

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

**Village Board Meeting
Agenda
Tuesday, April 25, 2023
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on April 11, 2023, Vouchers dated April 13, 2023, and April 20, 2023, Investment Summary Report for March
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Public Hearing on Resolution 2023-005, a Petition to Remove Territory from Utility District No. 1
8	Action on Resolution 2023-005, An Order to Removing Territory from the Village of Somers Utility District No. 1
9	Public Hearing on Resolution 2023-006, A Resolution regarding FEMA’s recent Letter of Map Revision for the area known as Unnamed Tributary No. 8 to Kilbourn Ditch Overflow
10	Action on Resolution 2023-006, A Resolution regarding FEMA’s recent Letter of Map Revision for the area known as Unnamed Tributary No. 8 to Kilbourn Ditch Overflow
11	Action on proposed Ordinance 2023-009, An Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions
12	Plan Commission Recommendations (Funk Trust & Golden Oil): <ul style="list-style-type: none"> a. Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests a

	<p>rezoning from A-1 Agricultural Preservation Dist. to A-4 Agricultural Land Holding Dist. & A-1 Agricultural Preservation Dist., on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. <i>(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)</i></p> <p>b. Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests approval of a Certified Survey Map (undated CSM prepared by Ryan Wilgreen of Excel Engineering) to create one (1) 25.00-acre Lot and one (1) 37.027-acre Lot from Tax Parcel # 82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. <i>(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)</i></p>
13	Action on proposed Ordinance 2023-010, an Ordinance to repeal and recreate section 13.55 Appendix “A” of the Code of Ordinances of the Village of Somers relating to the amount of Sewer service charges
14	Action on proposed Resolution 2023-007, A Resolution in Support of the City Burlington’s effort to amend Wisconsin State Statute 125.51(4)(e) to allow the transfer of “Class B” liquor licenses throughout an entire county
15	Discussion and possible action on change order #3 from Camosy Construction Inc. for Lift Station No. 1A and Water Transfer Station
16	Discussion and possible action on request for Final Payment from Camosy Construction Inc. in the amount of \$139,512 for work on Lift Station 1A and Water Transfer Station
17	Action on re-appointment of Donald Boxx to Plan Commission (3-year term to expire 04/30/2026)
18	Action on appointment of Gregg Thompson to Plan Commission (3-year term to expire 04/30/2026)
19	Action on appointment of Vincent Chambers to Plan Commission (3-year term to expire 04/30/2026)
20	Action on appointment of Patrick Juliana, as alternate to Plan Commission (3-year term to end 04/30/2026)
21	Approval of Operator’s Licenses: Joseph Meier, Allie Hedges, and Tracy Mcallister
21	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the April 25, 2023, Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 21st day of April 2023

Brandi Baker, 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
Proceedings from the Regular Board Meeting April 11, 2023**

President Stoner called the meeting to order at 5:30 p.m.

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Gregg Sinnen, Ben Harbach, Jackie Nelson, Jack Aupperle, Joe Smith, and Karl Ostby. Also present: Administrator Jason Peters, Clerk/Treasurer Brandi Baker, Assistant to the Administrator Kevin Poirier, and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on March 28, 2023, Vouchers dated March 30, 2023, and April 6, 2023, January 2023 ACH Payments, February 2023 ACH Payments, and March 2023 ACH Payments

Trustee Harbach moved to approve the Minutes of Regular meetings on March 14, 2023, and Vouchers dated March 16, 2023, and March 23, 2023.

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Correspondence

None

Citizen Comments

Carson Wilkinson 6337 50th St. gave his congratulations to President Stoner and the elected Trustees. Thanked Trustee Sinnen for all his service on the Board and years on the Fire and Rescue Department. Expressed his disfavor in agenda number 8.

President and Trustee Comments

Trustee Nelson acknowledged Trustee Sinnen's donation for the banner/flags. Thanked him for his years of service. Spoke on Jim Smith's positive community impact and years as a Town Board Supervisor.

Trustee Sinnen spoke about this being his last meeting. Thanked fellow Board members and Staff. Trustee Sinnen shared a quote from the League of Municipalities.

Trustee Aupperle wished Trustee Sinnen well.

Trustee Ostby wished Trustee Sinnen well and spoke on the new Plan Commission Candidates.

Trustee Harbach Congratulated Trustee Sinnen for years served on the Board, appreciated all his input.

Trustee Smith Thanked Trustee Sinnen mentioned that he learned a lot serving on the Board with him.

President Stoner will miss Trustee Sinnen's friendship and their Monday morning drives. Also spoke on Jim Smith and what a great friend he was.

Possible Motion to reconsider approval of bid received for 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project to August Winter & Sons, Inc. which included deduct C to bring the total to \$1,649,700.00

No motion made.

Action on awarding bid received for 2023 Roadway Improvements Program (Somers Estates) to Payne & Dolan in the amount of \$1,223,109.21.

Trustee Aupperle moved to approve awarding bid received for the 2023 Roadway Improvements Program (Somers Estates) to Payne & Dolan in the amount of \$1,223,109.20.

Seconded by Trustee Sinnen. Motion carried 7-0 vote.

President Stoner asked about the anticipated start/end date.

Administrator Peters explained the pre-con meeting will be held Thursday and these answers will be discussed then.

Discussion and possible action on proposed Resolution 2023-005, a Resolution of Appreciation for Gregg Sinnen on the Occasion of His Retirement from the Village of Somers Board of Trustees and to Serve as an Acknowledgement of His Years of Service to the Somers Community.

Trustee Nelson moved to approve proposed Resolution 2023-005, a Resolution of Appreciation for Gregg Sinnen on the Occasion of His Retirement from the Village of Somers Board of Trustees and to Serve as an Acknowledgement of His Years of Service to the Somers Community

Seconded by Trustee Aupperle. Motion carried. 6-0 vote.

Trustee Sinnen abstained from vote.

Trustee Nelson read Resolution 2023-005 out loud.

Approval of Operator's Licenses: Kiril Nonevich and Renee Stoyanov

Trustee Aupperle moved to approve Operator Licenses: Kiril Nonevich and Renee Stoyanov.

Seconded by Trustee Harbach. Motion carried 7-0 vote.

Adjourn

Trustee Sinnen moved to Adjourn at 5:49pm.

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Drafted this 12th day of April by Brandi Baker Clerk/Treasurer

These minutes are not official until approved by the Village Board.

04/13/2023 01:27 PM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 04/13/2023 - 04/13/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
04/13/2023	POOL	61699	AIR001	AIRGAS USA, LLC	507.82
04/13/2023	POOL	61700	AT&TMOB	AT&T MOBILITY	1,143.38
04/13/2023	POOL	61701	BTSC001	BOND TRUST SERVICES CORP	900.00
04/13/2023	POOL	61702	BORLAND	CARRIE BORLAND	400.00
04/13/2023	POOL	61703	CENTURYL	CENTURYLINK	16.72
04/13/2023	POOL	61704	CORE	CORE & MAIN LP	2,096.71
04/13/2023	POOL	61705	DAV001	DAVISON LAW OFFICE, LTD	9,738.56
04/13/2023	POOL	61706	DAV001	DAVISON LAW OFFICE, LTD	4,890.75
04/13/2023	POOL	61707	HLK001	HOERNEL LOCK & KEY INC	213.10
04/13/2023	POOL	61708	BARTOLAI	JANE BARTOLAI	18.34
04/13/2023	POOL	61709	FRO001	JODIN FROEBER	241.62
04/13/2023	POOL	61710	MEN001	MENARDS - RACINE	53.15
04/13/2023	POOL	61711	RICOHUSA	RICOH USA, INC	193.43
04/13/2023	POOL	61712	ROLAND	ROLAND MACHINERY COMPANY	233,663.04
04/13/2023	POOL	61713	SAMSMC	SAM'S CLUB MC/SYNCB	4,245.02
04/13/2023	POOL	61714	STAPLEAD	STAPLES	79.18
04/13/2023	POOL	61715	WEE001	WE ENERGIES	1,840.39
04/13/2023	POOL	61716	WEE001	WE ENERGIES	198.37
04/13/2023	POOL	61717	WDT001	WI DEPT OF TRANSPORTATION	1,039.68

POOL TOTALS:

Total of 19 Checks:	261,479.26
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	261,479.26

04/20/2023 01:02 PM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 04/20/2023 - 04/20/2023

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
04/20/2023	POOL	61724	AED	AED ESSENTIALS INC	1,516.00
04/20/2023	POOL	61725	HOP001	ANDREA & ORENDORFF LLP	1,841.20
04/20/2023	POOL	61726	CDWGOV	CDW GOVERNMENT	449.50
04/20/2023	POOL	61727	SPECTRUM	CHARTER COMMUNICATIONS	139.98
04/20/2023	POOL	61728	MARTINJ	JANET MARTIN	402.40
04/20/2023	POOL	61729	FRO001	JODIN FROEBER	247.75
04/20/2023	POOL	61730	KCSHERIF	KENOSHA CO SHERIFF DEPT	62,002.95
04/20/2023	POOL	61731	KNAPH	KNAPHEIDE EQUIPMENT CO - CHICAGO	24,458.00
04/20/2023	POOL	61732	LINEX	LINE-X OF KENOSHA	2,340.00
04/20/2023	POOL	61733	MEN001	MENARDS - RACINE	484.45
04/20/2023	POOL	61734	QUADIENT	QUADIENT FINANCE USA INC	1,007.45
04/20/2023	POOL	61735	QUADIENTLE	QUADIENT LEASING USA INC	214.68
04/20/2023	POOL	61736	RICOHUSA	RICOH USA, INC	193.43
04/20/2023	POOL	61737	RLBYD	RLB HYDRAULIC SERVICE INC	889.99
04/20/2023	POOL	61738	RUDIEFRANK	RUDIE FRANK ARCHITECTURE INC	4,125.00
04/20/2023	POOL	61739	WEE001	WE ENERGIES	858.22
04/20/2023	POOL	61740	WEE001	WE ENERGIES	3,190.07
04/20/2023	POOL	61741	WEE001	WE ENERGIES	9,714.17

