

7511 12th Street, Somers, Wisconsin, 53171

Issue 15: May 2022



The gateway to Somers is taking shape

The Kwik Trip travel plaza at Highway S and Interstate 94 is taking shape. The development will feature:

- 105 spaces for truck parking
- 75 spaces for cars
- A car wash
- An outdoor dining area
- 13,250 sq. ft. of retail space
- Open 24 hour per day
- A 440 sq. ft storage area
- Two fueling canopies
- Groceries

The travel plaza is expected to be open for business this summer.

Kwik Trip is a Wisconsin-based company founded in 1965 with locations throughout Wisconsin, Minnesota, Iowa and Illinois.

The retailer has many locations in Kenosha County. This will be the second in Somers.

The company was ranked #79 in Glassdoor's 2021 U.S. Best Places to Work and was honored with an Employee's Choice Award.

All locations feature a small grocery store with ready-to-eat food.



Stormwater in Somers

Public Works test ponds

The Village put aside funds to test retention ponds. Baxter Woodman is working with the Department of Public Works to get this work done.

The Village of Somers has started sampling and measuring retention ponds in the municipality. It is required under the MS4 Permit from the Wisconsin Department of Natural Resources.

There are approximately 25 ponds that fall under the permit, most are privately owned and maintained.

The intent of the survey is to provide a baseline dataset and to establish which ponds need monitoring.

The survey will include the ponds' location, condition, depth, elevation, level of sediment, pH, chemical and pathogens makeup. It will also confirm the ownership of each pond and whether it is subject to a developers' agreement.

The report should be updated each time a pond is cleaned or every five years.

The effectiveness of retention ponds is an essential part of the stormwater management in Somers. They help mitigate flooding as well as improve the quality of the local waterways.

What does the Stormwater Utility do?

The Somers Stormwater Utility District was created in January 2018. It is a stand-alone service unit within the Village of Somers that generates revenues through service fees.

A stormwater utility, as authorized under Wisconsin statutes, allows municipalities to create a system for collecting, transporting, pumping, treating and disposing of stormwater.

Stormwater utilities plan, design and maintain projects related to:

- Storm sewers
- Curb and gutter
- Ditches
- Stream bank stabilization
- Detention and retention ponds

How are stormwater fees determined?

The fees are based on the amount of impervious surface located on each property in the Village. Fees are calculated based on the number of Equivalent Runoff Units (ERU) generated by each parcel. One ERU is equal to 3,000 square feet of impervious area — the average amount of impervious surface on a single-family residential property in Somers.

Single-family residential properties will be charged for one ERU each month. All other parcels will be charged based on the actual amount of impervious area.

The ERU method is used by many stormwater utilities throughout the United States because it is one of the most equitable ways of raising revenue for stormwater projects.

Is there a cost to property owners?

Yes. It is mandatory that all property owners in the Village and Town of Somers pay this fee.

Under the new funding approach, the fee will be calculated based on each property's impact on the stormwater system.

Shifting to a stormwater utility system is designed to:

- Create a user fee system in which all property owners pay for their portion of the stormwater system's expenses, since all properties benefit from the system
- Provide a predictable and sustainable funding source to properly maintain Somer's stormwater system

Isn't this just another tax?

No. The stormwater utility fee is a user fee. Although the fee is a cost to property owners, it is not a tax on the assessed value of your property. The Stormwater Utility District fee is collected to pay or defray current costs associated with stormwater management in Somers.

How will the Stormwater Utility District fees be spent?

The Stormwater Utility is dedicated to funding specific projects that will be prioritized by the Village of Somers Board of Trustees on an annual basis. Project descriptions and maps will be available for review at the Village/Town Hall and on the Somers website providing accountability and transparency.

The goal of Stormwater Utility projects is to improve the overall system drainage, maintain the conveyance system such as pipe, swales and culverts, control flooding, improve stormwater quality and implement the Environmental Protection Agency's stormwater regulations.

Water rates to increase

The Water Utility has recently received approval from the Public Service Commission (PSC) for a rate increase to meet our immediate financial needs and to maintain financial stability for our water utility. The PSC sets water rates for municipal water utilities in the State of Wisconsin. The new rates are mandated by the PSC.

