an additional charge of up to \$50. This additional charge shall be uniform in amount and application and shall be comparable to charges for worthless checks and payments made by establishments in the private sector.
- D. Overpayments. The Village may retain overpayments made when such overpayment does not exceed \$10, unless a written request for a refund of such overpayment is made within 90 days.

WISCONSIN STATUTE & COUNTY ORDINANCE FOR WORTHLESS CHECKS & CREDIT CARDS

WISCONSIN STATUTE

- (24) WORTHLESS PAYMENTS ISSUED TO A COUNTY; UNDERPAYMENTS AND OVERPAYMENTS. The board may enact and enforce an ordinance that is the same as or similar to s. [20.905](#) to do any of the following:
- (a) Impose on and collect charges from any person who issues a worthless payment to a county office or agency.
 - (b) Permit a county office or agency to retain certain overpayments of fees, licenses and similar charges and waive certain underpayments.

COUNTY ORDINANCE

3.605 WORTHLESS PAYMENT CHARGE, OVERPAYMENTS (8/1/06)

- (1) Authority and Purpose. This ordinance is enacted pursuant to the authority granted by Section 59.54(24) of the Wisconsin Statutes, as amended from time to time. It is the intent of the Kenosha County Board that this ordinance will promote the efficient collection of money owed to the County, or handling minor overpayments, thereby promoting the public welfare by eliminating wasteful expenditures of time and tax dollars incurred as the result of the return of a worthless check or minor overpayment.
- (2) Definitions.
- (a) "Person" includes any individual, sole proprietorship, partnership, corporation, joint venture or association.
 - (b) "Worthless check" means a check which is returned unpaid by the bank on which it is drawn.
 - (c) "Worthless payment" means a debit card or credit card transaction which is not paid by the bank upon which demand is made.
- (3) Additional Charge; Amount.
- Any person who tenders a worthless check or worthless payment to any Kenosha County official, 3-43 (11/8/12) employee, department, office or agency, shall be liable to the County for payment of the amount for which the check or payment was tendered and an additional charge of \$50 to be determined annually by the Kenosha County Financial Services Division. Changes shall be approved by the Finance Committee. This

additional charge shall be uniform in amount and application, and shall be comparable to charges for worthless checks and payments made by establishments in the private sector.

(4) Overpayments.

All of the Kenosha County departments, divisions, offices and agencies, etc., may retain overpayments made to such department, division, etc., when such overpayment does not exceed \$5.00, unless a written request for a refund of such overpayment is made within 90



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION MEMORANDUM**

WORK SESSION: May 19, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #15 Consider order and installation of a keyswitch to the basement elevator from Schindler Elevator Corporation

BACKGROUND

Village staff reviewed options to add a lock to the elevator to the basement.

Initially, the Village considered adding a key fob. The option is cost prohibitive because Schindler, the Village's elevator maintenance contractor, would need to schedule a full crew to tie up the elevator, and oversee the work of another third party contractor. The total cost is nearly \$20,000.

A keypad was also explored. The quote from Schindler is for \$7,697.43.

The most cost-effective option is a keyswitch for \$3,661.62. Keys could be maintained by administration, clerk/treasurer, public works, and the fire/ems department.

The work was not budgeted, but staff recommend proceeding with the work now to optimize building security.

The original quote from Schindler expired on 4/15/2026. If the Village Board will reconsider, then I will return with an updated quote.

UPDATE

This item was present at the 4/8/2026 Work Session Meeting. I was not present.

I was told that the Village Board did not want to move forward with the quote unless the work is included with a remodel of the counter at the Fire Station.

Respectfully, there are multiple security concerns if the basement continues to remain unlocked that I will discuss with Village Board members.

Additionally, given the scope of the items stored in the basement, I ask the Village Board to consider this request separately from the Fire Station front counter renovation project.

ATTACHMENT

Quote from Schindler Elevator Corporation

SCHINDLER ELEVATOR CORPORATION

W136N4863 CAMPBELL DR STE 8
MENOMONEE FALLS WI 53051-7027



Schindler

Email: scott.leonard@schindler.com
Phone: +14143978655

Date: 03/03/2026

Equipment: ELEV 01 8625681924, 96006929840
Location: 7511 12TH ST, SOMERS WI 53171

Customer:

VILLAGE OF SOMERS
7511 12TH ST
SOMERS WI 53171

Attn: Jim Hurley

Thank you, Jim, for trusting us with your elevators and escalators maintenance.
Following your request, please find attached our proposal. The work was classified as an imminent
breakdown risk.
I'm available for any questions or additional information.
We truly appreciate your valued partnership!

