

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

**Village Work Session Meeting  
Agenda  
Tuesday, June 2, 2026  
5:30 p.m.**

<b>Village Board Work Session Meeting:</b>	
<b>Item #</b>	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
4	President & Trustee Reports
5	Discuss reduction in sanitary sewer rehabilitation work order to be completed by Baxter & Woodman from \$84,000 to \$56,200
6	Discuss bulk purchase of private water laterals for the 12 <sup>th</sup> Street Water Main Project
7	Discuss proposed Resolution 2026-0XX and letter to the Bureau of Indian Affairs Objecting 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 the City of Kenosha
8	Discuss Sec. 4.01 of the Village's Zoning Code, minimum square footage
9	Review and Discuss proposed Ordinance 2026-0XX, an Ordinance to repeal and recreate section 22.06 of the Code of Ordinances of the Village of Somers regarding qualification requirements for contractors submitting bids to work on Village infrastructure projects.
10	Discuss Village Board Pilot Meeting Schedule: June – August 2026
11	Review and discuss 2026 Mobile Home Park License Renewals from: Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road
12	a. Review and discuss proposed "Class A" and Class "A" Renewal Retail Alcohol Beverage License Applications from: Somers Amoco; Kenosha Truck Stop; Kwik Trip #107; 7-Eleven #35842J; Northside Superette; Sam's Club #6331; Festival Foods; Wal-Mart Supercenter #1167; Kwik Trip #597 and Somers Market LLC

	b. Review and discuss proposed “Class B” and Class “B” Renewal Retail Alcohol Beverage License Applications from: Danish Brotherhood Lodge #14; J & M's Bar & Grill; Somers House; Kenosha Country Club; Hobnob Restaurant; Oakfire Pizzeria Napoletana & Bar; Jerry Smith Farm; Petrifying Springs Biergarten; Surfside Bowl; Pub 94; Utopia Nails & Spa and I-94 LLC
13	Review and Discuss proposed Cigarette and Tobacco License Applications from: Kenosha Country Club; 7-Eleven #35842A; Northside Superette; Somers House; Kenosha Travel Plaza; Kwik Trip #107; Somers Amoco; Petrifying Springs Biergarten; Somers Market; Kwik Trip #597 and Petrifying Springs Golf Course
14	Review and Discuss proposed Cabaret License Applications from: J & M Bar & Grill; Somers House; Danish Brotherhood Lodge #14; HobNob Restaurant; Jerry Smith Farm and Kenosha Country Club
15	Review and discuss Amusement Device License Applications from: Danish Brotherhood Lodge #14; J & M's Bar & Grill; Somers House; Hobnob Restaurant; Somers Amoco; Surfside Bowl; Pub 94 and I-94 LLC
16	Review tentative agenda for Village Board meeting on June 9, 2026
17	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 2, 2026 Village Work Session & Tentative Agenda in 1 public place & on the Village website.

Dated this 28<sup>th</sup> 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:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

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

**AGENDA ITEM:** #2 Administrator's Report

---

Below please find a bulleted summary of major issues that Administration has worked on since the May 5 Work Session Meeting:

**Development**

- The 12th Street Water Main Project is progressing from the west, and just crossed CTH H. Additionally, PTS Contractors is increasing the width of the intersection north of CTH H and CTH E. The Village is actively coordinating with the Canadian Pacific Railroad to schedule their flaggers to bore beneath the tracks.
- The May Plan Commission meeting was canceled as applicants withdrew their item from the agenda.
- Invenergy: met with their team to discuss the annexation process, water diversion requirements, and the PSC application process. The Village submitted a draft development agreement that is under their review. We plan to reconvene in June.
- Truck Country: also met with their team to discuss the annexation process, and water diversion requirements. Baxter & Woodman is working with them to prepare the diversion application. The annexation petition is expected to be received shortly, and will require action by the Village Board.
- Eagle Chateau: following approval by the Village Board, Village staff submitted a draft development agreement. The main purpose is to ensure stormwater requirements are completed and continued maintenance. Staff will confirm that the developer has contacted the DNR to determine if a permit is required.

- Maplecrest: Following approval of the development agreement by the Board, the developer is working with Kenosha County Planning & Development on the next steps in the review and approval process. Pending authorization, the Developer plans to construct a model home to market to prospective buyers.
- On May 20, staff held a Public Information Meeting to answer residents' questions ahead of the approved repaving of the ValleyView subdivision. The work is planned to start this month.



## Administration

- Village Administration has reviewed multiple options for the replacement of the Village/Town's website. The plan is to select [Catalis](#). One of their customers is the [City of Beloit](#). The vendor's website solution is both affordable and offers a user-friendly, easy-to-use platform. The Village is working with a third-party vendor to assist with the website design, and to create a video to promote the Village.
- The Village is planning to launch a Facebook page. The intent will be to provide critical updates to the public, such as emergency notices (snowstorms, street closures, etc.), upcoming public works projects, and information about and Village services. Staff is reviewing the Village's Social Media Policy and plans to recommend amendments at an upcoming work session meeting.
- The Village is working with Kenosha County IT to setup an account with KnowBe4, which provides regular training and test phishing emails. Phishing emails are becoming increasingly sophisticated, and create a significant vulnerability to the Village's cybersecurity. The cost is \$11.28/user/year, and would cover all Village email addresses. The total cost is approximately \$600 per year to the Village.
- The Village received an insurance dividend from the League of Wisconsin Municipalities in the amount of \$17,689. This was due to lower than anticipated claims amongst

membership municipalities.

- As required by the Public Services Commission, the Village is working with Ehlers to submit an application for a rate case. Under consideration is a PILOT (payment in lieu of taxes) and a fire protection fee. The items will be discussed with the Village Board at an upcoming special financial management plan (FMP) workshop, and would require approval before enacting any new fees.
- On May 16, Village President Stoner held an open house for residents at the Somers Village Hall.
- On May 19, Kenosha County Information Technology was on site to conduct an inventory of the computers used by Village staff.
- Staff is reviewing funding options for the replacement and upgrade of the Pike Creek lift station. The project is TID eligible, but will require approval from the Joint Review Board. This item will also be discussed with the Board at the FMP workshop.
- The Village met with the Town of Paris to discuss a formula for the revenue sharing agreement. The formula will be based on services provided within the Somers Growth Area, and require approval from the Intergovernmental Commission.
- Met with Kenosha County IT to discuss upcoming projects. The contract is set to expire later this year. Additionally, Kenosha County IT will submit proposed updates to the Village's Capital Improvement Plan.
- Met with the new Village Prosecutor Christopher Schultz to discuss priorities, procedures, and coordination with Village staff.
- Met with Schwab to discuss an expiring maturity and reinvest Village funds.
- Met with a contractor to discuss security enhancements in the foyer / front counter of the Fire Station. The contractor will submit an estimate that will be presented to the Village Board.
- On May 20, the Village sent out a new e-newsletter to just over 100 subscribers. You can find the current and past newsletters, as well as sign up for the e-newsletter here: <https://www.somerswi.gov/newsletters/>
- On May 21, Village President Stoner & Kevin Poirier toured the IEA plant located in Kenosha. The facility is in the process of moving to its new location at the corner of Highway E and the Interstate.



- On May 23, the Village President spoke at the Memorial Day ceremony at the Pritzker Military Museum & Library. The Somers Fire & Rescue Department participated in the Memorial Day service at Sunset Ridge Memorial Park's cemetery.
- On May 31, Somers held its annual Community Day celebration. This year, it was held in the Sam's Club parking lot.

**VILLAGE OF SOMERS**  
**Engineer's Report**  
**May 26, 2026**

---

**Somers Creek (Formerly Willow Creek) – Project No. 2401633**

- The developer is Bear Development LLC; the design engineer is Pinnacle Engineering. The project is located south of 12<sup>th</sup> Street on the east side of Pike Creek.
- The public improvements consist of water main, sanitary sewer, roadway and ditches, storm sewer, and pedestrian trail.
- Water services should be done in May.

**12<sup>th</sup> Street Water Main and Water Transfer Station – Project No. 2500618**

- PTS is the main water contractor; Lee Mechanical is the transfer station contractor.
- We continue to meet with PTS on Thursday morning for items that will occur the following week; they currently have CTH H north of 12<sup>th</sup> Street detoured for the water main crossing.
- The flaggers for the railroad may be 3 weeks away.
- PTS plans to be done by July 4<sup>th</sup>.

**Sanitary Sewer Rehabilitation – Project No. 2500603**

- The project includes the rehabilitation or replacement of sanitary sewers, building laterals, and manholes; the Village reduced the scope of this project due to PVC materials.
- We have received the televising report from Great Lakes TV and wait for engineering authorization.

**Invenergy Gas Power Plant (Red Oak Ridge) – Project No. 2501880.00**

- This proposed development is a natural gas power plant located south of Flint 94 within Paris.
- We are assisting the developer with plan review and the water diversion application, which cannot be submitted until the property annexes.
- We are waiting for revised plans, developer schedule, memo of understanding, and rendering of landscape features.

**Bella Terra Subdivision – Project No. 2501880.00**

- Mastercraft was informed to provide a design including curb and storm sewer and to proceed with planning commission review.
- This redesign will require a new look at stormwater management to improve downstream stormwater conditions.

**Maplecrest Subdivision – Project No. 2500325**

- The Developer is Home Path Financial, and the Engineer is Atwell.
- We are currently assisting with plan and stormwater calculation review.

**Kwik Trip Parking Lot Expansion – Project No. 2600498**

- Kwik Trip is planning a parking lot expansion to their store at CTH S and I-94.
- We are currently reviewing their engineering plans.
- The project will also require an amendment to the developer's agreement and zoning review.

**VILLAGE OF SOMERS**  
**Engineer's Report**  
**May 26, 2026**

---

**Truck Country – Project No. 2502017.00**

- Truck Country is proposing a new store on the west side of I-94 just south of the concrete plant.
- The project will require water main and sanitary sewer extensions under I-94 by the developer and a water diversion approval for the property. We recently received yearly water use projections from the developer and still need to verify that this property can be served by the Village without an increase in the 1.2 million gallon per day diversion allowance or limitations on water use for future development within the approved diversion area.
- We have received Truck Country engineering plans and are assisting in determining the best public utility route for the Village.

**2026 Roadway Improvements – Project No. 2600188**

- The project includes pulverizing/milling and repaving the Valley View Subdivision which includes 45<sup>th</sup> St., 64<sup>th</sup> Ave., 63<sup>rd</sup> Ave., 46<sup>th</sup> Pl., 48<sup>th</sup> St., and 50<sup>th</sup> St.
- The contractor is Payne & Dolan. They plan to have the project completed in June.
- The Village is getting WisDOT Local Road Improvement Program (LRIP) partial funding for the project.