The Utility has not submitted a complete rate case application since 2012. That year, the PSC implemented a rate increase of 64 percent. In 2013, 2015, and 2016, the Utility did go through the PSC's simple rate case process which allowed for a 3 percent increase each time. Over this time, annual operating costs have increased, and the Utility has begun to address outdated infrastructure. The rate increase to our customers is not related to funding infrastructure to new development or the Village's annual operating budget. Water utility payments directly impact the Somers Water Utility.

In June of 2020, the Utility submitted its application for a complete rate case. The PSC held a public hearing on the proposed rates on December 16, 2021. After almost 2 years, the Utility received the final decision on March 29 as to the rates that will be required by the PSC. It was determined that the overall rate increase must generate an additional \$415,322 in revenue to maintain financial stability. This represents a 35.68% increase in the overall existing rates.

The Board realizes that this PSC implemented rate is a large increase at one time. The reason is due to the fact that there has not been a significant review of these rates by the PSC in over 10 years. To avoid such large one-time increases to the Utility customers, the Board is committed to more frequent full rate case applications to the PSC in the future which will lessen the impact.

At right you will find a new water rate schedule as determined by the PSC and a spreadsheet summarizing increases and decreases. Those are also available on the Somers [website](#).

For more information, call the Somers Water Utility at 262-859-2822.

Below is how the new rates would affect a typical residential user.

Quarterly bill (3 months) based on a 3/4" meter

Usage	Old Rate	New Rate	Change
8 cubic ft.	\$ 63.43	\$ 94.92	49.65 %
10 cubic ft.	\$ 71.47	\$ 105.90	48.17 %
48 cubic ft.	\$ 224.23	\$ 314.52	40.27 %
100 cubic ft.	\$ 433.27	\$ 600.00	38.48 %

Monthly bill based on a 3/4" meter

Usage	Old Rate	New Rate	Change
2.67 cubic ft.	\$ 13.99	\$ 21.88	56.40 %
3.33 cubic ft.	\$ 14.89	\$ 23.10	55.14 %
16 cubic ft.	\$ 31.86	\$ 46.28	45.26 %
33.33 cubic ft.	\$ 55.09	\$ 78.00	41.59 %

VILLAGE/TOWN OF SOMERS WATER UTILITY ANNUAL NOTICE: RATE STRUCTURE - 2022 - JUNE
TELEPHONE:(262) 859-2822 FAX:(262)859-2331 P.O. BOX 197, SOMERS, WI 53171 or 7511 - 12TH ST, KENOSHA WI 53144
PWAC (Purchase WA Adj Clause)

WATER SERVICE:
RATE SCHEDULE - PSC (Mg-1)
General Service-Metered
Service Charge: All Classes of Customers
3/8" & 3/4" meter (Othly).....\$13.80
1" meter (Quarterly).....\$25.80
1 1/4" meter (Quarterly).....\$34.50
1 1/2" meter (Quarterly).....\$37.00
2" meter (Quarterly).....\$276.00
3" meter (Quarterly).....\$348.00
4" meter (Quarterly).....\$414.00

5/8" & 3/4" meter (Othly).....\$13.80
1" meter (Quarterly).....\$25.80
1 1/4" meter (Quarterly).....\$34.50
1 1/2" meter (Quarterly).....\$37.00
2" meter (Quarterly).....\$276.00
3" meter (Quarterly).....\$348.00
4" meter (Quarterly).....\$414.00

ADDITIONAL METER RENTAL CHARGE (Am-1)
Installations of same svc: level as primary meter
Schedule MG-1 rates apply.
5/8" & 3/4" meter (Othly).....\$25.50
1" meter (Quarterly).....\$34.77
1 1/4" meter (Quarterly).....\$44.85
1 1/2" meter (Quarterly).....\$53.55
2" meter (Quarterly).....\$79.50

PUBLIC FIRE PROTECTION SVC - PSC (Mpa-1)
Metered Service:
PUBLIC FIRE PROTECTION Svc - PSC (F-1)
Annual Charge.....\$217,077.00

PRIVATE FIRE PROTECTION SVC-Ummetered
Quarterly Service Demand Charge (Upf-1)
2" connection or smaller (unmetered).....\$13.80
3" connection (unmetered).....\$25.80
4" connection (unmetered).....\$37.00
6" connection (unmetered).....\$97.00
8" connection (unmetered).....\$138.00
10" connection (unmetered).....\$207.00
12" connection (unmetered).....\$276.00
14" connection (unmetered).....\$348.00
16" connection (unmetered).....\$414.00

SEASONAL SERVICE PSC (Sg-1)
Seasonal Customer shall be charged
the General Service Rate & Volume Chg (Mg-1)
& General WA Svc-unmetered (Up-1)
or Additional Mtr Rental Chg (Am-1)
Further, if service has been discontinued
a charge under Reconnection Chg (R-1) is
applied at the time of reconnection.