POOL TOTALS:

Total of 18 Checks:	114,075.24
Less 0 Void Checks:	0.00
Total of 18 Disbursements:	114,075.24

2023 VILLAGE OF SOMERS INVESTMENT INCOME

MONTH	PERSHING	LGIP-V	LGIP-T	TOTALS
JAN	\$ 9,300.31	\$ 14,636.72	\$ 1,427.58	\$ 25,364.61
FEB	46.71	14,134.99	1,379.54	15,561.24
MAR	50.65	15,973.44	1,560.93	17,585.02
APR				-
MAY				-
JUN				-
JUL				-
AUG				-
SEP				-
OCT				-
NOV				-
DEC				-
2023 GT	9,397.67	44,745.15	4,368.05	58,510.87
1ST QTR	\$ 9,397.67	\$ 44,745.15	\$ 4,368.05	\$ 58,510.87
2nd QTR	-	-	-	-
3rd QTR	-	-	-	-
4th QTR	-	-	-	-

¹ Change in Market Value = Income + Realized Gain/Loss + Unrealized Gain/Loss - Admin Expenses

FEES

MONTH	PERSHING	LGIP-V	LGIP-T	TOTALS
JAN	\$ 205.54			\$ 205.54
FEB	637.19			637.19
MAR	575.94			575.94
APR				-
MAY				-
JUN				-
JUL				-
AUG				-
SEP				-
OCT				-
NOV				-
DEC				-
2023 GT	1,418.67	-	-	1,418.67
1ST QTR	\$ 1,418.67	\$ -	\$ -	\$ 1,418.67
2nd QTR	-	-	-	-
3rd QTR	-	-	-	-
4th QTR	-	-	-	-

2023 MONTHLY BALANCES

MONTH	PERSHING	LGIP-V	LGIP-T
JAN	\$ 5,009,676.35	\$ 4,056,941.22	\$ 395,946.81
FEB	4,998,808.99	4,071,076.21	397,326.35
MAR	5,029,843.53	4,087,049.65	401,984.48
APR			
MAY			
JUN			
JUL			
AUG			
SEP			
OCT			
NOV			
DEC			
YEARLY AVG	\$ 5,012,776.29	\$ 4,071,689.03	\$ 398,419.21



Investment Account Statement

March 1, 2023 - March 31, 2023
 Account Number:

VILLAGE OF SOMERS
 PO BOX 197
 SOMERS WI 53171-0197

Your Investment Advisor:
 EHLERS INVESTMENT PARTNERS
 (651) 697-8500

General

Portfolio at a Glance

	This Period	Year-to-Date
BEGINNING ACCOUNT VALUE	\$4,998,808.99	\$5,004,269.78
Adjusted Previous Account Value	4,998,808.99	5,004,269.78
Dividends, Interest and Other Income	50.65	9,397.67
Other Transactions	-575.94	-1,418.67
Net Change in Portfolio¹	31,559.83	17,594.75
ENDING ACCOUNT VALUE	\$5,029,843.53	\$5,029,843.53
Accrued Interest	\$23,786.80	
Account Value with Accrued Interest	\$5,053,630.33	
Estimated Annual Income	\$102,321.42	

¹ Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.

Asset Summary

Percent	Asset Type	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	14,761.22	14,235.93
99%	Fixed Income	4,984,047.77	5,015,607.60
100%	Account Total	\$4,998,808.99	\$5,029,843.53

Additional Information

Description	This Period	Year-to-Date
Securities Bought and Sold	\$0.00	-\$4,998,012.85



For Your Information

Receive Tax Documents Faster

We know that receiving your tax documents is important to you. Access them faster and more securely via eDelivery.

The benefits of eDelivery include:

- Faster access to account documents
- Increased security of personal information
- Less mail and paper to manage

To enroll in eDelivery, log in to your account at investor.pershing.com, select "Go Paperless" at the top of any page and follow the on-screen prompts for setup. Continued receipt of hard copy documents may be subject to additional fees. Contact your investment advisor if you have any questions about eDelivery.

Client Service Information

Your Investment Advisor: 117

EHLERS INVESTMENT PARTNERS
3060 CENTER POINTE DRIVE
ROSEVILLE MN 55113

Contact Information

Business: (651) 697-8500

Your Account Information

TAX LOT DEFAULT DISPOSITION METHOD

Default Method for Mutual Funds:	First In First Out
Default Method for Stocks in a Dividend Reinvestment Plan:	First In First Out
Default Method for all Other Securities:	First In First Out

BOND AMORTIZATION ELECTIONS

Amortize premium on taxable bonds based on Constant Yield Method:	Yes
Accrual market discount method for all other bond types:	Constant Yield Method
Include market discount in income annually:	No

ELECTRONIC DELIVERY

Your electronic delivery selections for account communications are listed below:

Electronic Delivery

Enrollment	Communication
<input checked="" type="checkbox"/>	Statements and Reports
<input checked="" type="checkbox"/>	Trade Confirmations
<input checked="" type="checkbox"/>	Tax Documents
<input checked="" type="checkbox"/>	Notifications
<input checked="" type="checkbox"/>	Prospectus*
<input checked="" type="checkbox"/>	Proxy/Shareholder Communications*

Please log in to your account or contact your Investment Advisor to make any changes to your electronic delivery preferences.

E-mail notifications are delivered to the following e-mail address(es):

b#####@somers.org

t#####@somers.org

*b#####@somers.org is on file for these documents

The above e-mail address is partially masked for your security. Please log in to your account to review the full e-mail address.



March 1, 2023 - March 31, 2023
 VILLAGE OF SOMERS

Portfolio Holdings

Description	Quantity	Opening Balance	Closing Balance	Accrued Income	Income This Year	30-Day Yield
CASH, MONEY FUNDS AND BANK DEPOSITS 1.00% of Portfolio						
Money Market						
DREYFUS TREAS OBLIG CM PART	14,235.9300	14,761.22	14,235.93	3.35	9,397.67	4.12%
DREYFUS TREAS SEC CM SERVICE		0.00	0.00	0.00		3.65%
Total Money Market		\$14,761.22	\$14,235.93	\$3.35	\$9,397.67	
TOTAL CASH, MONEY FUNDS AND BANK DEPOSITS		\$14,761.22	\$14,235.93	\$3.35	\$9,397.67	

Description	Quantity	Market Price	Market Value	Accrued Interest	Estimated Annual Income	Estimated Yield
FIXED INCOME 99.00% of Portfolio (In Maturity Date Sequence)						
U.S. Treasury Securities						
¹ UNITED STATES TREAS BILLS 0.000% 04/20/23 B/E DTD 04/21/22 Security Identifier: 912796V48	505,000.0000	99.7790	503,883.95	0.00		
UNITED STATES TREAS BILLS 0.000% 07/13/23 B/E DTD 07/14/22 Security Identifier: 912796XQ7	1,023,000.0000	98.6860	1,009,557.78	0.00		
UNITED STS TREAS NTS 0.125% 10/15/23 B/E DTD 10/15/20 1ST CPN DTE 04/15/21 CPN PMT SEMI ANNUAL ON APR 15 AND OCT 15 Moody Rating Aaa Security Identifier: 91282CAP6	1,033,000.0000	97.5590	1,007,784.47	592.41	1,291.25	0.12%
UNITED STS TREAS NTS 2.500% 04/30/24 B/E DTD 04/30/22 1ST CPN DTE 10/31/22 CPN PMT SEMI ANNUAL ON APR 30 AND OCT 31 Moody Rating Aaa Security Identifier: 91282CEK3	1,020,000.0000	97.7770	997,325.40	10,636.74	25,500.00	2.55%
Total U.S. Treasury Securities	3,581,000.0000		\$3,518,551.60	\$11,229.15	\$26,791.25	
U.S. Government Bonds						
FEDERAL HOME LN BKS 4.750% 01/12/24 B/E DTD 01/12/23 1ST CPN DTE 07/12/23 CPN PMT SEMI ANNUAL ON JAN 12 AND JUL 12 Moody Rating Aaa Security Identifier: 3130AUJS4	250,000.0000	100.0600	250,150.00	2,605.90	11,875.00	4.74%
FEDERAL HOME LN BKS CONS BD 5.000% 07/26/24 B/E DTD 01/26/23 CALLABLE 01/26/24 @ 100.000 1ST CPN DTE 07/26/23 CPN PMT SEMI ANNUAL ON JAN 26 AND JUL 26 Moody Rating Aaa S & P Rating AA+ Security Identifier: 3130AUH98	500,000.0000	99.9240	499,620.00	4,513.89	25,000.00	5.00%