**Roers Development – Project No. 2500577**

- This project is just west of Fire Station 2 on 12<sup>th</sup> Street.
- This project is on hold pending planning commission action.

**Rasmussen Development – Project No. 2600452**

- This project is adjacent to 1<sup>st</sup> Street with portions within the KR water and sewer service area.
- Separately, we are contacting the City of Racine to provide water and sewer service from Somers; the Racine Mayor and Attorney are not responding to our requests.
- This project is on hold pending planning commission action.

**TID 1 and TID 2 Improvements – Project No. 2501793**

- Improvements are needed at the Pike Creek Lift Station and Force Main to provide service to the undeveloped lands in these TID areas.
- Improvements are needed at two master water meter connections to Kenosha.
- Estimates were made available for possible TID funding consideration.

Q:\SOMEV\Admin\Monthly Reports\2026\05-2026\05-26-26.docx



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

---

**WORK SESSION:** June 2<sup>nd</sup>, 2026

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Josh Fugate, Utilities Manager

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

**AGENDA ITEM:** #5 Discuss reduction to the sanitary sewer work order to be completed by Baxter & Woodman from \$84,000 to \$56,200

---

**BACKGROUND:**

The Village approved a sanitary sewer lining project for Valley View, Beix, and Country Charms. After reviewing televising video of all areas, only Country Charms sanitary sewer needs lining.

**UPDATE:**

Staff reached out to Baxter & Woodman to revise their engineering estimate to match the new scope of work needed to be done since it was decreased from the original estimate. The engineering costs have decreased from \$84,000 by \$27,800 to a total of \$56,200. This correlates with the new scope of work since most of the lining was to be done in the Country Charms area, which is about 70 percent of the project area.

**COMMENTS:**

Staff has reviewed the revised engineering costs and recommends approval of the \$56,200 amount.

**ATTACHMENTS:**

Sanitary Sewer Rehabilitation Work Order Amendment

**VILLAGE OF SOMERS, WISCONSIN  
SANITARY SEWER REHABILITATION  
DESIGN ENGINEERING  
WORK ORDER AMENDMENT NO. 1**

**Engineer's Project No. 2500603.00**

**Project Description:**

The Owner has reduced the scope of the original work order dated July 2, 2025. The revised scope includes the rehabilitation or replacement of sanitary sewers, building laterals, and manholes with approximately 24,000 LF of main including laterals and manholes for the Country Charms Area.

**Engineering Services:**

Specific Engineering services are described in the Master Engineering Services Agreement between the Village and Engineers dated January 24, 2017.


**Amended Compensation:**

Compensation for the amended scope of services will be in accordance with the Master Services Agreement dated January 24, 2017, and current rates on file with the Owner. The Engineer's fee for the Project is as follows:

Original Lump Sum Work Order:	\$84,000.00
Net Decrease of this Amendment:	\$27,800.00
<b>Amended Lump Sum Amount:</b>	<b>\$56,200.00</b>

Submitted by: **Baxter & Woodman, Inc.**

Approved by: **Village of Somers, Wisconsin**

By:   
\_\_\_\_\_  
Gary A. Vogel, PE

By: \_\_\_\_\_  
George Stoner

Title: Vice President

Title: President

Date: May 19, 2026

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Wendy Burnette, Clerk

**Additional Comments and Conditions:** The construction-related engineering services will be under a separate Work Order. Televising inspection review and manhole inspections will be performed by Village staff.



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

---

**WORK SESSION:** June 2nd, 2026

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Josh Sullivan, Public Works Superintendent

**REVIEWED BY:** Jim Hurley, Village Administrator

**AGENDA ITEM:** # 6 Discuss bulk purchase of private water laterals for the 12th Street Water Main Project

---

**BACKGROUND:**

At the previous Village Work Session, Board Members discussed exploring a “group contractor rate” for the installation of private water service laterals along the newly constructed 12th Street watermain. Staff understands the Village Board’s interest in helping alleviate installation costs for homeowners; however, staff believes that involvement in selecting a contractor to perform the work would not be in the best interest of the utility for the following reasons:

**Ownership and Responsibility Boundaries**

Under most U.S. utility frameworks, a public water system’s responsibility typically ends at the curb stop valve or water meter. This is true for the Village of Somers. The piping extending from that point to the building — commonly referred to as the service lateral — is generally considered private property owned by the homeowner. As a result, the utility is not ordinarily responsible for installing, maintaining, or repairing that portion of the service line. The Village of Somers is only responsible for maintaining the public portion of the utility.

When a utility becomes involved in private lateral installation, it risks assuming liability and financial responsibility for infrastructure that legally belongs to the property owner. Maintaining a clear separation between public and private infrastructure helps avoid disputes regarding future repairs, maintenance obligations, and associated costs.

**Legal and Regulatory Considerations**

Public water systems operate under state regulations, municipal ordinances, and utility service agreements that define the scope of their authority and responsibilities. Participation in private-

side installations may expose the utility to legal or regulatory challenges if the work is viewed as exceeding its authorized role. It may also increase the risk of disputes concerning workmanship, project scope, or cost allocation.

Additionally, if the Village were to proceed, then there is uncertainty about the responsibilities of homeowners. For example, if the Village were able to determine accurate quantities from interested homeowners and then award the bid, what happens if a homeowner backs out? This would alter the quantities and potentially result in the awarded contractor declining to do the work unless homeowners agree to pay a higher rate.

## **Recommended Practice**

The standard and widely accepted practice is for the homeowner to retain a licensed contractor to install the private service lateral from the designated connection point to the building. The utility's role should generally be limited to the public water main, meter setting, curb stop, and final connection or inspection as required by local policy.

This approach preserves a clear division of responsibility between the public utility and private property owner, while ensuring that utility resources remain focused on operating and maintaining the public water system.

## **Comments:**

Again, staff understands the Village Board's interest in helping alleviate installation costs for homeowners but believe the Village should avoid direct involvement in private water service lateral installation in order to maintain clear legal boundaries, protect public resources, and preserve accountability. The homeowner remains responsible for the private service lateral, while the utility's responsibilities should remain confined to public infrastructure and approved connection points. This distinction helps reduce legal exposure, prevent cost disputes, and support efficient utility operations.

If the Village Board agrees, the Village could send a letter to homeowners to gauge their interest, and then create a list of properties that could be forwarded to the Village's pre-approved contractors. If a contractor is interested in the work, then they can contact the homeowner directly.

**RESOLUTION NO. 2026- XXX**

**RESOLUTION IN OPPOSITION OF PLACING APPROXIMATELY 59.19 ACRES OF LAND INTO FEDERAL TRUST FOR THE MENOMINEE INDIAN TRIBE OF WISCONSIN FOR THE PURPOSE OF CONDUCTING CLASS III AND II GAMING**

**WHEREAS**, the Menominee Indian Tribe of Wisconsin intends to apply to the Federal Bureau of Indian Affairs to have approximately 59.19 acres of land located within one-half mile from the corporate boundaries of the Town of Somers, and close proximity to the Village of Somers, placed into Trust for the Menominee Indian Tribe of Wisconsin for the purpose of conducting Class III and Class II gaming; and,

**WHEREAS**, the Tribe, through its authority, may only conduct gaming at the facility near Somers if it is placed into Federal Trust through application and approval by the Federal Bureau of Indian Affairs; and

**WHEREAS**, as part of the application process, the impact of the establishment of such a gaming operation on the surrounding community must be addressed along with the efforts to address such impacts; and,

**WHEREAS**, The Village & Town of Somers has identified negative environmental, social, economic and other impacts to the community such as increased runoff to nearby private properties, the Kilbourn ditch, and Des Plaines River watershed, increased number of public safety calls involving the Village of Somers Fire & Rescue, increased traffic on our roadways, harm to the economic redevelopment efforts along the Interstate, the strain on funding for Village & Town services, and the net social costs to our community; and,

**WHEREAS**, the Menominee Indian Tribe of Wisconsin has not offered the Village & Town of Somers an agreement or plan to remediate the negative impacts the proposed gaming facility will bring to the community, as is required before placing such land into Federal Trust by the Bureau of Indian Affairs.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village & Town Board of Trustees for Somers that it asks the Bureau of Indian Affairs to reject the application made by the Menominee Indian Tribe of Wisconsin to place land near the Village & Town of Somers in Kenosha County into Federal Trust for the purposes of Class III and Class II gaming unless an Intergovernmental Revenue Sharing Agreement can be reached remediating the negative environmental, social, and economic impacts to Somers; and,

**BE IT FURTHER RESOLVED**, that the Village/Town Administrator is directed to send a copy of this Resolution to the Bureau of Indian Affairs, the Menominee Tribe and Authority, the Governor of the State of Wisconsin, the Kenosha County Executive, and City of Kenosha Mayor.

Passed and adopted this 9<sup>th</sup> day of June, 2026.

---

George Stoner  
Village President  
Village of Somers

---

Mark A. Molinaro Jr.  
Town Chairman  
Town of Somers

ATTEST:

---

Wendy Burnette  
Clerk/Treasurer  
Village & Town of Somers

**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 120<sup>th</sup> Avenue (E Frontage Road) and 60<sup>th</sup> 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 effect 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.

If this project moves forward, then we urge the revenue sharing agreement to be expanded to include the Village & Town of Somers.

### **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 request the following:

Somers respectfully request 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.

Village & Town of Somers taxpayers cannot be held fiscally responsible for the additional public service requirements necessary to support public safety and safe travel through Somers. Hence, the Village & Town of Somers should be included in the revenue sharing agreement to offsets the costs of services.

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



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jim Hurley, Administrator

**AGENDA ITEM:** #8 Discuss Sec. 4.01 of the Village’s Zoning Code, minimum square footage

---

**BACKGROUND:**

Based on zoning classification, the Village requires a minimum square footage for new developments. This is located in Sec. 4.01 of the Village’s Zoning Code:

<b>Zoning</b>	<b>1st Fl</b>	<b>Total</b>
R-1 Rural	1,000	1,400
R-2 Suburban Single Family	800	1,200
R-3 Urban Single Family	800	1,200
R-4 Urban Single Family	800	1,200
R-4.5 Urban Single Family	800	1,400
R-5 Urban Single Family	800	1,000
R-6 Urban Single Family	800	800
R-7 Suburban Two-Family	1,500	2,000
R-8 Urban Two-Family	1,500	2,000
R-9 Multiple-Family	1,000	1,500

R-10 Multiple-Family	Varies by Unit	2,000
R-11 Multiple-Family	Varies by Unit	3,000
R-12 Mobile/Manufactured Home	None	600

COMMENTS:

At the May 19 Work Session, Trustee Nelson requested this item to be added to the next Session for reevaluation by the Village Board.