BULK WATER - PSC (BW-1)
Hydrants or Other Connections Svc Chg...\$82.00
WA SVC Volume Charge - Rate Schedule (Mg-1)

SWIMMING POOLS - BULK WATER
Service Charge (business hours).....\$160.00
Service Charge (after business hours).....\$23.00
WA SVC Volume Charge - Rate Schedule (Mg-1)

RECONNECTION CHARGE - PSC (R-1)
Reinstallation of meter and turning on the
valve at the curb stop.
Charge (business hours).....\$82.00
Charge (after business hours).....\$100.00
NOTE: No Charge for Disconnection.

WATER LATERAL INSTALLATION
CHARGES - PSC (C-1)
Actual cost of installing water svc: lateral from main
through curb stop and box if costs not contributed
as part of subdivision or otherwise recovered under
Wis. Stats. Chapter 86. Billed Schedule Mg-1.

LATE PAYMENT OF BILL
A late payment charge of 1% per month will be
charged to the total unpaid bill not paid within 20
days of issuance. This late payment charge is
applicable to all class of customers.

NON-SUFFICIENT FUNDS CHARGE- NSF
PSC (OC-1) \$25.00 Charge is applied to customer
account when a payment rendered for utility
service is returned.

Summary of Rate Increases/Decreases

General Service Metered Quarterly Fee				Private Fire Protection SVC			
New Fee	Old Fee	Increase	% Increase	New Fee	Old Fee	Increase	% Decrease
5/8" & 3/4" meter	\$51.00	\$31.27	\$19.73 39%	2" connection or smaller	\$13.80	\$14.21	-\$0.41 -3%
1" meter	\$69.54	\$46.80	\$22.64 33%	3" connection	\$25.80	\$26.57	-\$0.77 -3%
1 1/4" meter	\$89.67	\$62.53	\$27.14 30%	4" connection	\$42.90	\$44.19	-\$1.29 -3%
1 1/2" meter	\$107.07	\$75.04	\$32.03 30%	6" connection	\$87.00	\$89.61	-\$2.61 -3%
2" meter	\$159.00	\$109.42	\$49.58 31%	8" connection	\$138.00	\$142.14	-\$4.14 -3%
3" meter	\$231.00	\$168.83	\$62.17 27%	10" connection	\$207.00	\$213.21	-\$6.21 -3%
4" meter	\$321.00	\$243.86	\$77.14 24%	12" connection	\$276.00	\$284.28	-\$8.28 -3%
6" meter	\$496.00	\$406.43	\$91.57 18%	14" connection	\$348.00	\$358.44	-\$10.44 -3%
8" meter	\$705.00	\$600.26	\$104.74 15%	16" connection	\$414.00	\$426.42	-\$12.42 -3%
10" meter	\$966.00	\$850.37	\$115.63 12%				
12" meter	\$1,230.00	\$1,100.48	\$129.52 11%				
Volume Charge				Bulk Water - PSC			
New Fee	Old Fee	Increase	% Increase	Hydrants or other connections	New Fee	Old Fee	Increase
First 5,000 cubic ft (per 100 cu ft)	\$5.49	\$4.02	\$1.47 27%	Service Charge	\$82.00	\$55.00	\$27.00 33%
Next 20,000 cubic ft (per 100 cu ft)	\$4.86	\$3.45	\$1.41 29%				
Over 25,000 cubic ft (per 100 cu ft)	\$4.73	\$3.30	\$1.43 30%				
Water Service Public Fire Protection				Seasonal Service PSC Additional Mtr Rental			
New Fee	Old Fee	Increase	% Increase	New Fee	Old Fee	Increase	% Increase
Annual Charge	\$217,077.00	\$164,171.00	\$52,906.00 24%	5/8" & 3/4" meter	\$25.50	\$0.00	\$25.50 100%
				1" meter	\$34.77	\$0.00	\$34.77 100%
				1 1/4" meter	\$44.85	\$0.00	\$44.85 100%
				1 1/2" meter	\$53.55	\$0.00	\$53.55 100%
				2" meter	\$79.50	\$0.00	\$79.50 100%
				Installation Charge	\$82.80	\$0.00	\$82.80 100%
Reconnection Charge - PSC							
New Fee	Old Fee	Increase	% Increase	Charge (Business Hours)	New Fee	Old Fee	Increase
				Charge (Business Hours)	\$82.00	\$55.00	\$27.00 33%
				Charge (After Business Hours)	\$100.00	\$75.00	\$25.00 25%

Personel Updates

Vacant positions

The Village/Town of Somers is currently looking to fill the position of Accountant.