Portfolio Holdings (continued)

Description	Quantity	Market Price	Market Value	Accrued Interest	Estimated Annual Income	Estimated Yield
FIXED INCOME (continued)						
U.S. Government Bonds (continued)						
FEDERAL NATL MTG ASSN 1.625% 01/07/25 B/E DTD 01/10/20 1ST CPN DTE 07/07/20 CPN PMT SEMI ANNUAL ON JAN 07 AND JUL 07 Moody Rating Aaa S & P Rating AA+ Security Identifier: 3135GOX24	262,000.0000	95.5500	250,341.00	993.42	4,257.50	1.70%
FEDERAL HOME LN BKS CONS BD 5.000% 01/27/26 B/E DTD 01/27/23 CALLABLE 07/27/23 @ 100.000 1ST CPN DTE 07/27/23 CPN PMT SEMI ANNUAL ON JAN 27 AND JUL 27 Moody Rating Aaa S & P Rating AA+ Security Identifier: 3130AUL85	500,000.0000	99.3890	496,945.00	4,444.44	25,000.00	5.03%
Total U.S. Government Bonds	1,512,000.0000		\$1,497,056.00	\$12,557.65	\$66,132.50	
TOTAL FIXED INCOME	5,093,000.0000		\$5,015,607.60	\$23,786.80	\$92,923.75	
			Market Value	Accrued Interest	Estimated Annual Income	
Total Portfolio Holdings			\$5,029,843.53	\$23,786.80	\$102,321.42	

¹ This bond is maturing.

Portfolio Holdings Disclosures

Pricing

This section includes the net market value of the securities in your account on a settlement date basis, including short positions, at the close of the statement period. The market prices, unless otherwise noted, have been obtained from independent vendor services, which we believe to be reliable. In some cases the pricing vendor may provide prices quoted by a single broker or market maker. Market prices do not constitute a bid or an offer, and may differ from the actual sale price. Securities for which a price is not available are marked "N/A" and are omitted from the Total.

THE AS OF PRICE DATE ONLY APPEARS WHEN THE PRICE DATE DOES NOT EQUAL THE STATEMENT DATE.

Estimated Annual Figures

The estimated annual income (EAI) and estimated annual yield (EAY) figures are estimates and for informational purposes only. These figures are not considered to be a forecast or guarantee of future results. These figures are computed using information from providers believed to be reliable; however, no assurance can be made as to the accuracy. Since interest and dividend rates are subject to change at any time, and may be affected by current and future economic, political, and business conditions, they should not be relied on for making investment, trading, or tax decisions. These figures assume that the position quantities, interest and dividend rates, and prices remain constant. A capital gain or return of principal may be included in the figures for certain securities, thereby overstating them. Refer to www.pershing.com/disclosures for specific details as to formulas used to calculate the figures. Accrued interest represents interest earned but not yet received.

Reinvestment

The dollar amount of Mutual Fund distributions, Money Market Fund dividend income, Bank Deposit interest income, or dividends for other securities shown on your statement may have been reinvested. You will not receive confirmation of these reinvestments. Upon written request to your financial institution, information pertaining to these transactions, including the time of execution and the name of the person from whom your security was purchased, may be obtained. In dividend reinvestment transactions, Pershing acts as your



Portfolio Holdings Disclosures (continued)

Reinvestment (continued)

agent and receives payment for order flow.

Option Disclosure

Information with respect to commissions and other charges incurred in connection with the execution of option transactions has been included in confirmations previously furnished to you. A summary of this information is available to you promptly upon your written request directed to your introducing firm. In order to assist your introducing firm in maintaining current background and financial information concerning your option accounts, please promptly advise them in writing of any material change in your investment objectives or financial situation. Expiring options which are valuable are exercised automatically pursuant to the exercise by exception procedure of the Options Clearing Corporation. Additional information regarding this procedure is available upon written request to your introducing firm.

Foreign Currency Transactions

Pershing will execute foreign currency transactions as principal for your account. Pershing may automatically convert foreign currency to or from U.S. dollars for dividends and similar corporate action transactions unless you instruct your financial organization otherwise. Pershing's currency conversion rate will not exceed the highest interbank conversion rate identified from customary banking sources on the conversion date or the prior business day, increased by up to 1%, unless a particular rate is required by applicable law. Your financial organization may also increase the currency conversion rate. This conversion rate may differ from rates in effect on the date you executed a transaction, incurred a charge, or received a credit. Transactions converted by agents (such as depositories) will be billed at the rates such agents use.

Proxy Vote

Securities not fully paid for in your margin account may be lent by Pershing to itself or others in accordance with the terms outlined in the Margin Agreement. The right to vote your shares held on margin may be reduced by the amount of shares on loan. The Proxy Voting Instruction Form sent to you may reflect a smaller number of shares entitled to vote than the number of shares in your margin account.

Ratings

This statement may contain credit rating information obtained from Standard & Poor's. Reproducing and distributing any information received from Standard & Poor's is not permitted without prior written authorization from Standard & Poor's. Standard & Poor's does not guarantee the accuracy, completeness, timeliness or availability of any information. Standard & Poor's is not responsible for any errors or omissions, regardless of the cause, or for the results of using such content. Standard & Poor's makes no express or implied warranties including warranties of merchantability or fitness for a particular purpose. Standard & Poor's shall not be legally responsible for any fees, costs, expenses or losses in connection with the use of their content. Credit ratings are opinions and not statements of facts; are not recommendations to purchase, hold or sell securities; and do not address suitability for investment purpose. Credit ratings should not be relied upon as investment advice.

Activity Summary (All amounts shown are in base currency)

	Credits This Period	Debits This Period	Net This Period	Credits Year-to-Date	Debits Year-to-Date	Net Year-to-Date
Securities						
Securities Bought	0.00	0.00	0.00	0.00	-4,998,012.85	-4,998,012.85
Total Securities	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,998,012.85	-\$4,998,012.85
Dividends and Interest	\$50.65	\$0.00	\$50.65	\$9,397.67	\$0.00	\$9,397.67



Activity Summary (continued)

	Credits This Period	Debits This Period	Net This Period	Credits Year-to-Date	Debits Year-to-Date	Net Year-to-Date
Fees	\$0.00	-\$575.94	-\$575.94	\$0.00	-\$1,418.67	-\$1,418.67
Totals	\$50.65	-\$575.94	-\$525.29	\$9,397.67	-\$4,999,431.52	-\$4,990,033.85

Transactions by Type of Activity

Process/ Settlement Date	Activity Type	Description	Quantity	Price	Accrued Interest	Amount	Currency
Dividends and Interest							
03/31/23	MONEY MARKET FUND INCOME RECEIVED PER201156	DREYFUS TREAS OBLIG				50.65	USD
Total Dividends and Interest					\$0.00	\$50.65	USD
Fees							
03/16/23	MANAGEMENT FEE PAID USD999997	MANAGEMENT FEE				-575.94	USD
Total Fees					\$0.00	-\$575.94	USD
Total Value of Transactions					\$0.00	-\$525.29	USD

The price and quantity displayed may have been rounded.

Income and Expense Summary

	Current Period		Year-to-Date	
	Taxable	Non Taxable	Taxable	Non Taxable
Dividend Income				
Money Market	50.65	0.00	9,397.67	0.00
Total Income	\$50.65	\$0.00	\$9,397.67	\$0.00

Accrued Interest Summary

	Current Period		Year-to-Date	
	Taxable	Non Taxable	Taxable	Non Taxable
Accrued Interest Paid				
U.S. Treasury Securities	0.00	0.00	-5,827.93	0.00
U.S. Government Bonds	0.00	0.00	-283.19	0.00
Total Accrued Interest Paid	\$0.00	\$0.00	-\$6,111.12	\$0.00



March 1, 2023 - March 31, 2023
 VILLAGE OF SOMERS

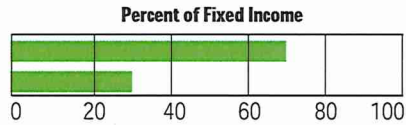
Money Market Fund Detail

Date	Activity Type	Description	Amount	Balance
Sweep Money Market Fund				
DREYFUS TREAS OBLIG CM PART				
Current Yield: 4.29% Activity Ending: 03/31/23				
03/01/23	Opening Balance		14,761.22	14,761.22
03/16/23	Withdrawal	MONEY FUND REDEMPTION	-575.94	14,185.28
03/31/23	Deposit	INCOME REINVEST	50.65	14,235.93
03/31/23	Closing Balance			\$14,235.93
Total All Money Market Funds				\$14,235.93

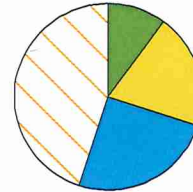
Fixed Income Analysis

Bond Quality

Bond Quality	Market Value	% of Bond Market Value
AAA	3,502,165.87	70%
Not Rated	1,513,441.73	30%
Total	5,015,607.60	100%



Bond Maturity Schedule



Bond Maturity	Market Value	% of Bond Market Value
Within 1 month	503,883.95	10%
1 to 6 months	1,009,557.78	20%
7 to 12 months	1,257,934.47	25%
1 to 5 years	2,244,231.40	45%
Total	5,015,607.60	100%

Percentages of bond market values are rounded to the nearest whole percentage. Bond quality ratings reflect Moody's or Standard and Poor's ratings. Bonds may be rated by other services. Bonds that are in default are not included. Please refer to your Portfolio Holdings section.