Sincerely,

Scott W. Leonard
SCHINDLER ELEVATOR CORPORATION

Enclosed Repair Offer
Quotation
Repair terms and conditions
Order slip

156737932

1/5

www.schindler.com



Repair Offer 156737932

96006929840

ELEV 01 8625681924 - 7511 12TH ST SOMERS

Repair & Maintenance Services

Keyswitch - Basement Lockout on COP

Customer requested a proposal to add a keyed switch on the Car Operating Panel to assist with restricting unauthorized people from accessing the basement level. Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

- Obtain and install a keyed switch next to the basement floor button on the Car Operating Panel, inside the elevator.
- Tie the switch into the system as required and per code requirements
- Software upgrade, as needed, to perform the function
- Test for proper operation

Total Equipment excl. Tax	USD	3,661.62
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Quotation 156737932

Pricing:

96006929840

Total	USD	3,661.62
Applicable Taxes	USD	0.00
Total including Taxes	USD	3,661.62

Payment:

100 % of the price is due upon acceptance of this proposal*;

* Schindler reserves the right not to source material or schedule labor for the above quoted work until initial payment has been received.

** Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses, and costs of collection. The customer understands that this is a fixed price proposal. Supporting documentation for materials and/or labor shall not be a condition precedent for payment in full to be made to Schindler.

Work Delivery: Immediately, at reception of the order and the related material, from your order.

Quotation validity: 04/02/2026

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Repair terms & conditions

1. Any changes to the building to meet local or state codes are to be made by Purchaser. Any changes in the Work required due to building conditions discovered in the performance of the Work will be paid by Purchaser.
2. No work, service materials or equipment other than as specified hereunder is included or intended.
3. Purchaser retains its normal responsibilities as Owner of the equipment which is subject of this Agreement.
4. Schindler will not be liable for damages of any kind, in excess of the Price of this Agreement, nor in any event for special, indirect, consequential or liquidated damages.
5. Any cutting and patching are by others and not included in this work.
6. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.
7. We warrant that the work will comply with the specifications and that there will be no defects in materials or workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. Our duty under this warranty is to correct nonconformance or defect at our expense within a reasonable time after the receipt of notice. THE EXPRESS WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Purchaser's remedies hereunder are exclusive.
8. Purchaser agrees to defend, indemnify and hold Schindler harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the sole and direct fault of Schindler.
9. For non-maintenance contract customers, Customer hereby agrees, without limitation, to defend, indemnify, release and hold harmless Schindler and its employees, affiliates, divisions, parent entities, predecessors and successors, representatives and agents from and against all claims, liabilities, losses, injuries, death, damages, fines, penalties, payments, costs, and expenses (including reasonable attorneys' fees and expenses) arising out of or relating to the Work performed by Schindler under this Agreement.
INSURANCE: At a minimum, Customer shall provide to Schindler, insurance coverages as set forth within, and a certificate of insurance evidencing such coverage: Comprehensive General Liability (including Products Liability, Completed Operations, Broad Form Property damage, and Blanket Contractual Liability) in the amounts of \$2M per occurrence, \$5M aggregate. Schindler Holding, Ltd., Schindler Elevator Corporation, and Schindler Enterprises, Inc. shall be named as additional insureds on the above referenced policies, pursuant to ISO Form CG 2010 11/85, and shall appear as such on the Certificate of Insurance. Insurance shall provide a waiver of subrogation in favor of the entities named as additional insureds. Insurance shall be primary over any other valid and collectible insurance. Any deductible / retention is the responsibility of the Named Insured.
10. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated, and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.
11. In the event of governmental changes to applicable tariffs, tax rates, including but not limited to sales tax, use tax, excise tax, privilege tax, transaction tax and similar changes, or loss of tax exempt status, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.
12. We reserve the right to modify price and schedule without penalty due to material or component shortages, increases in inflation and/or material price increases based upon the S&P Material Price Index (MPI).