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Kevin Poirier, Assistant Administrator

**REVIEWED BY:** Jim Hurley, Village Administrator  
Brett Biwer, Village Engineer

**AGENDA ITEM:** #9 Review and Discuss proposed Ordinance 2026-0XX to repeal and recreate section 22.06 of the Code regarding qualification requirements for contractors submitting bids to work on public infrastructure projects.

---

**BACKGROUND:**

To be eligible to bid on a Village infrastructure project, the Contractor must be pre-approved by the Village. The evaluation consists of professional qualifications, and performance of past projects. The review is conducted by staff and the Village Engineering consultant, Baxter & Woodman.

Chapter 22.06 of the Village Ordinances currently reads as follows:

*§ 22.06 QUALIFICATION REQUIREMENT.  
No person shall be permitted to obtain bid proposal forms or related plans or specifications from the Village for the purpose of submitting a bid for work on any public improvement project, or to submit a bid for work on any public improvement project without first qualifying for such activities pursuant to the provisions of this Chapter. Subject to § 22.07 below, it shall be unlawful to, and no person shall, act as a contractor or subcontractor on any public improvement project within the Village unless such person is duly qualified pursuant to this chapter.*

**UPDATE:**

Currently, a Contractor must be pre-qualified before they can obtain bid documents for a project. The Village Engineer suggests that it would be more efficient to amend the process and allow prospective contractors to obtain bidding documents in advance of approval by the Village. Contractors must still be approved by the Village prior to the bid

opening, or their bid will be disqualified.

Staff suggest changing the Ordinance as follows:

*No person shall be permitted to submit a bid for work on any public improvement project without first qualifying for such activities pursuant to the provisions of this Chapter. Subject to § 22.07 below, it shall be unlawful to, and no person shall, act as a contractor on any public improvement project within the Village unless such person is duly qualified pursuant to this chapter.*

COMMENTS:

If the Village Board would like to consider this proposed amendment, then the proposed language will be submitted to the Village's legal counsel for review, and considered for action at an upcoming Board meeting.

ATTACHMENTS:

None



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jim Hurley, Administrator

**AGENDA ITEM:** #10 Village Board Pilot Meeting Schedule: June – August  
2026

---

**BACKGROUND:**

This item was presented at the May 19<sup>th</sup> Work Session for discussion. There was discussion about ensuring the public has adequate opportunity to make public comments, but the item was moved forward to the May 26<sup>th</sup> Board meeting.

Staff provided a memo with options for consideration by the Board. One, the Village could open public comments to one or both monthly work sessions. Second, if an item urgently requires action, then the Board could schedule a special meeting.

The Village Board motioned to table the item.

**UPDATES:**

As part of the Pilot Meeting Schedule, I continue to recommend that the Board allow for public comments at either one or both work sessions per month. Allowing comments one to two weeks in advance of Regular Board meetings could be beneficial to staff. Public comments and suggestions could be considered and incorporated into proposals prior to Regular Board meetings.

Generally, limiting public comments to Regular Board meetings only allows the Board to either take action without time in advance to consider public comments, or table items for future meetings.

**COMMENTS:**

If the Board is in agreement, then I can return with proposed updates to work session procedures, and a schedule for the duration of the Pilot Program.



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

---

**WORK SESSION DATE:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Wendy Burnette, Clerk-Treasurer

**AGENDA ITEM:** #11 Review and discuss 2026 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1<sup>st</sup> Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road

---

**BACKGROUND:**

Mobile Home Park Licenses expire on June 30<sup>th</sup> each year.

**COMMENTS:**

Building and Fire Inspections have been successfully completed for the following Mobile Home Park Licenses:

- Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1<sup>st</sup> Street
- Mid-City Mobile Homes, 1530 Sheridan Road
- Embassy Mobile Home Park, 1784 Sheridan Road
- Alford Mobile Home Park, 1870 Sheridan Road

Staff requests that the Renewals of Mobile Home Park Licenses be placed on our June 9<sup>th</sup> Village Board agenda for action.

**ATTACHMENTS:**

Building Inspectors Mobile Home Park Report

Fire Department Inspection Letter Mobile Home Park

Applications

**From:** [Scott Seymour](#)  
**To:** [Wendy Burnette](#)  
**Subject:** Mobile Home Parks  
**Date:** Friday, May 22, 2026 1:28:27 PM  
**Attachments:** [image001.png](#)

---

Wendy,

All mobile home parks have passed inspection.

Scott Seymour  
Building Inspector  
Village | Town of Somers  
7511 12th Street, P.O. Box 197  
Somers, WI 53171  
262-859-2822

*Unless the LORD builds the house, the builders labor in vain. Psalm 127:1*



**From:** [Adam Pisula](#)  
**To:** [Wendy Burnette](#)  
**Subject:** Re: Mobile Home Yearly Applications  
**Date:** Thursday, May 21, 2026 4:39:15 PM  
**Attachments:** [image001.png](#)

---

Annual mobile home park fire inspections are done, with no violations. Full inspection reports are available for each occupancy upon request.

Lieutenant Adam L. Pisula  
Fire Inspector & Public Education  
Somers Fire & Rescue  
(262) 914-1024 Office  
[apisula@somerswi.gov](mailto:apisula@somerswi.gov)

**To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.**

---

**From:** Wendy Burnette <[WBurnette@somerswi.gov](mailto:WBurnette@somerswi.gov)>  
**Sent:** Thursday, May 7, 2026 4:27 PM  
**To:** Adam Pisula <[APisula@somerswi.gov](mailto:APisula@somerswi.gov)>  
**Subject:** RE: Mobile Home Yearly Applications

Hi Adam,

Thank you so much. I've attached our spreadsheet. Let me know if you need anything else.

**Wendy Burnette**  
Clerk/Treasurer  
Village/Town of Somers  
7511 12<sup>th</sup> Street, P.O. Box 197  
Somers, WI 53171



Telephone: (262)859-2822  
Email: [wburnette@somerswi.gov](mailto:wburnette@somerswi.gov)

---

**From:** Adam Pisula <[APisula@somerswi.gov](mailto:APisula@somerswi.gov)>  
**Sent:** Thursday, May 7, 2026 4:09 PM  
**To:** Wendy Burnette <[WBurnette@somerswi.gov](mailto:WBurnette@somerswi.gov)>  
**Subject:** Re: Mobile Home Yearly Applications

Wendy,

I am almost complete with my inspections and will send you an email when done. Do you have updated contacts for the parks? If so can you please send it to me.

Thanks,

Lieutenant Adam L. Pisula  
Fire Inspector & Public Education  
Somers Fire & Rescue  
(262) 914-1024 Office  
[apisula@somerswi.gov](mailto:apisula@somerswi.gov)

**To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.**

---

**From:** Wendy Burnette <[WBurnette@somerswi.gov](mailto:WBurnette@somerswi.gov)>  
**Sent:** Monday, May 4, 2026 12:21 PM  
**To:** Scott Seymour <[SSeymour@somerswi.gov](mailto:SSeymour@somerswi.gov)>; Adam Pisula <[APisula@somerswi.gov](mailto:APisula@somerswi.gov)>; Joe Scruggs <[JScruggs@somerswi.gov](mailto:JScruggs@somerswi.gov)>  
**Cc:** Eugenia Lara <[ELara@somerswi.gov](mailto:ELara@somerswi.gov)>  
**Subject:** Mobile Home Yearly Applications

Good afternoon,

The Mobile Home applications for the 2026-2027 fiscal year have been sent out to the property owners. I plan to put these on the June 2<sup>nd</sup> Work Session for review. Could you let me know when their inspections have been completed.

Thank you.

**Wendy Burnette**  
Clerk/Treasurer  
Village/Town of Somers  
7511 12<sup>th</sup> Street, P.O. Box 197  
Somers, WI 53171



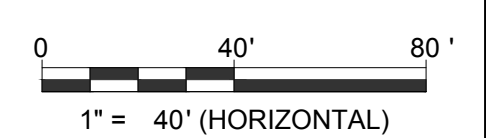
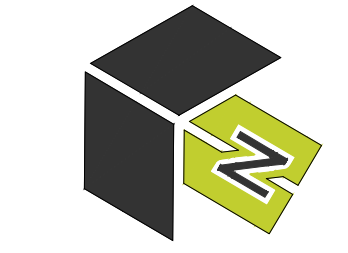
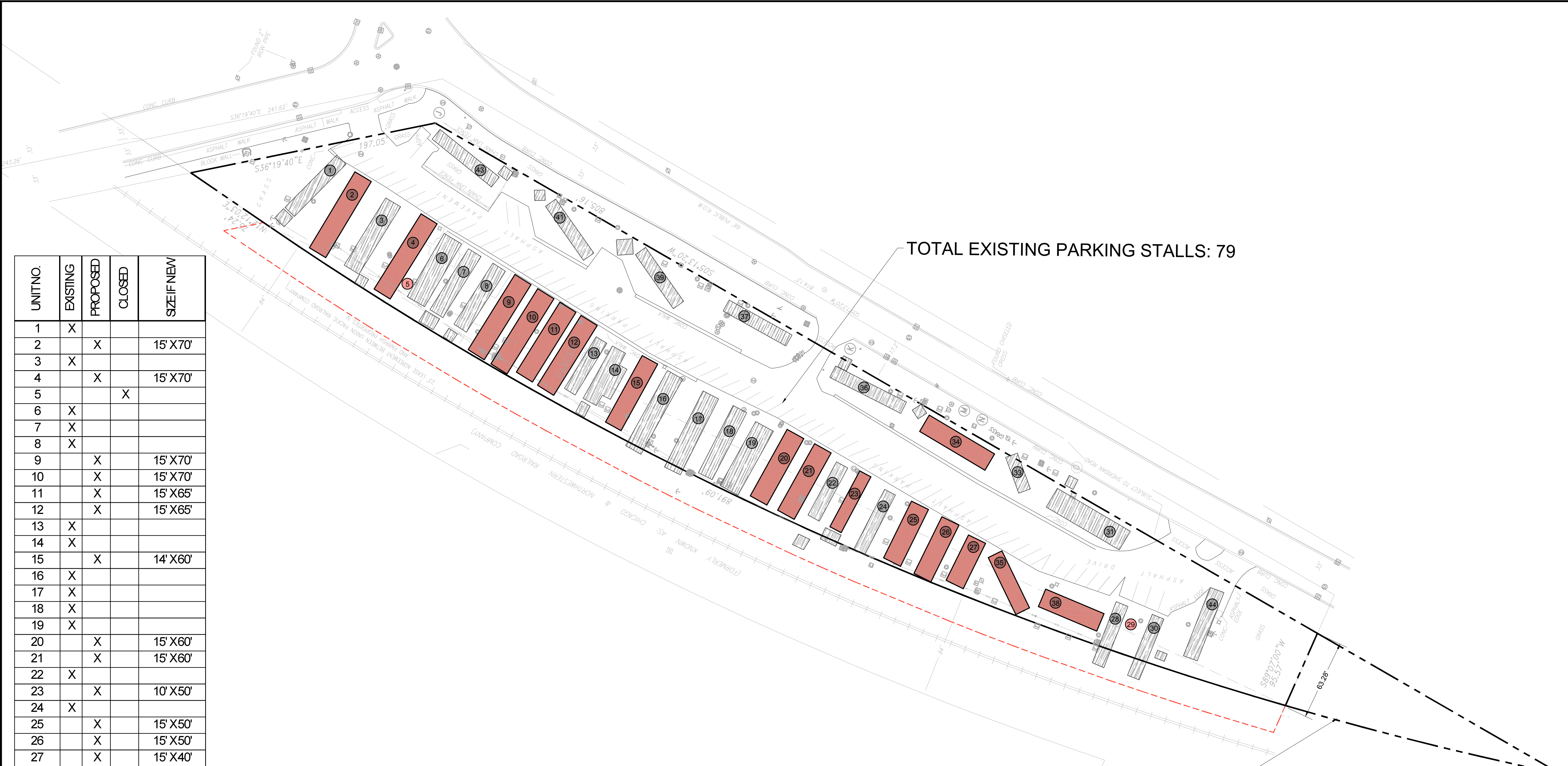
Telephone: (262)859-2822  
Email: [wburnette@somerswi.gov](mailto:wburnette@somerswi.gov)