Messages

Although a money market mutual fund (money fund) seeks to preserve the value of your investment at \$1 per share, it is possible to lose money by investing in a money fund. Shares of a money fund or the balance of a bank deposit product held in your brokerage account may be liquidated upon request with the proceeds credited to your brokerage account. Please see the money fund's prospectus or the bank deposit product's disclosure document or contact your advisor for additional information. Pursuant to SEC Rule 10b-10(b)(1) confirmations are not sent for purchases into money funds processed on the sweep platform. Pursuant to applicable regulation, account statements will be produced monthly or quarterly. Balances in Federal Deposit Insurance Corporation (FDIC)-insured bank deposit sweep products are not protected by Securities Investor Protection Corporation (SIPC).

Pershing LLC's Compliance Report





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

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Public Hearing on Resolution 2023-005, a Petition to Remove Territory from Utility District No. 1

#8 Action on Resolution 2023-005, An Order to Removing Territory from the Village of Somers Utility District No. 1

BACKGROUND:

In December of 2022, upon the request of the Nehls family, the Village released a conservation easement placed on the CSM that split the original lot. The Nehls wanted to remove the conservation easement on Lot 3 so that a portion of their now combined lot could be sold to their neighbors, the Bonns. When Nehls attempted to record a lot line adjustment to deed the small portion of land to the Bonns, the County informed the Village that the Bonns parcel was not located in UD #1. The small strip of land (.321 acres) attached to the Bonns parcel will need to be removed from UD #1 so the deed can be recorded.

PRIOR ACTION TAKEN:

On March 14th, Administrator Peters executed a petition to request the removal of the small portion of the lot from UD#1 and set a public hearing for April 25th. The attached notice of the public hearing has been properly published. The Board reviewed this matter at our April 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of Resolution 2023-005. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#7

“Motion to open public hearing”

HOLD PUBLIC HEARING

“Motion to close public hearing”

#8

“Motion to approve Resolution 2023-005, An Order to Removing Territory from the Village of Somers Utility District No. 1”

ATTACHMENTS:

Petition to Remove

Notice of Public Hearing

Resolution 2023-005

Map of Area

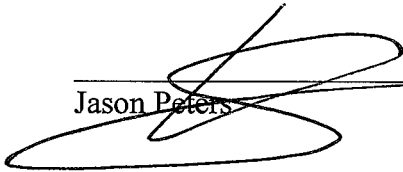
**PETITION TO REMOVE CERTAIN
TERRITORY FROM THE VILLAGE OF
SOMERS UTILITY DISTRICT NO. 1**

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

The undersigned, Jason Peters, after being first duly sworn, states as follows:


1. That your petitioner is the Village Administrator for the Village of Somers and is fully familiar with all of the matters averred to herein.
2. That the public health, safety, convenience or welfare of the Village will be promoted by the removal of the real property described hereafter from the Village of Somers Utility District No. 1.
3. That the property to be removed at the request of your petitioner is in the Village of Somers Utility District No. 1, is a very small strip of land consisting of approximately 0.321 acres which is the subject of an administrative lot line adjustment. This land currently is in the Utility District but is being attached to a parcel which is not currently in the Utility District.
4. That the property to be removed from the District is a portion of Parcel No. 83-4-223-064-0213.
5. That your petitioner makes this Petition for the purpose of requesting that the Village Clerk/Treasurer schedule and advertise a public hearing to be held before the Village Board of Trustees considering the petitioner's request; further, your petitioner requests that the Village Clerk/Treasurer mail a notice of the requested removal from the Utility District to the State of Wisconsin Department of Commerce and the State of Wisconsin Department of Natural Resources more than ten (10) days prior to the public hearing to be scheduled.

Dated this 14th day of March, 2023.

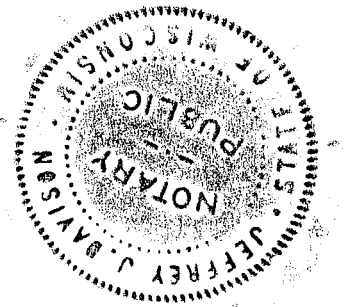


Jason Peters

Subscribed and sworn to before me
this 14th day of March, 2023.



Printed Name: Jeffrey J. Davison
Kenosha County, Wisconsin
My commission expires is permanent.



NOTICE OF PUBLIC HEARING
ON THE REMOVAL OF TERRITORY FROM THE
VILLAGE OF SOMERS UTILITY DISTRICT NO. 1

PLEASE TAKE NOTICE that the Village Board of the Village of Somers, Kenosha County, Wisconsin, sitting as commissioners of the Village of Somers Utility District No. 1, will conduct a public hearing on the 25th day of April, 2023, at the Somers Village Hall commencing at 5:30 p.m. or as soon thereafter as parties may be heard on the Petition of Jason Peters, Village Administrator, for removal of certain real property from the Village of Somers Utility District No. 1 pursuant to Wisconsin Statutes. The legal description for the property to be removed from the District is described in the attached Exhibit "A".

Dated this 15th day of March, 2023.

Brandi Baker, Clerk/Treasurer
Village of Somers

EXHIBIT "A"

Land Conveyed from Parcel No. 83-4-223-064-0213 to Parcel No. 83-4-223-064-0300

Part of Lot 3 of Certified Survey Map No. 2597 (C.S.M. 2597), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on October 31, 2007 as Document No. 1538458, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 2 North, Range 23 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows:

Beginning at the Southeast corner of Lot 3 of said C.S.M. 2597, also being the Northeast corner of Parcel B of Certified Survey Map No. 1615, run thence S87°51'34" W, 145.00 feet along a South line of Lot 3 of said C.S.M. 2597; thence N01°29'11"W, 96.00 feet parallel with the West line of the Southeast 1/4 of said Section 6; thence N87°30'03"E, 145.01 feet to a point on an East line of Lot 3 of said C.S.M. 2597 being 25.00 feet from, as measured perpendicular to, a South line of Lot 3 of said C.S.M. 2597; thence S01°29'11"E, 96.91 feet along an East line of Lot 3 of said C.S.M. 2597 to the point of beginning.

Containing 13,985 square feet or 0.321 acre

RESOLUTION NO. 2023-005

**AN ORDER REMOVING TERRITORY FROM THE
VILLAGE OF SOMERS UTILITY DISTRICT NO. 1**

The Village Board of the Village of Somers, Kenosha County, Wisconsin, sitting as commissioners of the Village of Somers Utility District No. 1 hereby orders the removal of certain real property, described with more particularity herein, as part of the Village of Somers Utility District No. 1 following public hearing conducted by the Board on April 25, 2023. In arriving at this decision, the Village Board finds as follows:

- i. That the Petitioner, Jason Peters, Village Administrator, filed his Petition on March 14, 2023, for removal of certain real property from the Village of Somers Utility District No. 1 pursuant to Wisconsin Statutes.
- ii. That following the filing of this Petition, the Village Clerk/Treasurer scheduled and advertised as a Class 1 Notice of Public Hearing to be held before this Board on April 25, 2023, concerning the Petitioner's request; further, that the Village Clerk/Treasurer mailed a notice to the Department of Commerce and the Department of Natural Resources more than ten (10) days prior to the Public hearing and that no adverse comments were received by either of those departments.
- iii. That a public hearing was conducted as described above by this Board on April 25, 2023.
- iv. That the public health, safety, convenience or welfare will be promoted by the removal of the real property described hereafter from the Village of Somers Utility District No. 1.
- v. That the legal description for the property to be removed from the District described on the attached Exhibit "A".

Based upon the foregoing,

IT IS HEREBY ORDERED that copies of this Order establishing this removal from the Village of Somers Utility District No. 1 shall be filed by the Village Clerk/Treasurer with the Department of Natural Resources and that a true and correct copy of this Order shall be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Brandi Baker, Clerk/Treasurer