156737932

4/5



Order slip 156737932

SCHINDLER ELEVATOR CORPORATION

Scott W. Leonard

W136N4863 CAMPBELL DR STE 8

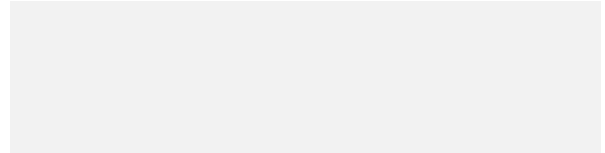
MENOMONEE FALLS WI 53051-7027

Name, Date and Signature:

Scott W. Leonard, 03/03/2026

Proposed:

For: SCHINDLER ELEVATOR CORPORATION



Acceptance by you as owner's agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

I hereby accept all 5 pages terms and conditions of the upgrade order agreement 156737932

96006929840

Equipment 96006929840, 7511 12TH ST SOMERS WI 53171

156737932

Total excluding Taxes

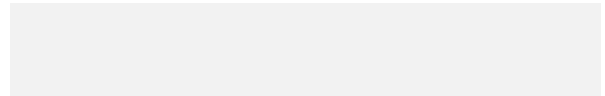
USD 3,661.62

Accepted:

Name, Date and Signature:

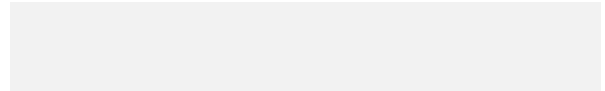
For:

VILLAGE OF SOMERS
7511 12TH ST
SOMERS WI 53171



Your purchase Order Reference (Optional):

Purchase order date:



Amount due upon acceptance of this proposal:
100 % of total amount including Taxes

USD 3,661.62x100%

3,661.62

156737932



**VILLAGE OF SOMERS
VILLAGE WORK SESSION
MEETING ITEM MEMORANDUM**

MEETING DATE: May 19, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #16 Review and discuss application for Class “B” (Picnic) Beer License from Friends of Hawthorn Hollow, located at 880 Green Bay Road for their Pike River Benefit Concert Series on June 12th, July 10th, August 7th and September 25th, and requests to waive fees.

BACKGROUND:

Hawthorn Hollow is a 90-acre Nature Sanctuary that hosts over 6,000 students a year with over 30 educational programs. The Friends of Hawthorn Hollow event is to raise monies to maintain operations of the preserve.

They have approached the Village to request a Class “B” (Picnic) Beer License for the Pike River Benefit Concert Series on June 12th, July 10th, August 7th and September 25th.

As these are charity events, they have requested waiver of fees associated with the applications.

ATTACHMENTS:

Temporary Class “B” Application for June 12th event

Temporary Class “B” Application for July 10th event

Temporary Class “B” Application for August 7th event

Temporary Class “B” Application for September 25th event

Request to Waive Fee Letter

Temporary Alcohol Beverage License

Municipality Village of Somers

License(s) Requested	Fees	
<input checked="" type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$ 10.00
	Background Check	\$
	Total Fees	\$

Part A: Organization Information		
1. Organization Name Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum		
2. Organization Permanent Address 880 Green Bay Rd		
3. City Kenosha	4. State WI	5. Zip Code 53144
6. Mailing Address (if different from permanent address)		
7. FEIN 39-6061420	8. Date of Organization/Incorporation 12/26/62	9. State of Organization/Incorporation WI
10. Phone On File	11. Email On File	
12. Organization type (check one) <input checked="" type="checkbox"/> Bona Fide Club <input type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary. Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Leveque	Timothy	Director/Agent	All #'s on File
Lyons	Dan	President	
Kozak Bishop	Charlotte	Treasurer	
Halmo	Sandra	Secretary	

Continued →

Temporary Alcohol Beverage License

Municipality Village of Somers

License(s) Requested	Fees	
	<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
Total Fees		\$

Part A: Organization Information		
1. Organization Name Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum		
2. Organization Permanent Address 880 Green Bay Rd		
3. City Kenosha	4. State WI	5. Zip Code 53144
6. Mailing Address (if different from permanent address)		
7. FEIN 39-6061420	8. Date of Organization/Incorporation 12/26/62	9. State of Organization/Incorporation WI
10. Phone On File	11. Email On File	
12. Organization type (check one)		
<input checked="" type="checkbox"/> Bona Fide Club <input type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.			
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Leveque	Timothy	Director/Agent	All #'s on File
Lyons	Dan	President	
Kozak Bishop	Charlotte	Treasurer	
Halmo	Sandra	Secretary	

Continued →

Temporary Alcohol Beverage License

Municipality
Village of Somers

License(s) Requested	Fees	
	<input checked="" type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
Total Fees		\$