For available positions and full job descriptions, check our [website](#).

Our community is growing and will soon reach 10,000 residents.

The Village is highly sought after by businesses and residents who want to live and work here.

We have and will continue to experience significant business growth being in the I-94 corridor.

People seek Somers as an ideal place to live because we have a university, college and technical college within 15 minutes of our Village Campus.

The Village has an abundance of parks, bike trails, Lake Michigan, top quality health care facilities, restaurants and shopping.

Emergency Management Services

On February 8, the Village and Town Boards appointed Chief Ben Andersen as the Head of Emergency Management Services. Village/Town Administrator Jason Peters was appointed Deputy Emergency Management Liaison.

New development coming to Somers

■ Savannah at Pike Creek —

The project, located on the northwest corner of Highway L (18th Street) and Green Bay Road, is scheduled to start soon.

Of the 88-acre property, 68 acres will be residential use, the remainder will be commercial use.

The residential part of the development consists of 42 buildings with a mix of 1-, 2-, and 3-bedroom for a total of 338 residences.

It will also feature a 9,078-sq-ft. clubhouse with indoor and outdoor pools.

■ **Somersville** — The residential development is located on a 66-acre parcel at the corner of highways EA and E. It will be a mix of 14 owner-occupied duplexes and 478 market-rate luxury apartments.

It too will include a 9,000-sq-ft clubhouse with a pool, fitness center, lounge, game room and coffee bar.

■ **Becknell Industrial** — This project is a "Class A" spec building on a 50-acre parcel on East Frontage Road north of Highway 142. The 795,000-sq.-ft. building will feature 148 loading bays.

If successful, the developer has plans for additional industrial buildings on an 82-acre parcel immediately to the north.

The developer is scheduled to break ground this year.

■ **HSA** — This project, on a 65-acre parcel on the north side of Highway 142, just east of the new Kwik Trip, will be another "Class A" warehouse/industrial building of approximately 775,000 sq. ft. with a possible 130,000-sq.-ft. addition to the north side of the building.

It will feature 150 loading bays screened by berms and landscaping.

■ **Dunkin Donuts** — The restaurant is scheduled to open this year.

■ **Popeyes' Louisiana Kitchen** — The restaurant is also scheduled to open this year.



Rendering of the proposed Savannah at Pike Creek development.



The HSA Commercial development is planned to be named Somers Highland Commerce Center.

Maplecrest development

A single- and multi-family owner-occupied residential development has received conceptual approval on the site of the Maplecrest Golf Course. Formal approval from the Plan Commission and the Village Board is still needed.

This new community is designed to appeal to all demographics by providing small "pocket homes," side-by-side, traditional homes and semi-custom, single-family homes on larger lots, for a total of 457 dwellings.

The 160-acre parcel is designed to take advantage of the unique terrain by preserving the wooded area and natural water features. More than 44 acres of the properties have been reserved for open space. The existing clubhouse will be redesigned as a neighborhood center.

New Roundabout

Kenosha County will be installing a roundabout at the intersection of highways A and Y in 2023.

The project will raise the intersection by four feet.

Before the county began its work, the Village needed to work on 1,200 linear feet of water main in the area.

Globe Contractors Inc. of Pewaukee was the lowest of three bidders at \$272,450.

Most of the work on the intersection was completed in April.

Pritzker Archives & Memorial Park Center announces memorial design winner



The winning design for the memorial, *Orbits* by Oyler Wu Collaborative, was selected among the three finalists from Italy, Japan and Jordan.

The Pritzker Archives & Memorial Park Center has announced Oyler Wu Collaborative's 'Orbits' as the winner of an international design competition for a memorial honoring members of the United States Armed Forces and civilian personnel who served during the Cold War.

"Each submitted design was remarkable and very inspiring," said Col. Jennifer Pritzker, Founder of the Pritzker Military Museum & Library.