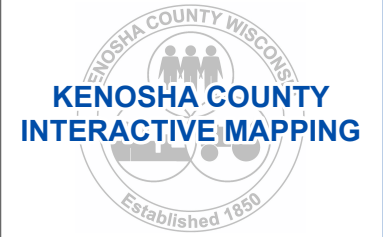
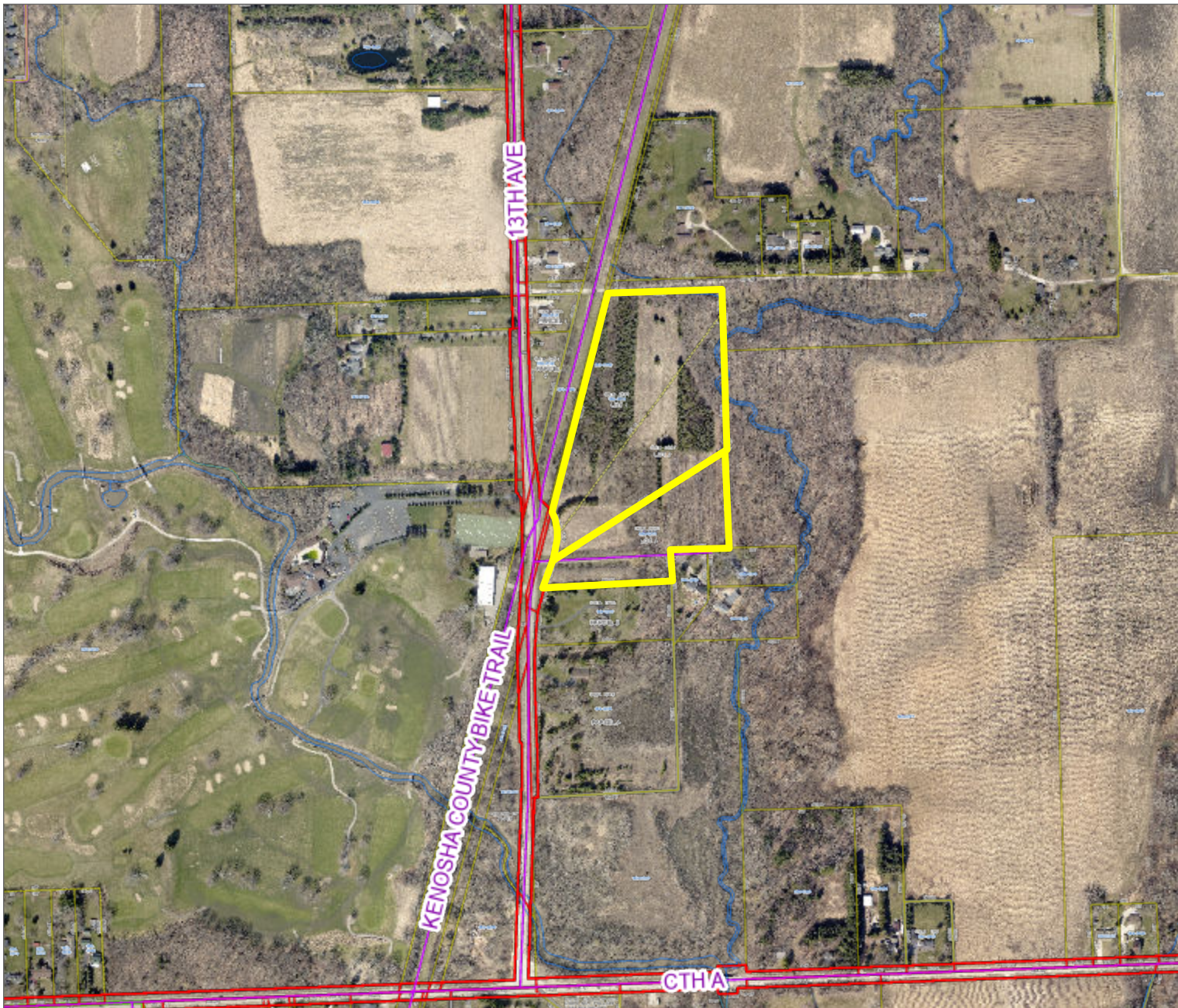
EXHIBIT "A"

Land Conveyed from Parcel No. 83-4-223-064-0213 to Parcel No. 83-4-223-064-0300

Part of Lot 3 of Certified Survey Map No. 2597 (C.S.M. 2597), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on October 31, 2007 as Document No. 1538458, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 2 North, Range 23 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows:

Beginning at the Southeast corner of Lot 3 of said C.S.M. 2597, also being the Northeast corner of Parcel B of Certified Survey Map No. 1615, run thence S87°51'34" W, 145.00 feet along a South line of Lot 3 of said C.S.M. 2597; thence N01°29'11"W, 96.00 feet parallel with the West line of the Southeast 1/4 of said Section 6; thence N87°30'03"E, 145.01 feet to a point on an East line of Lot 3 of said C.S.M. 2597 being 25.00 feet from, as measured perpendicular to, a South line of Lot 3 of said C.S.M. 2597; thence S01°29'11"E, 96.91 feet along an East line of Lot 3 of said C.S.M. 2597 to the point of beginning.

Containing 13,985 square feet or 0.321 acre



Legend



1 Inch = 570 Feet

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

Date Printed: 12/2/2022

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

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 Public Hearing on Resolution 2023-006, A Resolution regarding FEMA's recent Letter of Map Revision for the area known as Unnamed Tributary No. 8 to Kilbourn Ditch Overflow

#10 Action on Resolution 2023-006, A Resolution regarding FEMA's recent Letter of Map Revision for the area known as Unnamed Tributary No. 8 to Kilbourn Ditch Overflow

#11 Action on proposed Ordinance 2023-009, An Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions

BACKGROUND:

As a part of the Kwik Trip on CTH 142 project, the Kwik Trip submitted engineering to FEMA to receive a Letter of Map Revision (LOMR). The process for the LOMR has been going on for several years. On March 28th, 2023, the Village received notice from FEMA that the requested revision would be effective August 16, 2023.

In order to be in compliance with NFIP the Village needs to take steps to adopt the revisions in our ordinance. The Village will need to hold a public hearing on the matter. The properly notice public hearing has been set for our April 25th Board Meeting. Attorney Davison, with the help of Planning Director Buehler has drafted the attached Resolution 2023-006 that will serve to document the steps taken to adopt the approved revisions and to notify the public. Finally, Attorney Davison has drafted proposed Ordinance 2023-009 that will serve to codify the approved revision.

PRIOR ACTION TAKEN:

The Board reviewed this matter at our April 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of Resolution 2023-006 and Ordinance No. 2023-009. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#9

“Motion to open public hearing”

HOLD PUBLIC HEARING

“Motion to close public hearing”

#10

“Motion to approve Resolution 2023-006, A Resolution regarding FEMA’s recent Letter of Map Revision for the area known as Unnamed Tributary No. 8 to Kilbourn Ditch Overflow”

#11

“Motion to waive first reading of Ordinance No. 2023-009”

“Motion to approve proposed Ordinance 2023-009, An Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions”

ATTACHMENTS:

Notice of Public Hearing

Proposed Resolution 2023-006

Proposed Ordinance 2023-009

NOTICE OF PUBLIC HEARING
ON THE ADOPTION BY THE VILLAGE OF SOMERS
OF THE LETTER OF MAP REVISION DETERMINATION
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

PLEASE TAKE NOTICE that the Village Board of the Village of Somers, Kenosha County, Wisconsin, will conduct a public hearing on the 25th day of April, 2023, at the Somers Village Hall, 7511 12th Street, Kenosha, Wisconsin 53144, commencing at 5:30 p.m. or as soon thereafter as parties may be heard on the adoption by the Village of Somers of that certain Letter of Map Revision Determination made by the Federal Emergency Management Agency. A copy of the Letter of Map Revision Determination is available for inspection in the office of the Village Clerk/Treasurer at the Village Hall.

Dated this 29th day of March, 2023.

Brandi Baker, Clerk/Treasurer
Village of Somers

RESOLUTION NO. 2023-006

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby resolves as follows:

WHEREAS, Kwik Trip, Inc. (hereinafter the "Developer") made application to the Federal Emergency Management Agency (hereinafter "FEMA") and the Wisconsin Department of Natural Resources (hereinafter "WDNR") for a Letter of Map Revision (hereinafter "LOMR") for floodplain management purposes; and

WHEREAS, on March 28, 2023, FEMA issued a LOMR Determination document for the area known as Unnamed Tributary No. 8 to Kilbourn Road Ditch Overflow, a true and correct copy of which is attached hereto, marked Exhibit "A" and incorporated herein by reference; and

WHEREAS, on the 25th day of April, 2023, following posting and publication of Notice, the Village Board held a public hearing for interested parties at the Village Hall; and

WHEREAS, it is the intention of the Village Board to adopt the recommendations contained in the LOMR, attached as Exhibit "A", subject to the conditions contained in the LOMR.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby adopts the findings and recommendations contained in the FEMA LOMR dated March 28, 2023 attached hereto and subject to the conditions contained therein. Specifically, the LOMR map revision has an effective date of August 16, 2023, and interested parties may request that FEMA reconsider the determination pursuant to the appeal process contained in the LOMR.

BE IT FURTHER RESOLVED, that the Village Clerk/Treasurer forward a copy of this Resolution to the developer, to FEMA and to the WDNR and that Village staff prepare a news release for publication in the Kenosha News and on the Village website that describes the revision and explains how the Village will provide data and help interpret the National Flood Insurance Program maps.