UNIT NO.	EXISTING	PROPOSED	CLOSED	SIZE IF NEW
1	X			
2		X		15' X 70'
3	X			
4		X		15' X 70'
5			X	
6	X			
7	X			
8	X			
9		X		15' X 70'
10		X		15' X 70'
11		X		15' X 65'
12		X		15' X 65'
13	X			
14	X			
15		X		14' X 60'
16	X			
17	X			
18	X			
19	X			
20		X		15' X 60'
21		X		15' X 60'
22	X			
23		X		10' X 50'
24	X			
25		X		15' X 50'
26		X		15' X 50'
27		X		15' X 40'
28	X			
29			X	
30	X			
31	X			
32	X			
33				NOT LOCATED
34		X		15' X 60'
35		X		12' X 50'
36	X			
37	X			
38		X		15' X 50'
39	X			
40				NOT LOCATED
41	X			
42				NOT LOCATED
43	X			
43	X			
44	X			
TOTALS	23	16	2	

CURRENT YIELD = 23  
 PROPOSED YIELD = 39

TOTAL EXISTING PARKING STALLS: 79

PARCEL WIDTH INSUFFICIENT FOR ADD'L UNITS;  
 EASEMENT GRANTED BY RAIL ENDS AT SOUTHERN  
 PROPERTY LINE



30 TOWN SQUARE BLVD.  
 BUILDING 7C, SUITE 206  
 ASHEVILLE, NC 28803  
 P. 630.598.0007  
 WWW.CAGECIVIL.COM



REVISIONS	DATE

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

HOMES OF AMERICA  
**KENOSHA**  
**ALFORD MHP**  
 1870 SHERIDAN ROAD  
 KENOSHA, WI

PROJ NO: 260031.EN1  
 ENG: CAR  
 DATE: 02/20/2026

SHEET TITLE  
**ALFORD**  
**LOTING**  
**EXHIBIT**

SHEET NUMBER  
**EX-1**  
 1 OF 1



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2026 – June 30<sup>th</sup>, 2027

Park Name: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Fee: \$100.00

1. Name and address of applicant: Mike LaLonde Mid City Mobile Homes LLC PO Box 396 Grafton, WI 53024

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Location of Mobile Home Park by street reference: 1530 Sheridan Rd Kenosha, WI 53140

\_\_\_\_\_  
 \_\_\_\_\_

3. Person responsible for permits, payments, communication regarding licenses: (please print clearly or type)

Name: Mike LaLonde

Address: PO Box 396 Grafton, WI 53024

Phone: On File

Email: On File

Address to mail permit PO Box 396 Grafton, WI 53024

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.

**(PLAN MUST BE ATTACHED)**

5. Number of Mobile Home sites or spaces being applied for under this permit: 10

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 75'x22'

\_\_\_\_\_  
 \_\_\_\_\_

7. Has applicant previously operated a Mobile Home Park?

Yes

No

8. Has applicant at any time been convicted in this State or elsewhere of any crime?

Yes

No

9. If yes, nature of crime and jurisdiction where crime was committed: No
10. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Mid City Mobile Homes LLC / Wisconsin/ Mike LaLonde PO Box 396 Grafton, WI 53024
11. Name of Park Operator: Mike LaLonde
12. Address of Park Operator: PO Box 396 Grafton, WI 53024
13. Telephone Number of Park Operator: On File
14. E-Mail Address of Park Operator: \_\_\_\_\_
15. Brief description of water supply and sanitary facilities (municipal, private, etc.): All Municipal

Signature: 

Date signed: 5-5-26

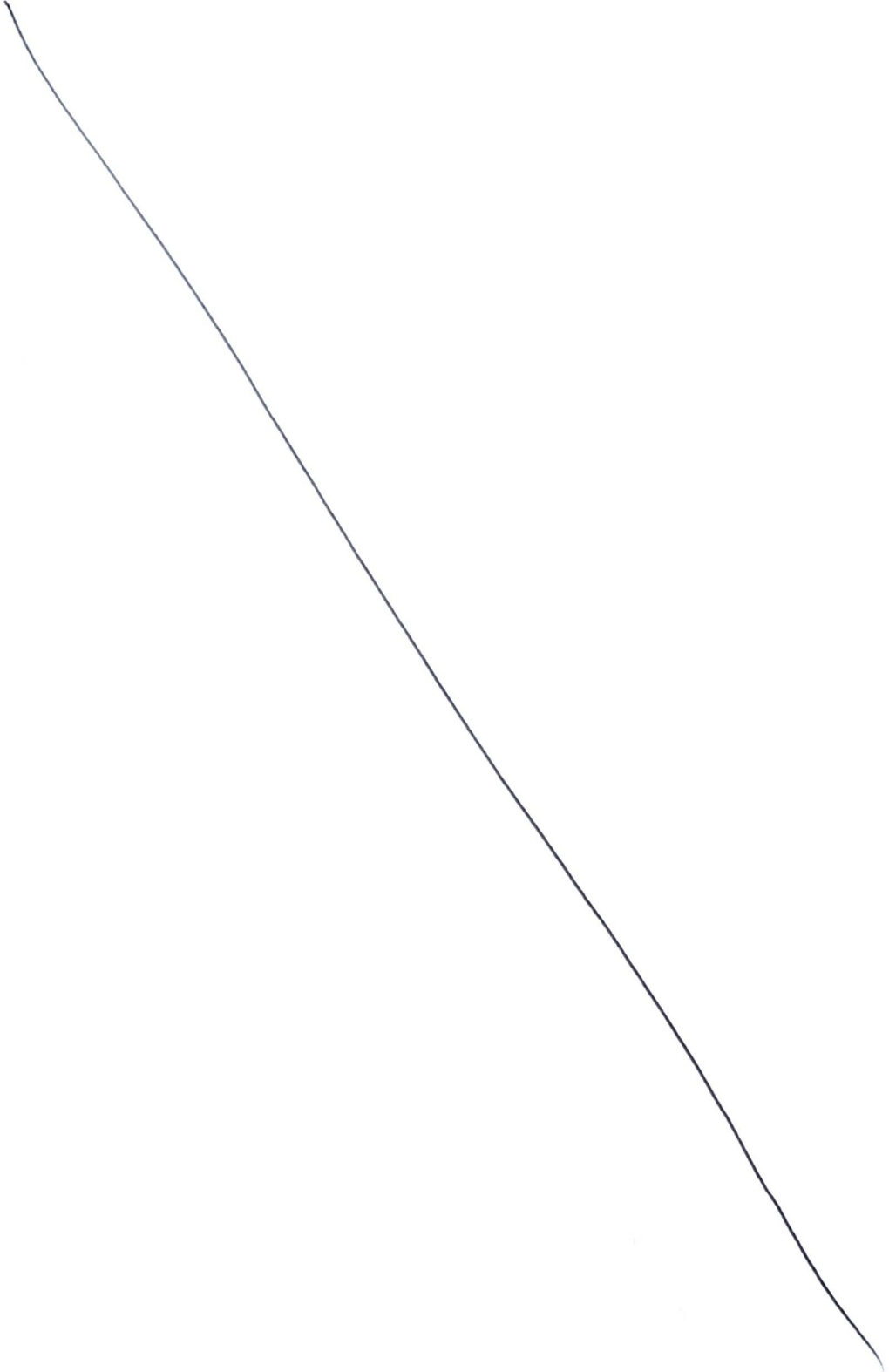
**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_ Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_

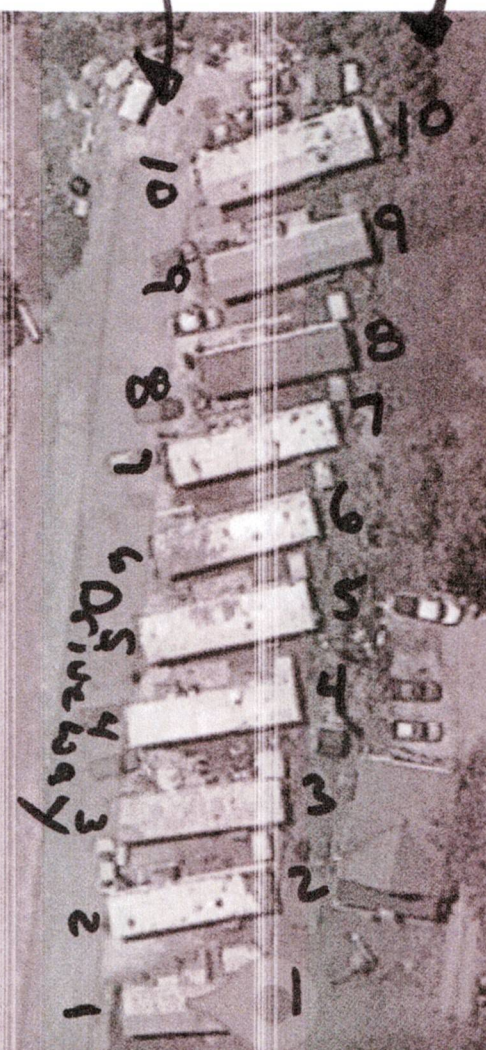


S-10-26

1530 Sheridawn Rd  
Site Plan.

Unit # →

Unit # →



{ 1530 Sheridawn Rd  
Mid City Mobile Home  
Site Plan

Somers House



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers

## Application for Mobile Home Park License

### July 1<sup>st</sup>, 2026 – June 30<sup>th</sup>, 2027

Park Name: Kenosha MHP

Number of Lots: Fee: \$100.00

1. Name and address of applicant: Araksya Beglaryan  
PO Box 620130, Oviedo, Florida 32762

2. Location of Mobile Home Park by street reference: 3705 27th St, Kenosha, WI 53144

3. Person responsible for permits, payments, communication regarding licenses: (please print clearly or type)

Name: Araksya Beglaryan

Address: PO Box 620130, Oviedo, Florida, 32762

Phone: [REDACTED] On File

Email: [REDACTED] On File

Address to mail permit: PO Box 620130, Oviedo, Florida, 32762

Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.