Part A: Organization Information

1. Organization Name
Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum

2. Organization Permanent Address
880 Green Bay Rd

3. City
Kenosha

4. State
WI

5. Zip Code
53144

6. Mailing Address (if different from permanent address)

7. FEIN
39-6061420

8. Date of Organization/Incorporation
12/26/62

9. State of Organization/Incorporation
WI

10. Phone
On File

11. Email
On File

12. Organization type (check one)

Bona Fide Club Church Fair Association/Agricultural Society Veteran's Organization
 Lodge/Society Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Leveque	Timothy	Director/Agent	All #'s on File
Lyons	Dan	President	
Kozak Bishop	Charlotte	Treasurer	
Halmo	Sandra	Secretary	

Continued →

Temporary Alcohol Beverage License

Municipality Village of Somers

License(s) Requested	Fees	
	<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
Total Fees		\$

Part A: Organization Information		
1. Organization Name Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum		
2. Organization Permanent Address 880 Green Bay Rd		
3. City Kenosha	4. State WI	5. Zip Code 53144
6. Mailing Address (if different from permanent address)		
7. FEIN 39-6061420	8. Date of Organization/Incorporation 12/26/62	9. State of Organization/Incorporation WI
10. Phone On File	11. Email On File	
12. Organization type (<i>check one</i>) <input checked="" type="checkbox"/> Bona Fide Club <input type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.			
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Leveque	Timothy	Director/Agent	All #'s on File
Lyons	Dan	President	
Kozak Bishop	Charlotte	Treasurer	
Halmo	Sandra	Secretary	

Continued →



Wendy Burnette
Clerk / Treasurer
Village / Town of Somers
7511 12th Street, P.O. Box 197
Somers, WI 53171

May 1, 2026

Dear Ms. Burnette,

Hawthorn Hollow will be holding our Pike River Benefit Concert series this year on June 12, July 10, August 7 and Sept 25. We are applying for Temporary Class B (Malt Beverage) licenses for all four of these events. We are also applying for Class "B" (Wine) Licenses for the June 12 and August 7 events.

The sale of alcoholic beverages such as wine, seltzer and craft beer help with the proceeds of these events, and add to the flavor of the day. If granted the Temporary Class B and Class "B" Licenses, could you please ask the Village Board to waive the accompanying fees for these fundraising events on our behalf?

Hawthorn Hollow is owned and operated by the H. Chris Hyslop Foundation, a private 501c(3) non-profit organization. The 90 acre Nature Sanctuary is comprised of three miles of trails meandering through the woods of the Pike River Valley, virgin and restored prairies, perennial gardens, a nature center, three historic buildings, the Heritage Farmstead, an Observatory, and a 12 acre ArbNet Level One Accredited Arboretum. Hawthorn Hollow hosts over 6,000 students a year with over 30 educational programs. All proceeds from these events provide funds to continue the maintenance operations of this treasured natural resource

We are looking forward to another successful year and hope that you will join us.

Sincerely,

Jeremy Haag
Special Event & Administrative Associate
Hawthorn Hollow Nature Sanctuary and Arboretum



**VILLAGE OF SOMERS
VILLAGE WORK SESSION
MEETING ITEM MEMORANDUM**

MEETING DATE: May 19, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk/Treasurer

AGENDA ITEM: #17 Discuss Operator's License for Dolton Dupler

BACKGROUND:

Dolton Dupler has applied for an operator's license for the Village of Somers. His background checks results showed violations within the past 5 years.

The reports have been discussed with Trustee Aupperle, and due to some charges, Trustee Aupperle advised that it go on a Village Work Session for review.

A copy of the results will be provided to each Board member in attendance. It is the Board's prerogative to invite them to attend the next meeting to answer any questions the Board might have.

PRIOR ACTION TAKEN:

None.

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

**Village Board Meeting
Tentative Agenda
Tuesday, May 26, 2026
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meeting on May 12th, Vouchers dated May 14 th and May 21 st .
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Motion to approve change order for the 12 th Street Water Main Project
8	Motion to approve proposal to add the repaving of 80th Avenue to the 2026 paving project
9	Motion to adopt proposed League of Wisconsin Municipalities Transportation Resolution
10	Motion to amend Ordinances Section 9.03 shooting a projectile in public places
11	Motion to approve application for Class “B” (Picnic) Beer License from Friends of Hawthorn Hollow, located at 880 Green Bay Road for their Pike River Benefit Concert Series on June 12th, July 10th, August 7th and September 25th, and requests to waive fees.
11	Action on Operator’s Licenses: Dolton Dupler
12	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 26th Village Work Session Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 5th day of May 2026

Wendy Burnette, Clerk-Treasurer

Original Post Date: May 5th, 2026

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.**