Dated at Somers, Wisconsin, this _____ day of April, 2023.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Brandi Baker, Clerk/Treasurer



Federal Emergency Management Agency

Washington, D.C. 20472

March 28, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable George Stoner
President, Board of Trustees
Village of Somers
135 22nd Avenue
Kenosha, WI 53140

IN REPLY REFER TO:

Case No.: 22-05-3273P
Community Name: Village of Somers, WI
Community No.: 550406
Effective Date of
This Revision: **August 16, 2023**

Dear President Stoner:

The Flood Insurance Study Report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5500, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc Jason Peters
Town Administrator
Village of Somers

Brian Cunningham
State NFIP Coordinator
Wisconsin Department of Natural Resources

Riley Stone, P.E.
Project Engineer
raSmith

Exhibit "A"



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Somers Kenosha County Wisconsin	CHANNELIZATION CULVERT	1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 550406		
IDENTIFIER	Kwik Trip Store #597 - Unnamed Trib No. 8 to Kilbourn Road Ditch Overflow	APPROXIMATE LATITUDE & LONGITUDE: 42.614, -87.947 SOURCE: Google Earth DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 55059C0177D DATE: June 19, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: March 07, 2017 PROFILE: 114P FLOODWAY DATA TABLE: 9	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE & REVISED REACH

Unnamed Tributary No. 8 to Kilbourn Road Ditch Overflow - From approximately 300 feet downstream of 113th Avenue to approximately 150 feet upstream of 28th Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Unnamed Tributary No. 8 to Kilbourn Road Ditch Overflow	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-3273P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-3273P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-3273P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/flm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: April 11, 2023 and April 18, 2023

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-3273P

102-I-A-C

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD 88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
UNNAMED TRIBUTARY NO. 8 TO KILBOURN ROAD DITCH (CONTINUED) E	4,344	*	*	*	*	724.0	*	*	*
UNNAMED TRIBUTARY NO. 8 TO KILBOURN ROAD DITCH OVERFLOW									
A	930	*	*	*	*	707.9	*	*	*
B	2,100	*	*	*	*	712.3	*	*	*
C	2,687	*	*	*	*	715.0	*	*	*
D	3,084	*	*	*	*	715.4	*	*	*
E	3,544	*	*	*	*	715.5	*	*	*
UNNAMED TRIBUTARY NO. 13 TO KILBOURN ROAD DITCH									
A	290	*	*	*	*	717.2	*	*	*
B	512	*	*	*	*	719.1	*	*	*
C	1,320	*	*	*	*	724.4	*	*	*
D	1,610	*	*	*	*	727.6	*	*	*
E	2,218	*	*	*	*	731.8	*	*	*
F	2,450	*	*	*	*	733.9	*	*	*
G	2,867	*	*	*	*	736.1	*	*	*

REVISED DATA

REVISED BY LOMR
EFFECTIVE: JUNE 14, 2021

¹FEET ABOVE CONFLUENCE WITH KILBOURN ROAD DITCH, *DATA NOT AVAILABLE

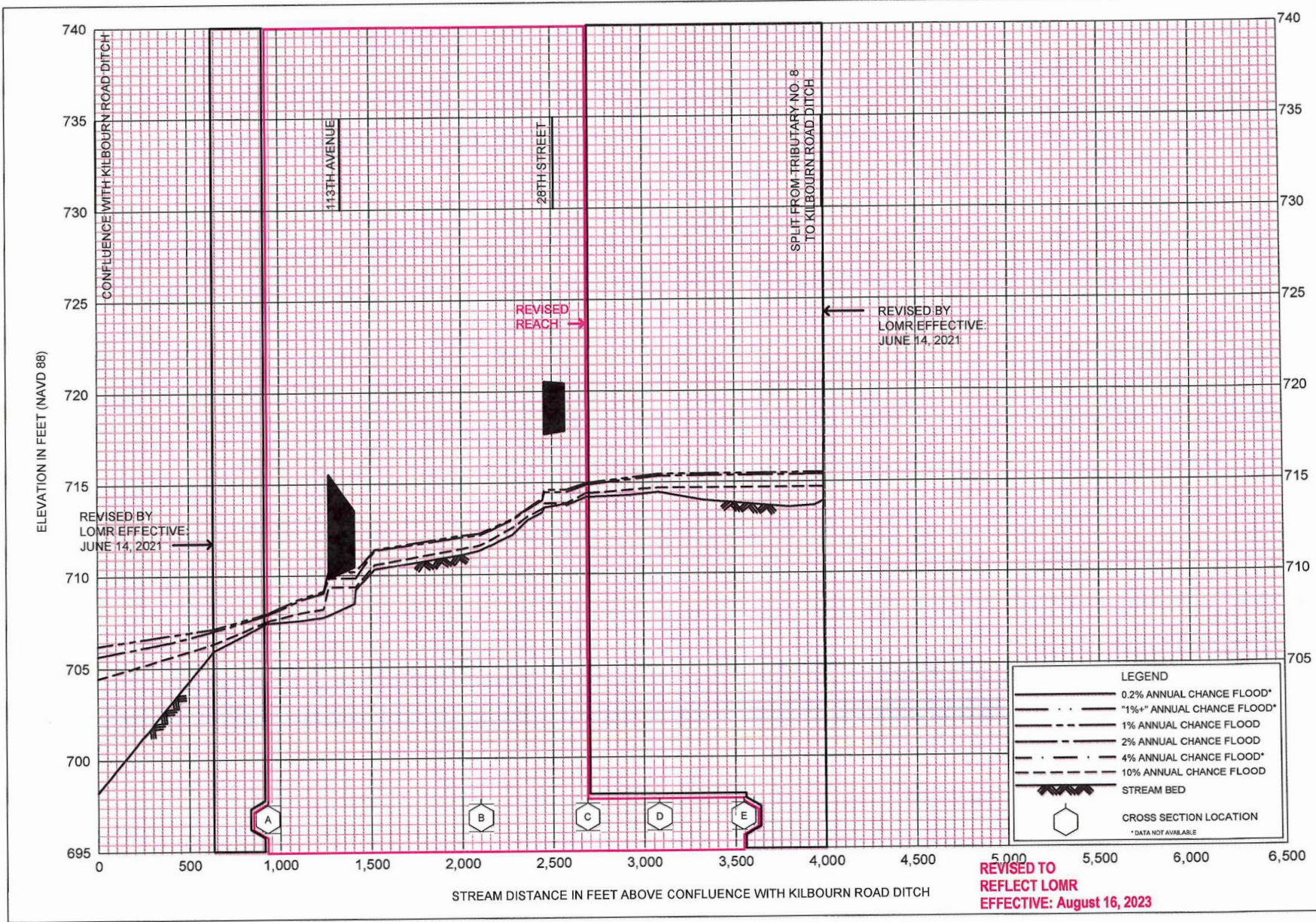
REVISED TO
REFLECT LOMR
EFFECTIVE: August 16, 2023

TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOODWAY DATA

UNNAMED TRIBUTARY NO. 8 TO KILBOURN ROAD DITCH - UNNAMED TRIBUTARY NO. 8
TO KILBOURN ROAD DITCH OVERFLOW - UNNAMED TRIBUTARY NO. 13 TO KILBOURN
ROAD DITCH