**(PLAN MUST BE ATTACHED)**

4. Number of Mobile Home sites or spaces being applied for under this permit: 50

5. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: n/a

6. Has applicant previously operated a Mobile Home Park? Yes No

7. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes No

a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_

8. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: \_\_\_\_\_

9. Name of Park Operator: \_\_\_\_\_ Kenosha MHP LLC

10. Address of Park Operator: \_\_\_\_\_ PO Box 620130, Oviedo, Florida, 32762

11. Telephone Number of Park Operator: \_\_\_\_\_ On File

12. E-Mail Address of Park Operator: On File \_\_\_\_\_

13. Brief description of water supply and sanitary facilities (municipal, private, etc.): \_\_\_\_\_  
municipal, city water and sewer

Signature: \_\_\_\_\_

Date signed: 5/12/2026

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_

Date of Board action: \_\_\_\_\_

Inspection dates:      Building Inspector: \_\_\_\_\_      Date Issued: \_\_\_\_\_  
                                 Fire Inspector: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License

## July 1<sup>st</sup>, 2026 – June 30<sup>th</sup>, 2027

Park Name: Kenosha Estates MHP LLC - Embassy

Number of Lots: 36

Fee: \$100.00

1. Name and address of applicant: Jordi Valado – PO Box 249, Englewood, NJ 07631 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Location of Mobile Home Park by street reference: 1784 Sheridan Rd. Kenosha, WI 53140 \_\_\_\_\_  
 \_\_\_\_\_

3. Person responsible for permits, payments, communication regarding licenses: (please print clearly or type)

Name: Jordi Valado and Christine Erikson \_\_\_\_\_

Address: 1784 Sheridan Rd. Kenosha, WI 53140 \_\_\_\_\_

Phone: On File \_\_\_\_\_

Email: On File \_\_\_\_\_

Address to mail permit PO Box 249 Englewood, NJ 07631

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.

**(PLAN MUST BE ATTACHED)**

5. Number of Mobile Home sites or spaces being applied for under this permit: 36 \_\_\_\_\_

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 16x54 \_\_\_\_\_  
 \_\_\_\_\_

7. Has applicant previously operated a Mobile Home Park? Yes No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes No

a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Name of Park Operator: Christine Erikson

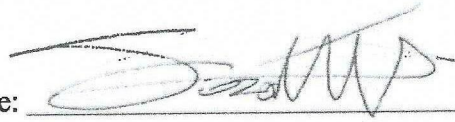
11. Address of Park Operator: 1784 Sheridan Rd. Kenosha, WI 53140  
\_\_\_\_\_  
\_\_\_\_\_

12. Telephone Number of Park Operator: On File

13. E-Mail Address of Park Operator: \_\_\_\_\_

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): municipal  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_



Date signed: \_\_\_\_\_

5/11/26

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_

Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_ 37 \_\_\_\_\_



9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser- President, Susan Schacht- Vice Pres., Michael Koser- Vice Pres.,  
Theresa Koser-Treasurer @ 11515 1st Street, Sturtevant, WI 53177

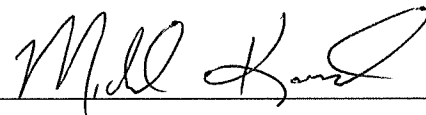
10. Name of Park Operator: Gary Koser

11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177

12. Telephone Number of Park Operator: On File

13. E-Mail Address of Park Operator: On File

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Private well system, private septic system

Signature:  VP

Date signed: 5-6-26

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_ Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2026 – June 30<sup>th</sup>, 2027

**Park Name:** Oakdale Estates, Inc

**Number of Lots:** 56

**Fee:** \$100.00

1. Name and address of applicant: Oakdale Estates, Inc  
11515 1st Street, Sturtevant, WI 53177

2. Location of Mobile Home Park by street reference: 11515 1st Street, Sturtevant, WI 53177

3. Person responsible for permits, payments, communication regarding licenses: (please print clearly or type)

Name: Stephanie Koser

Address: 11515 1st Street, Sturtevant, WI 53177

Phone: On File

Email: On File

Address to mail permit 11515 1st Street, Sturtevant, WI 53177

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.

**(PLAN MUST BE ATTACHED)**

5. Number of Mobile Home sites or spaces being applied for under this permit: 56

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 50' x 120'

7. Has applicant previously operated a Mobile Home Park? Yes      No

8. Has applicant at any time been convicted in this State or elsewhere of any crime? Yes      No

a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser- President, Susan Schacht- Vice Pres., Michael Koser- Vice Pres., Theresa Koser-Treasurer @ 11515 1st Street, Sturtevant, WI 53177
10. Name of Park Operator: Gary Koser
11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177
12. Telephone Number of Park Operator: On File
13. E-Mail Address of Park Operator: garykoser@somers.com
14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Private well system, private septic system

Signature: Michael Koser V.P.

Date signed: 5-6-26

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

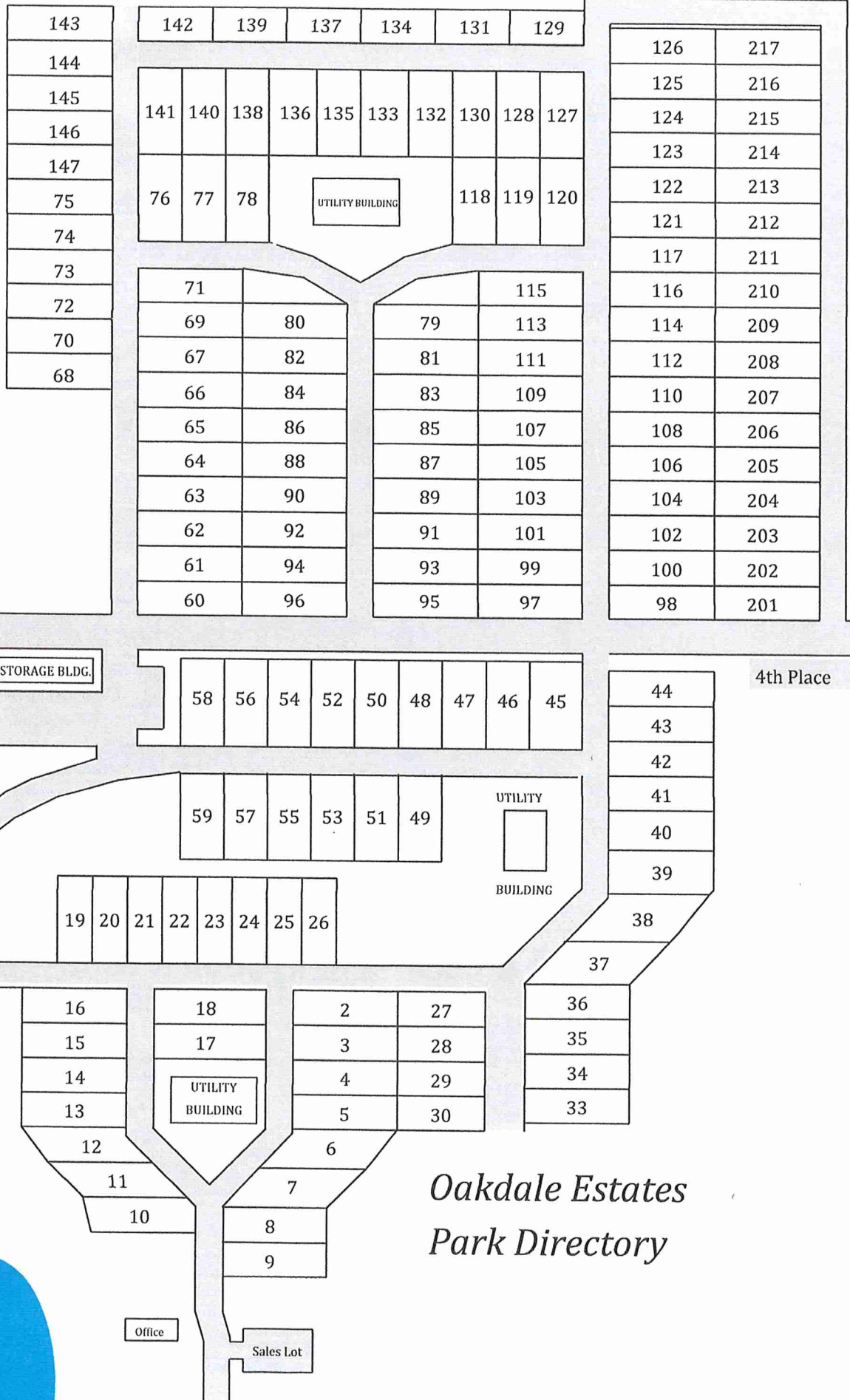
Date application received: \_\_\_\_\_ Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