"The final decision was tough, but after much discussion, we believe that the Orbits design will truly resemble a place where everyone who contributed to the Cold War will be honored. This memorial is special and very dear to

many because people who sacrificed during this era are not recognized enough. Our goal is to make sure that our gratitude to these individuals is signified through this project."

The winning design was selected from a number of entries from all over the world. The other three finalists selected to provide a final concept were design teams from Italy, Japan and Jordan.

"We are extremely honored to have received so many submissions from such talented national and international designers and seen the professional skill the finalists brought to the second stage," said Susan Rifkin, Pritzker Military Museum & Library

Interim CEO.

"We are really looking forward to working with Jenny Wu and Dwayne Oyler to create a memorial that honors the lives and legacies of those who served and helped during the Cold War."

The concept *Orbits* by Oyler Wu Collaborative received the unanimous recommendation of the jury as the selected design and the design team.

In their summary report, the jury said the imagery of this concept invites discovery, the setting is respectful of the site, and a variety of paths and experiences can be explored and provide a palette for interpretation.

Reminders

■ Help us fix potholes promptly by reporting issues to our road maintenance crew.

Call Village/Town Hall at 262-859-2822.

We want to repair them promptly.

■ Carbon monoxide detectors are available through the Somers Fire Department.

If interested, call 262-620-3285 or email apisula@somers.org and firefighters will gladly come to your home and install a new alarm.

Fourth of July Parade

This year's parade will start at 2 p.m. July 4 from Shoreland Lutheran High School to Somers Elementary School.

This year's theme is "Celebrate the Red, White & Blue in 2022."

Entries for the parade are still sought. Anyone interested should call Parade Chair J. Schantek at 262-818-4448.

Registration forms are available on the Somers [website](#) or at the Village Hall, 7511 12th Street. No ice cream social is planned following the parade.

Historic cornerstone to be displayed

Hawthorn Hollow Nature Sanctuary and Arboretum will be displaying one more Somers historical artifact, the cornerstone of the now-demolished second Bullamore Forks School. The two-room school was dedicated in 1930 and located at the intersection of highways N and 142. It replaced the original one-room school built in the mid-1800s. It was a small primary school serving the children who lived in the immediate area.

The cornerstone is being delivered by Somers employees and will be displayed near the renovated original and the second Pike River School house buildings that were moved to



Bullamore Forks School cornerstone.

the property. The buildings, displayed in a prairie-like setting, are accessible to the public.

Additional history of Pike River School can be found on the Somers [website](#).

Congratulations to your new elected officials

Congratulations to the election winners:

- District 2 Court of Appeals Judge Lori Kornblum
- Kenosha County Executive Samantha Kerkman
- County Board Supervisor Dave Geertsen
- Town Board Supervisor James Armes
- Village Trustees: Karl Ostby, Ben Harbach and Joe Smith
- Kenosha Unified School District board

members Rebecca Stevens, Kristine Schmaling and Eric Meadows

Upcoming Elections

- Aug. 9 Fall primary elections
- Nov. 8 Fall elections

Voters in the newly annexed area west of

I-94 also voted for school board members. Their representatives are:

- Dennis Hrupka (Paris school)
- Jeff Kinzler, (Westosha Central High School Area A)
- Jay Nutting (Westosha Central High School Area C)
- Bill Lois (Westosha Central High School Area E)
- Steve Richter (Westosha Central High School Area B)

Village helps local organization through donation

The Village Board donated three cardiac heart monitors and their accessories to the Scout Leaders Rescue Squad of Kenosha at the Feb. 8 board meeting.

Last year the Village purchased upgraded cardiac heart monitors. The old monitors are no longer supported for service or repairs by the manufacturer.

The Fire Department investigated options for disposal including selling them. Several of the same model units have recently sold on Wisconsin surplus for less than \$200 each.

Village President George Stoner was in favor of the donation. The Scout Leaders help at local event and Stoner was greatfull that the

monitors would stay in the community.

"I want to thank the board for the donation," he said. "I know these heart monitors will save lives in our community."

Scout Leaders Rescue Squad Vice President Michael Kurhajec thanked the board for their support.

The Village and Town of Somers "Connecting With Your Community" newsletter is published by the Village/Town of Somers for public education and informational purposes. This newsletter is distributed to the residents through the Somers website in a easily printable format.
Jason Peters, Village/Town Administrator, Managing Editor. Kevin Poirier, News and Creative Editor.
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