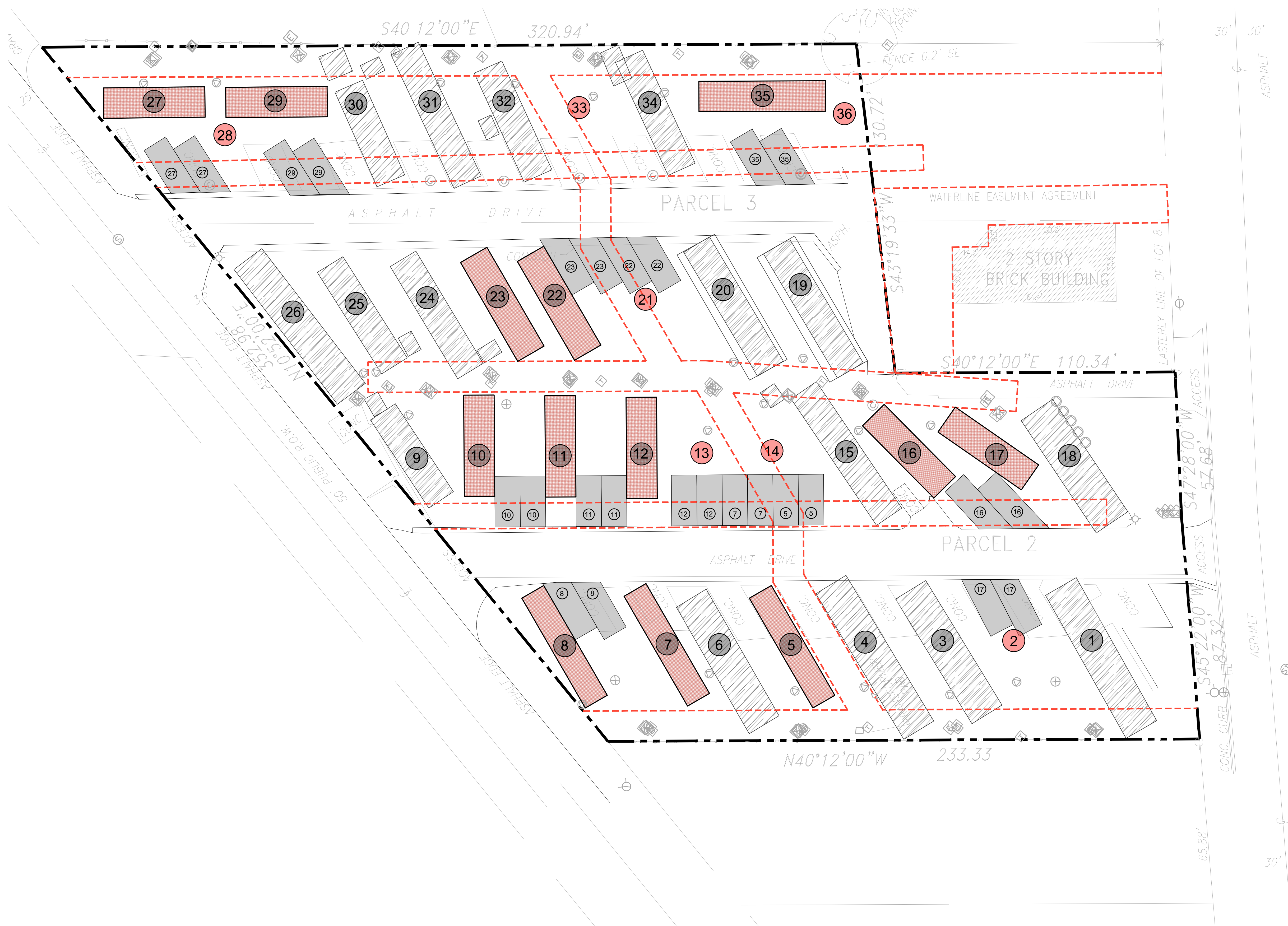
Plan Commission referral date: (if required): \_\_\_\_\_



1  
1  
3  
T  
H  
A  
V  
E

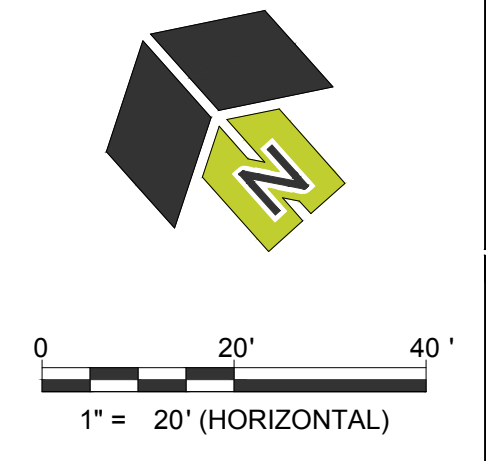


### Oakdale Estates Park Directory



UNIT NO.	EXISTING	PROPOSED	CLOSED	SIZE IF NEW	ADDED STALLS
1	X				
2			X		
3	X				
4	X				
5		X		10' X 50'	2
6	X				
7		X		10' X 50'	2
8		X		10' X 50'	2
9	X				
10		X		12' X 40'	2
11		X		12' X 40'	2
12		X		12' X 40'	2
13			X		
14			X		
15	X				
16		X		12' X 40'	2
17		X		12' X 40'	2
18	X				
19	X				
20	X				
21			X		
22		X		12' X 45'	2
23		X		12' X 45'	2
24	X				
25	X				
26	X				
27		X		12' X 40'	2
28			X		
29		X		12' X 40'	2
30	X				
31	X				
32	X				
33			X		
34	X				
35		X		12' X 50'	2
36			X		
TOTALS	16	13	7		26

CURRENT YIELD = 16  
 PROPOSED YIELD = 29



30 TOWN SQUARE BLVD.  
 BUILDING 7C, SUITE 206  
 ASHEVILLE, NC 28803  
 P: 630.598.0007  
 WWW.CAGECIVIL.COM

**CAGE**  
 CIVIL ENGINEERING

REVISIONS  $\Delta$

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS BOOK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

EMBASSY MHP  
 1784 SHERIDAN ROAD  
 KENOSHA, WI

PROJ NO: 260031.EN1  
 ENG: CAR  
 DATE: 02/20/2026

SHEET TITLE  
 EMBASSY LOTTING EXHIBIT

SHEET NUMBER  
**EX-1**  
 1 OF 1

Search here  
● - ORANGE BERG  
● - CLAY TILE

- Restaurants
- Gas
- Hotels
- Shopping
- Coffee
- Groceries
- Convenience stores



- Explore
- Go
- Contribute
- Updates
- Business

©2024 Google - Imagery ©2024 Airbus, Map data ©2024 Google

Vacant Lots

Resident Owned

# Kenosha Estates MHC

## Embassy

1784 Sheridan Rd.

Kenosha, WI. 53140

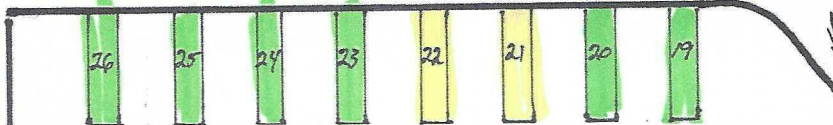
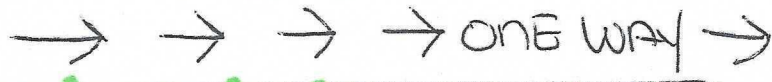
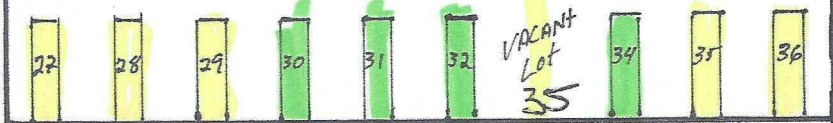


E--->

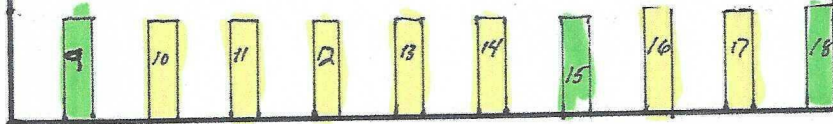
Note: Not to scale

12th St

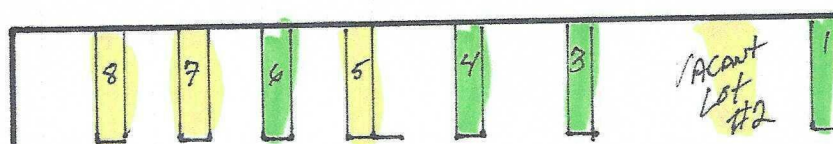
Sheridan Rd.



LEAZED



mail boxes



VACANT Lot #2

Neer Home on Lot -



LAUNDRY

CONVENIENCE store

Vacant lots

Resident owned

Office

Kenosha Estates MHC

Alford

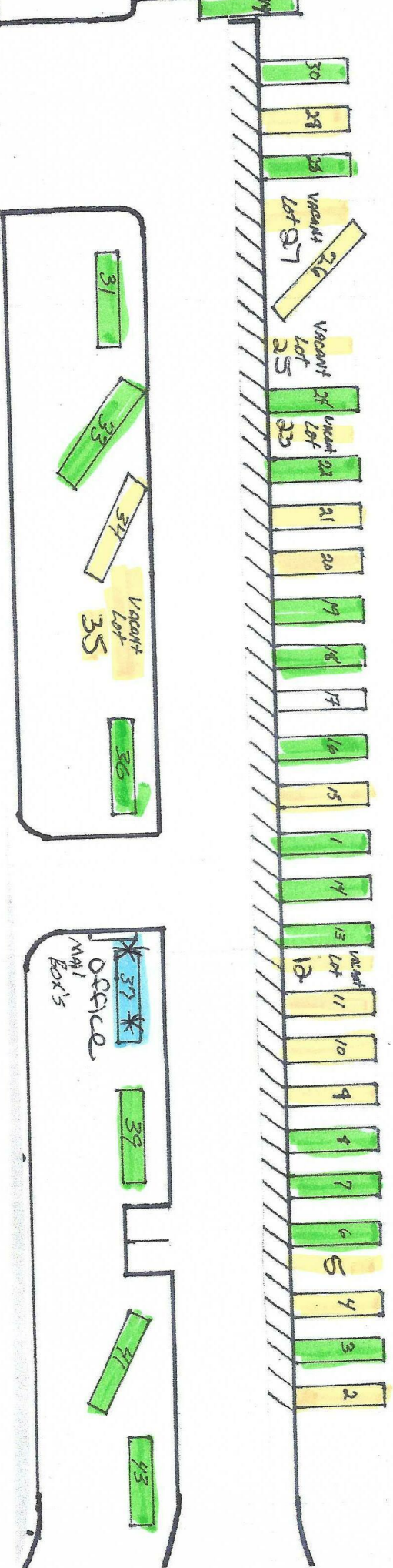
1870 Sheridan Rd.

Kenosha, Wisconsin 153140

HOMES OF AMERICA



Note: Not to scale



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**FROM:** Wendy Burnette, Clerk-Treasurer

**REVIEWED BY:** Kevin Poirier, Assistant Administrator

**AGENDA ITEM:**

- a Review and discuss proposed “Class A” and Class “A” Renewal Retail Alcohol Beverage License Applications
- b Review and discuss proposed “Class B” and Class “B” Renewal Retail Alcohol Beverage License Applications

---

**BACKGROUND:**

Alcohol Licenses expire on June 30<sup>th</sup> each year. Establishments in the Village of Somers have submitted their Renewal Alcohol Beverage Retail License to meet statutory requirements for filing and publication. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed.

A list of Calls for Service from the Sheriff’s Department is attached.

This requires a Public Hearing scheduled for the June 9, 2026, Board Meeting.

**ATTACHMENTS:**

“Class A” and Class “A” Retail Alcohol License Application Renewal List for 2026-2027

“Class B” and Class “B” Retail Alcohol License Application Renewal List for 2026-2027

Building Inspector’s alcohol inspection report

Fire Inspector’s alcohol report

Calls for Service

**NOTICE OF APPLICATIONS FOR ALCOHOL LICENSES**

Please take notice that in accordance with the provisions of Chapter 125.04(3)(g) of the Wisconsin State Statutes, the following alcohol license applications for the licensing year 2026-2027 have been filed with the Clerk of the Village of Somers, Kenosha County, Wisconsin:

**“CLASS A” INTOXICATING LIQUOR LICENSE & CLASS “A” FERMENTED MALT BEVERAGE LICENSE**

<b>NAME</b>	<b>AGENT</b>	<b>TRADE NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>PARCEL NUMBER</b>
BP Kenosha Travel Plaza	Simmi Bhardwaj	Somers Amoco	1170 22nd Avenue	Kenosha	WI	53140	82-4-222-124-0310
BP Kenosha Travel Plaza, LLC	Parveen Bhardwaj	Kenosha Truck Stop	11800 Burlington Road	Kenosha	WI	53144	82-4-222-224-0501
Kwik Trip, Inc	Brian Malloy	Kwik Trip #107	5800 31st Street	Kenosha	WI	53144	82-4-222-224-0504
7-Eleven, Inc	Brian Randall	7-Eleven #35842J	1150 Green Bay Road	Kenosha	WI	53144	82-4-222-104-0361
Parul Corp.	Bhanumati A. Patel	Northside Superette	1810 Sheridan Road	Kenosha	WI	53140	83-4-223-192-0100
Sam's East, Inc	Travis Pecor	Sam's Club #6331	3300 Brumback Blvd.	Kenosha	WI	53144	82-4-222-271-0302
Skogen's Foodliner, Inc	Samuel Balk	Festival Foods	6000 31st Street	Kenosha	WI	53144	82-4-222-224-0501
Wal-Mart Stores East, LP	Jerad Evans	Wal-Mart Supercenter #1167	3500 Brumback Blvd.	Kenosha	WI	53144	82-4-222-271-0301
Kwik Trip, Inc	Indiana Rockwell	Kwik Trip #597	11350 28 <sup>th</sup> Street	Kenosha	WI	53144	82-4-222-193-0101
Somers Market LLC	Parveen Bhardwaj	Somers Market LLC	11302 12 <sup>th</sup> Street	Sturtevant	WI	53140	82-4-222-073-0311

**“CLASS B” INTOXICATING LIQUOR LICENSE & CLASS “B” FERMENTED MALT BEVERAGE LICENSE**

<b>NAME</b>	<b>AGENT</b>	<b>TRADE NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>PARCEL NUMBER</b>
Danish Brotherhood Lodge #14	Joseph Vaughn	Danish Brotherhood Lodge #14	1300 Sheridan Road	Kenosha	WI	53140	83-4-223-181-0820
Eclectic, LLC	Justin Traughber	J & M's Bar & Grill	8013-12th Street	Kenosha	WI	53171	82-4-222-162-0010
Geebo, LLC	Peter Gochis	Somers House	1548 Sheridan Road	Kenosha	WI	53140	83-4-223-184-0820

Kenosha Country Club, Inc	Nicole Eisenbraun	Kenosha Country Club	500 13th Avenue, Box 249	Kenosha	WI	53140	83-4-223-063-0200
M & R, Inc	Shamin Khan-Bano	Hobnob Restaurant	277 S. Sheridan Road	Racine	WI	53403	83-4-223-052-0200
Oakfire Kenosha, LLC	David Scotney	Oakfire Pizzeria Napoletana & Bar	3552 Market Lane	Kenosha	WI	53144	82-4-222-271-0318
J. Smith Farm	Amy Smith	Jerry Smith Farm	7150 18 <sup>th</sup> St	Kenosha	WI	53144	82-4-222-153-0225
Petrifying Springs Beer Garden, S corp	Anthony DeBartolo	Petrifying Springs Biergarten	5555 7th Street, Pavilion # 1	Kenosha	WI	53144	82-4-222-111-5001
Surfside Bowl, Inc	Ellen Hedges	Surfside Bowl	1015 Sheridan Road	Kenosha	WI	53140	83-4-223-083-0760
Golden Madison, LLC	Parveen Bhardwaj	Pub 94	11800 Burlington Road	Kenosha	WI	53144	82-4-222-224-0504
Utopia Nails & Spa, LLC	Tony Huynh	Utopia Nails & Spa	4816 Green Bay Road	Kenosha	WI	53144	82-4-222-341-0210
Parveen Bhardwaj	Parveen Bhardwaj	I-94 LLC	11302 12 <sup>th</sup> Street	Sturtevant	WI	53177	82-4-222-073-0311

A Public Hearing and action on the above applications will occur at the regular meeting of the Somers Village Board at Somers Village/Town Hall, 7511 12<sup>th</sup> Street, Somers, Wisconsin, on Tuesday, June 9, 2026 at 5:30 p.m.

Wendy Burnette Clerk/Treasurer  
Publish: 05/26/26, 05/27/26 & 05/28/26



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**FROM:** Wendy Burnette, Clerk-Treasurer

**REVIEWED BY:** Kevin Poirier, Assistant Administrator

**AGENDA ITEM:** Review and Discuss proposed Cigarette and Tobacco License Applications

---

**BACKGROUND:**

Cigarette & Tobacco Product Licenses expire on June 30<sup>th</sup> each year. Establishments in the Village of Somers have submitted their Cigarette & Tobacco applications. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed. Calls for Service is also attached.

**ATTACHMENTS:**

List of Cigarette & Tobacco Applicants for 2026-2027

Fire Department Inspection Report

Building Department Inspection Report

Call for Service Report

**VILLAGE OF SOMERS, KENOSHA COUNTY, WI**

2026-2027

**Cigarette, Tobacco and Electronic Vaping Products Licenses**

TRADE NAME/LOCATION

**Kenosha Country Club**  
500 13th Avenue, Box 249  
Kenosha, WI 53140  
Agent: Nicole Eisenbraun

**7-Eleven #35842A**  
1150 Green Bay Road  
Kenosha WI 53144  
Agent: Brian Randall

**Northside Superette**  
1810 Sheridan Road  
Kenosha, WI 53140  
Agent: Bhanumati Patel

**Somers House**  
1548 Sheridan Road  
Kenosha WI 53140  
Agent: Peter Gochis

**Kenosha Travel Plaza**  
11800 Burlington Road  
Kenosha, WI 53144  
Agent: Parveen Bhardwaj

**Kwik Trip #107**  
5800 31<sup>st</sup> Street  
Kenosha, WI 53144  
Agent: Brian Malloy

**Somers Amoco**  
1170-22<sup>nd</sup> Avenue  
Kenosha, WI 53140  
Agent: Simmi Bhardwaj

**Petrifying Springs Biergarten**  
5555 7<sup>th</sup> Street Pavilion #1  
Kenosha WI 53144  
Agent: Anthony DeBartolo

**Somers Market**  
11302 12st Street  
Sturtevant, WI 5311  
Agent: Parveen Bhardwaj

**Kwik Trip #597**  
11350 28<sup>th</sup> Street  
Kenosha, WI 53144  
Agent: Indiana Rockwell

**Petrifying Springs Golf Course**  
4909 7<sup>th</sup> Street  
Kenosha, WI 53144  
Agent: James Wallace



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**FROM:** Wendy Burnette, Clerk-Treasurer

**REVIEWED BY:** Kevin Poirier, Assistant Administrator

**AGENDA ITEM:** Review and Discuss proposed Cabaret License Applications

---

**BACKGROUND:**

Cabaret Licenses expire on June 30<sup>th</sup> each year.

**COMMENTS:**

Establishments in the Village of Somers have submitted their Cabaret License applications. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed. Calls for Service are also attached.

The Cabaret License applications will appear on the June 9th Village Board agenda for your consideration.

**ATTACHMENTS:**

List of Cabaret Licenses

Building Inspection Report

Fire Inspection Report

Service Calls Report

# Village of Somers Cabaret Licenses 2026-2027

**Eclectic, LLC**  
Justin Traugher, Agent

**J & M Bar & Grill**  
8013 12<sup>th</sup> Street  
Kenosha, WI 53140  
83-4-223-181-0820

**Geebo, LLC**  
Peter Gochis, Agent

**Somers House**  
1548 Sheridan Road  
Kenosha, WI 53140  
83-4-223-184-0820

**Danish Brotherhood Lodge #14**  
Joseph Vaughn, Agent

**Danish Brotherhood Lodge #14**  
1300 Sheridan Road  
Kenosha, WI 53140

**HobNob Restaurant**  
Khiyyam Fazal, Agent

**HobNob Restaurant**  
277 Sheridan Road  
Racine, WI 53403

**J. Smith Farms, Inc.**  
Amy Smith

**J. Smith Farms Inc.**  
7150 18<sup>th</sup> Street  
Kenosha, WI 53144

**Kenosha Country Club**  
Nicole Eisenbraun

**Kenosha Country Club**  
500 13th Avenue, Box 249  
Kenosha, WI 53140



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

---

**WORK SESSION:** June 2, 2026

**TO:** Village President Stoner and Village Trustees

**FROM:** Wendy Burnette, Clerk-Treasurer

**REVIEWED BY:** Kevin Poirier, Assistant Administrator

**AGENDA ITEM:** Review and discuss Amusement Device License Applications

---

**BACKGROUND:**

Amusement Device Licenses expire on June 30<sup>th</sup> each year.

**COMMENTS:**

Establishments in the Village of Somers have submitted their Amusement Device License applications. The list of applicants is included.

Building Inspections & Fire Inspections of all locations have been successfully completed.

The Amusement Device License applications will appear on the June 9th Village Board agenda for your consideration.

**ATTACHMENTS:**

List of Amusement Device Applicants

**VILLAGE OF SOMERS  
2026-2027  
Amusement Device Licenses**

TRADE NAME/LOCATION

**J & M's Bar and Grill**

8013 12th Street  
Kenosha, WI 53140

**Surfside Bowl**

1017 Sheridan Road  
Kenosha, WI 53140

**Somers House**

1548 Sheridan Road  
Kenosha, WI 53140

**Pub 94**

11800 Burlington Road  
Kenosha, WI 53144

**I-94 LLC**

Somers Market  
11302 12<sup>th</sup> Street  
Sturtevant, WI 53177

**Danish Brotherhood Lodge #14**

1300 Sheridan Road  
Kenosha, WI 53140

**Somers Amoco**

1170 22<sup>nd</sup> Avenue  
Kenosha, WI 53140

**Hobnob Restaurant**

277 Sheridan Road  
Racine, WI 53403

**From:** [Scott Seymour](#)  
**To:** [Wendy Burnette](#)  
**Subject:** RE: Inspections  
**Date:** Friday, May 22, 2026 9:20:36 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Wendy,

All Liquor License inspections have passed. I will finish up the Mobile Home parks today.

Scott Seymour  
Building Inspector  
Village | Town of Somers  
7511 12th Street, P.O. Box 197  
Somers, WI 53171  
262-859-2822

*Unless the LORD builds the house, the builders labor in vain. Psalm 127:1*



---

**From:** Wendy Burnette <WBurnette@somerswi.gov>  
**Sent:** Friday, May 22, 2026 8:55 AM  
**To:** Scott Seymour <SSeymour@somerswi.gov>  
**Subject:** Inspections

Hi Scott,

Just following up on the Liquor License and Mobile Home Inspections. Appreciate your help.

**Wendy Burnette**

Clerk/Treasurer  
Village/Town of Somers  
7511 12<sup>th</sup> Street, P.O. Box 197  
Somers, WI 53171



Telephone: (262)859-2822  
Email: [wburnette@somerswi.gov](mailto:wburnette@somerswi.gov)

**From:** [Adam Pisula](#)  
**To:** [Wendy Burnette](#)  
**Subject:** Re: Inspections  
**Date:** Thursday, May 21, 2026 4:40:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Wendy,

Village and Town Liquor License fire inspections have been completed with no outstanding violations. Full records are available upon request.

Lieutenant Adam L. Pisula  
Fire Inspector & Public Education  
Somers Fire & Rescue  
(262) 914-1024 Office  
apisula@somerswi.gov

**To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.**

---

**From:** Wendy Burnette <WBurnette@somerswi.gov>  
**Sent:** Wednesday, March 18, 2026 8:48 AM  
**To:** Scott Seymour <SSeymour@somerswi.gov>; Adam Pisula <APisula@somerswi.gov>  
**Subject:** Inspections

Good morning,

I know both of you are underway on completing the inspections for the alcohol permits. Also, there will be 3 establishments that will be applying for a recurring special event as well. Hawthorn Hollow, Pets, and Jerry Smith's. I will be bringing these special events to the board on April 21<sup>st</sup>. If you could let me know if you did an inspection on any of these establishments before then, I would appreciate it.

Also, I've attached an updated list of alcohol licenses. I think Somers Market and I-94 LLC was not on the list I originally sent you.

Thank you both for your help.

*Wendy Burnette*  
Clerk/Treasurer



7511 12th Street  
P.O. Box 197  
Somers, WI 53171  
Phone (262)859-2822  
Fax (262)-859-2331  
Email [wburnette@somerswi.gov](mailto:wburnette@somerswi.gov)



***"Note: My email address has changed from [@somers.org](mailto:@somers.org) to [@somerswi.gov](mailto:@somerswi.gov)."  
Please update your records."***

## Somers Liquor Establishment Businesses - Calls for Service by Type

### All Businesses

Address	CommonName	Battery	Disorderly Conduct	Fight	Liquor Law Violation	Service	XX Med Call - LE Response	Total
1015 SHERIDAN RD	Surfside Bowl					3		3
11302 12TH ST			1					1
	Shell - Somers		1			2		3
11350 28TH ST	Kwik Trip - I94/S		5			3		8
1170 22ND AVE	Amoco - 22nd Ave Somers	1	3			2		6
11800 BURLINGTON RD	BP - Kenosha Travel Plaza		2			3		5
	Pub 94					5		5
1300 SHERIDAN RD	Danish Brotherhood (Cortese's)					4		4
1548 SHERIDAN RD	Somers House		1	1	6	10		18
1810 SHERIDAN RD	Northside Superette		4			1		5
3300 BRUMBACK BLVD	Sam's Club		3					3
3500 BRUMBACK BLVD	Walmart	1	17	3			1	22
3552 MARKET LN	Oakfire Pizza					4		4
4816 GREEN BAY RD	Utopia Nails & Spa - Green Bay Rd		1			3		4
500 13TH AVE	Kenosha Country Club					3		3
5555 7TH ST	Petrifying Springs Park & Shop					1		1
5800 31ST ST	Kwik Trip - Somers		1			3		4
6000 31ST ST	Festival Foods - Somers					1		1
6215 GREEN BAY RD	BB's Tavern					5		5
8013 12TH ST	J&M's Bar and Grill		1			3		4

The following addresses did not have calls specific to the extracted types:

- 7-11 - 1150 Green Bay Rd
- I-94 LLC - 11302 12th St
- Hobnob Restaurant - 277 S Sheridan Rd
- Sazon Taco's & Tequila - 3554 Market Ln
- Petrifying Springs Biergarten - 5555 7th St
- Jerry Smith Farm - 7150 18th St
- Sturino's - 1543 22nd Ave
- Tacos El Rey - 2000 Birch Rd

**Village - Class A**

Address	CommonName	Battery	Disorderly Conduct	Fight	Service	XX Med Call - LE Response	Total
11302 12TH ST			1				1
	Shell - Somers		1		2		3
11350 28TH ST	Kwik Trip - I94/S		5		3		8
1170 22ND AVE	Amoco - 22nd Ave Somers	1	3		2		6
11800 BURLINGTON RD	BP - Kenosha Travel Plaza		2		3		5
	Pub 94				5		5
1810 SHERIDAN RD	Northside Superette		4		1		5
3300 BRUMBACK BLVD	Sam's Club		3				3
3500 BRUMBACK BLVD	Walmart	1	17	3		1	22
5800 31ST ST	Kwik Trip - Somers		1		3		4
6000 31ST ST	Festival Foods - Somers				1		1

**Village - Class B**

Address	CommonName	Disorderly Conduct	Fight	Liquor Law Violation	Service	Total
1015 SHERIDAN RD	Surfside Bowl				3	3
1300 SHERIDAN RD	Danish Brotherhood (Cortese's)				4	4
1548 SHERIDAN RD	Somers House	1	1	6	10	18
3552 MARKET LN	Oakfire Pizza				4	4
4816 GREEN BAY RD	Utopia Nails & Spa - Green Bay Rd	1			3	4
500 13TH AVE	Kenosha Country Club				3	3
5555 7TH ST	Petrifying Springs Park & Shop				1	1
8013 12TH ST	J&M's Bar and Grill	1			3	4

**Town - Class B**

Address	CommonName	Service	Total
6215 GREEN BAY RD	BB's Tavern	5	5

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

**Village Board Meeting  
Tentative Agenda  
Tuesday, June 9, 2026  
5:30 p.m.**

<b>Village Board Meeting:</b>	
<b>Item #</b>	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on May 26, Vouchers dated May 28 <sup>th</sup> and June 4 <sup>th</sup> , May ACH Payments, May Building Report, April Investment Statements
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Motion to approve reduction in sanitary sewer rehabilitation work order to be completed by Baxter & Woodman from \$84,000 to \$56,200
8	Motion to adopt Resolution 2026-0XX and letter to the Bureau of Indian Affairs Objecting 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
9	Motion to adopt proposed Ordinance 2026-0XX, an Ordinance to repeal and recreate section 22.06 of the Code of Ordinances of the Village of Somers regarding qualification requirements for contractors submitting bids to work on Village infrastructure projects.
10	Motion to approve Village Board Pilot Meeting Schedule: June – August 2026
11	Motion to approve 2026 Mobile Home Park License Renewals from: Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road
12	Motion to approve “Class A” and Class “A” Renewal Retail Alcohol Beverage License Applications from: Somers Amoco; Kenosha Truck Stop; Kwik Trip

	#107; 7-Eleven #35842J; Northside Superette; Sam's Club #6331; Festival Foods; Wal-Mart Supercenter #1167; Kwik Trip #597 and Somers Market LLC
13	Motion to approve "Class B" and Class "B" Renewal Retail Alcohol Beverage License Applications from: Danish Brotherhood Lodge #14; J & M's Bar & Grill; Somers House; Kenosha Country Club; Hobnob Restaurant; Oakfire Pizzeria Napoletana & Bar; Jerry Smith Farm; Petrifying Springs Biergarten; Surfside Bowl; Pub 94; Utopia Nails & Spa and I-94 LLC
14	Motion to approve Cigarette and Tobacco License Applications from: Kenosha Country Club; 7-Eleven #35842A; Northside Superette; Somers House; Kenosha Travel Plaza; Kwik Trip #107; Somers Amoco; Petrifying Springs Biergarten; Somers Market; Kwik Trip #597 and Petrifying Springs Golf Course
15	Motion to approve Cabaret License Applications from: J & M Bar & Grill; Somers House; Danish Brotherhood Lodge #14; HobNob Restaurant; Jerry Smith Farm and Kenosha Country Club
16	Motion to approve Amusement Device License Applications from: Danish Brotherhood Lodge #14; J & M's Bar & Grill; Somers House; Hobnob Restaurant; Somers Amoco; Surfside Bowl; Pub 94 and I-94 LLC
17	Action on Operator's Licenses: Chase Gavinski; Megan Schultz; Caroline Lopez; Abigail Lopez; Sydney Dill; Todd Fortier; Alaina Rossell; Amanda Rossell; Joanie Schoedl; Eli Curtin; Steven Rickmon; Kyle Borg; Carleen Hoefler; Kaeleigh Sparesus; Jennifer Vanderloop; Leslie Johnson; Carla Lamos; Lisa Hansen; Grace Eigenberger and Lilith Sorenson
18	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 9<sup>th</sup> Village Board Meeting & **Tentative** Agenda in 1 public place & on the Village website.

Dated this 28<sup>th</sup> 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.**