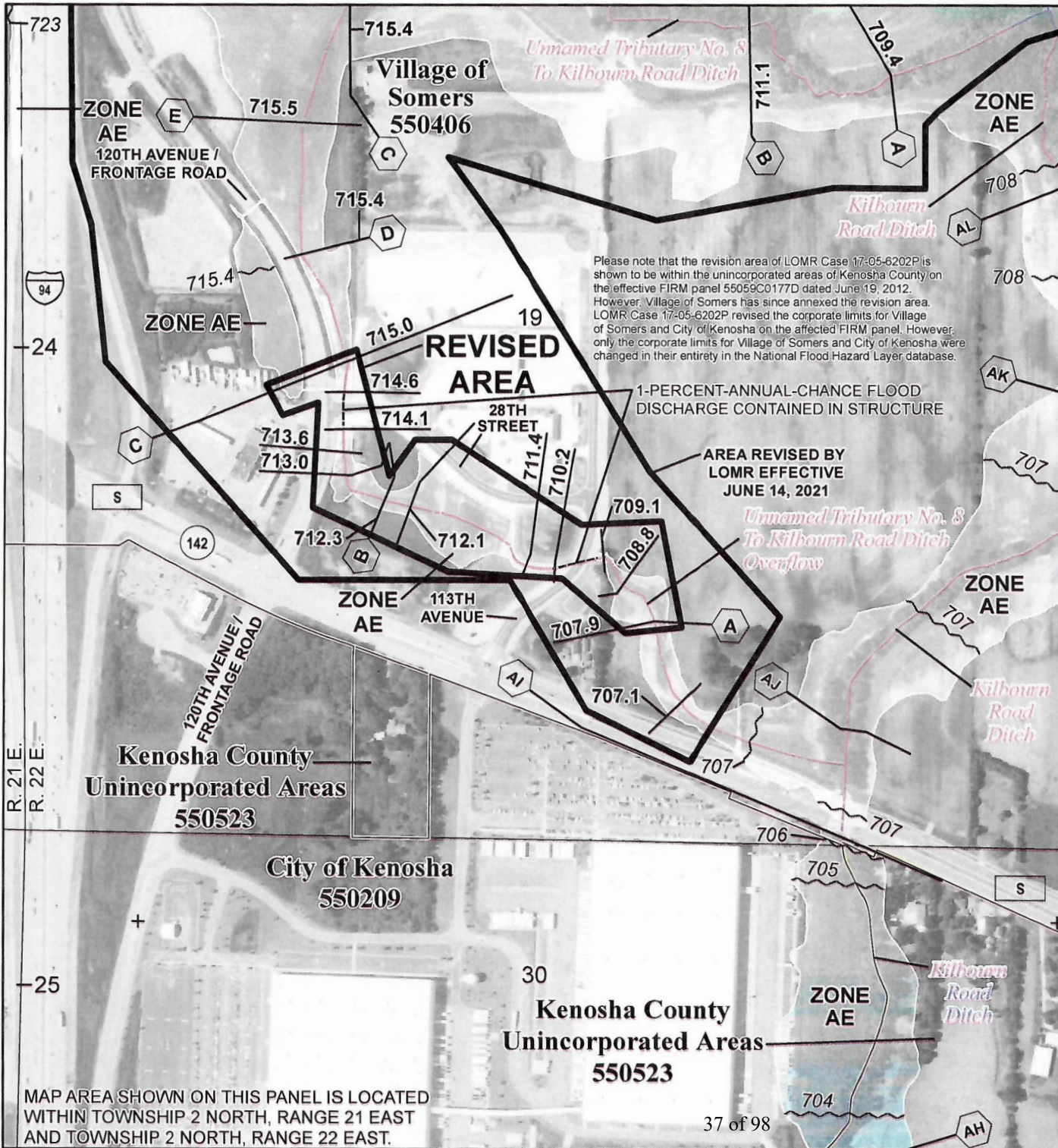


FLOOD PROFILES

UNNAMED TRIBUTARY NO. 8 TO KILBOURN ROAD
DITCH OVERFLOW

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

114P



Please note that the revision area of LOMR Case 17-05-6202P is shown to be within the unincorporated areas of Kenosha County on the effective FIRM panel 55059C0177D dated June 19, 2012. However, Village of Somers has since annexed the revision area. LOMR Case 17-05-6202P revised the corporate limits for Village of Somers and City of Kenosha on the affected FIRM panel. However, only the corporate limits for Village of Somers and City of Kenosha were changed in their entirety in the National Flood Hazard Layer database.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD

SCALE

Map Projection: NAD 1983 UTM Zone 16N; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 177 OF 331

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF	550209	0177	D
KENOSHA COUNTY	550523	0177	D
SOMERS, VILLAGE OF	550406	0177	D

REVISED TO REFLECT LOMR EFFECTIVE: August 16, 2023

MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 2 NORTH, RANGE 21 EAST AND TOWNSHIP 2 NORTH, RANGE 22 EAST.

VERSION NUMBER 2.1.3.0
MAP NUMBER 55059C0177D
EFFECTIVE DATE JUNE 19, 2012

ORDINANCE NO. 2023-009

AN ORDINANCE TO REPEAL AND RECREATE SECTION ZN 4.08(1)(a)5b
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO OFFICIAL MAPS AND REVISIONS

The Village Board of Trustees of the Village of Somers, Kenosha County,

Wisconsin, hereby repeals and recreates Section ZN 4.08(1)(a)5b of the Code of Ordinances of the Village of Somers relating to the official maps and revisions to read as follows:

- b Official Maps & Revisions. The boundaries of all floodplain districts are designated as AE, A and AH Zones based on flood elevations derived from the flood profiles in the Flood Insurance Study (FIS) volume numbers 55059CV001B and 55059CV002B, effective March 7, 2017 Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see sub. (f) *Amendments*) before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Village Clerk of the Village of Somers. If more than one (1) map or revision is referenced, the most restrictive information shall apply.
- 1) All areas covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM), as approved by DNR and FEMA. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) volume numbers 55059CV001B and 55059CV002B, effective March 7, 2017 and are shown as AE, A, and AH Zones on the FIRM. The FIRM Map Panels affected are: 55059C0062D, 55059C0064D, 5509C0066D, 55059C0067D, 55059C0068D, 55059C0069D, 55059C0086D, 55059C0087D, 55059C0088D, 55059C0089D, 55059C0091D, 55059C0093D, 55059C0177D, 55059C0181D, 55059C0182D, 55059C0201D, 55059C0202D dated June 19, 2012, FIRM Map Panel 55059C0184E dated March 7, 2017 and FIRM Map Panel 55059C0177D revised June 14, 2021.
 - 2) Letter of Map Revision (LOMR): Case No.: 22-05-3273P Effective Date: August 16, 2023.

These official floodplain maps and studies were approved by the DNR and FEMA and are on file in the office of the Village Clerk of the Village of Somers. If more than one (1) map or revision is referenced, the most restrictive information shall apply.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Brandi Baker, Clerk/Treasurer



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

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #12 Plan Commission Recommendations (Funk Trust & Golden Oil):

- a. Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to A-4 Agricultural Land Holding Dist. & A-1 Agricultural Preservation Dist., on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)*
- b. Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests approval of a Certified Survey Map (undated CSM prepared by Ryan Wilgreen of Excel Engineering) to create one (1) 25.00-acre Lot and one (1) 37.027-acre Lot from Tax Parcel # 82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)*

BACKGROUND:

The Plan Commission has previously reviewed a concept for Golden Oil’s potential project at the NE corner of CTH E and East Frontage Road (82-4-222-073-0102). Golden Oil is still working on the official submission for the project, but in the meantime, they are working with Funk Trust to purchase the land they will need. Golden Oil will be

purchasing 25 acres and the Funk Trust will retain the remaining 37.027 acres. In order to facilitate the sale, the lot will need to be split. The parties have submitted a request for rezone and a land division through CSM.

In this case, the rezone would be from A-1 to A-1 and A-4. The parcel retained by the Funk Trust would remain A-1 and the new 25-acre parcel would become A-4. As you may recall the Village established the A-4 district in 2021 to serve as placeholder for ag land that is split and no longer meets the requirements of A-1 though A-3.

PRIOR ACTION TAKEN:

The Plan Commission heard the above-mentioned request at their April 10th meeting and held the requisite public hearings. No major issues were raised. The Plan Commission's recommendation was to approve the request for rezone (6-0) and to split the lot into two parcels through the proposed CSM (6-0).

The Board reviewed this matter at our April 18th Work Session. No issues were raised.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would recommend approval. Again, the approval of this rezoning and CSM does not serve as the entitlements that Golden Oil will need for their proposed project. Finally, this step merely serves as a vehicle for Golden Oil to purchase the land they want to use to move forward with their project. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#12a

“Motion to approve request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to A-4 Agricultural Land Holding Dist. & A-1 Agricultural Preservation Dist., on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers, subject to the following conditions:

- 1. Subject to final Certified Survey Map being reviewed and approved by Village Planning; and*
- 2. Subject to final Certified Survey Map being reviewed and approved by Village Engineer.”*

#12b

Motion to approve request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests approval of a Certified Survey Map (undated CSM prepared by Ryan Wilgreen of Excel Engineering) to create one (1) 25.00-acre Lot and one (1) 37.027-acre Lot from Tax Parcel # 82-4-222-073-0102, located in the

SW ¼ of Section 7, T2N, R22E, Village of Somers. subject to the following conditions:

- 1. Subject to final Certified Survey Map being reviewed and approved by Village Planning; and*
- 2. Subject to final Certified Survey Map being reviewed and approved by Village Engineer.”*

ATTACHMENTS:

Planning Memo dated 03/28/2023

Planning Commission Minutes 04/10/2023 – Highlighted

Application for Rezone

Application for CSM



COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Senior Land Use Planner
RPT DATE: 03-28-23
MTG DATE: 04-10-23
APPLN DATE: 02-13-23
RE: Golden Oil LLC CSM & Rezoning

PROJECT/SITE INFO:

1. Petitioner/Agent: Paul Bhardwaj, Golden Oil LLC
2. Property Owner: Arlo F and Jeanne L Funk Trust
3. Location/Address: NE corner of CTH E & East Frontage Road
4. Tax key Number(s): 82-4-222-073-0102
5. Area: 62.02 acres
6. Existing Zoning: A-1 Agricultural Preservation Dist., FPO Floodplain Overlay Dist.
7. Proposed Zoning: A-4 Agricultural Land Holding Dist., A-1 Agricultural Preservation Dist., FPO Floodplain Overlay Dist.
8. Existing Land Use: Business/Industrial Park
9. Proposed Land Use: Business/Industrial Park

PROJECT OVERVIEW:

The Petitioner is proposing to split the subject parcel into one (1) 25-acre Lot and one (1) 37.027-acre remnant Lot via Certified Survey Map. The Petitioner intends to purchase Lot 1 of the CSM to be used as the site for potential future development, while Lot 2 of CSM would remain owned by the current parcel owner. A rezoning of Lot 1 of the CSM is being requested from A-1 Agricultural Preservation District to A-4 Agricultural Land Holding District.

PLANNER COMMENTS:

The A-4 zoning on Lot 1 of the proposed CSM will essentially act as a “placeholder” zoning district. A zoning change will eventually need to be requested from A-4 into an appropriate zoning category once specific plans and uses for the future development of the Lot are finalized by the Petitioner.

The submitted Certified Survey Map generally complies with the Village of Somers Land Division and Platting Control Ordinance. Noted below are several recommendations for revisions to be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. The Certified Survey Map shall be subject to the following:
 - a. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s March 13, 2023 review letter.



COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

- b. Subject to making the following revisions to the CSM:
1. Add date of map.
 2. Add the name & address of the developer/subdivider to Sheet 1 of the CSM.
 3. Add a note indicating the proposed Lots will be served by municipal sewer.
 4. On Sheet 1, revise the 100 year floodplain boundary line to match that as shown on FEMA Map No. 55059C0064D, specifically a portion of the northeast area of Lot 1 which is outside of Zone “AE”.
 5. On Sheet 1, add shading to areas indicated as Flood Zone “AE” (Flood Zone “X” areas are noted as “unshaded”, implying that other areas are shaded).
 6. On Sheet 2, revise the note to indicate the date wetlands were delineated by Evergreen Consultants LLC.
 7. Add existing and proposed topographic contours at vertical intervals of not more than two feet to the face of the CSM.
 8. Add a 50’x50’ vision corner easement at the southwest corner of Lot 1.
 9. Add the following vision corner easement note to the face of the CSM:
“No obstructions, such as structures, fences, parking or vegetation shall be permitted in any business, manufacturing or institutional district between the heights of two (2) feet and ten (10) feet above the plane through the centerline of the road within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from the road right-of-way. In the case of any federal, state or county highway or village road intersection with any other federal, state or county highway or village road or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.”
 10. On Sheet 6, remove the “Plan Commission Approval” signature area (only Village Board approval is required).
- c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.
- d. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- e. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.



Village of Somers
Proceeding from the Village Plan
Commission Meeting
April 10, 2023

1. Call to Order

Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George Stoner
- Commissioner Ron Grimes
- Commissioner Bob Lee
- Commissioner Scott Fredrick
- Commissioner Sandee Gardinier
- Commissioner Aiello

Absent: Don Boxx

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Trustees Gregg Sinnen, Ben Harbach and Karl Ostby, Joe Smith
Kenosha County Planners: Luke Godshall
Others: Keller Architect Nathan Laurent, Dale Tode (realtor/broker)

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of March 13, 2022

Commissioner Aiello moved to approve to the minutes.

Seconded by Commissioner Lee. Motion carried. 6-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. Rezoning: Public Hearing and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to A-4 Agricultural Land Holding Dist. & A-1 Agricultural Preservation Dist., on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers.

Public comments: none

Commissioner Lee moves to accept the request.

Commissioner Fredrick seconds the motion.

Motion carried 6-0 vote.

7. Land Division (Certified Survey Map): Public Hearing and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests approval of a Certified Survey Map (undated CSM prepared by Ryan Wilgreen of Excel Engineering) to create one (1) 25.00-acre Lot and one (1) 37.027-acre Lot from Tax Parcel # 82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers.

Public comments: none

Commissioner Lee opens the public hearing .

Commissioner Fredrick and Aiello second the motion

Administrator Peters explains the implication of the land division explains it will allow the developer to do buy the land. President Stoner mentions there are a couple projects at that location. Administrator Peters reminds commissioners that the developer presented a concept plan last month.

Motion carried 6-0 vote.

8. Adjourn

Commissioner Aiello moved to adjourn.

Seconded by Commissioner Fredrick.

Motion carried 6-0 vote.

Drafted April 12, 2023.

These minutes are not official until approved by the Plan Commission. Submitted by Kevin Poirier



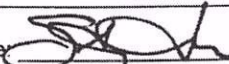
VILLAGE OF SOMERS

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Sidney A. Funk, as Successor Trustee of the Arlo F. and Jeanne L. Funk Trust u/a/d 12-06-95

Print Name: ARLO F & JEANNE FUNK TRUST
SIDNEY A. FUNK - TRUSTEE Signature: 

Mailing Address: 27822 Santa Anita Blvd

City: Wesley Chapel State: FL Zip: 33544

Phone Number: 813 478 1265 E-mail (optional): FUNK.SID@GMAIL.COM

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

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

Print Name: Paul Bhardwaj Signature: 

Business Name: Golden Oil LLC

Mailing Address: 1170 22nd Avenue

City: Kenosha State: WI Zip: 53140

Phone Number: 262-425-1500/675 E-mail (optional): paul@goldenoilcompany.com

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

82-4-222-073-0102 Lot 1 A1 to A4; Lot 2 to Remain A1

Property Address of property to be rezoned:

No assigned address

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

A-4 - Potential future development for Lot 1. Lot 2 to remain A-1 zone.

REZONING APPLICATION

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

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

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

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

SMF

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: 19 County Board Supervisor: Brian Bashaw

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

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

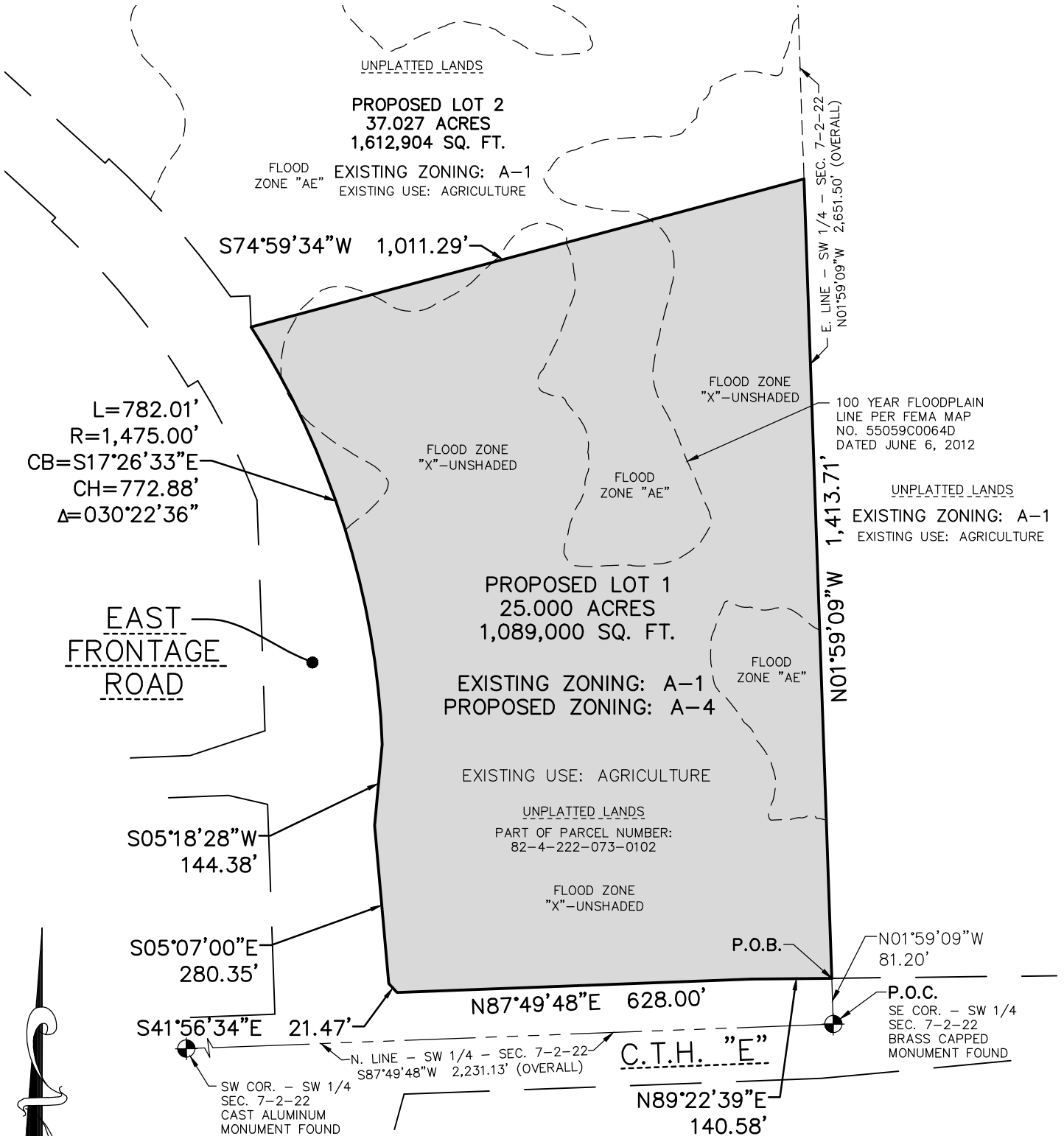
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

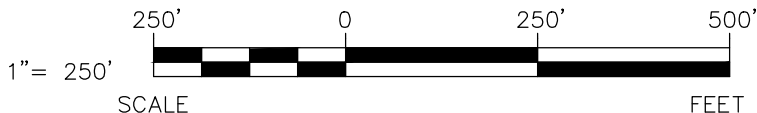
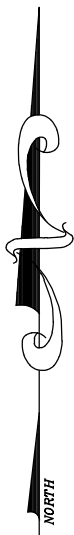
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may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

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

ZONING EXHIBIT



ZONING KEY	
A-1	AGRICULTURAL PRESERVATION DISTRICT
A-4	AGRICULTURAL LAND HOLDING DISTRICT





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Phone: (920) 926-9800
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JOB NO. 2266000

Zoning Legal Description

Part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 1,413.71 feet; thence South 74°-59'-34" West, a distance of 1,011.29 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 25.000 acres (1,089,000 sq. ft.) of land more or less.



VILLAGE OF SOMERS

Department of Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- Certified Survey Map
- Subdivision Preliminary Plat
- Subdivision Final Plat
- Condominium Plat

Applicant is: Property Owner Subdivider Other Purchaser

Applicant Name: Golden Oil LLC - Paul Bhardwaj Date _____

Mailing Address: 1170 22nd Avenue Phone # 262-425-1500/675
Kenosha, WI 53140 Phone # _____

Tax Parcel Number(s): 82-4-222-073-0102

_____ Acreage of Project: 62.027

Location of Property (including legal description):

Northeast corner of East Frontage Road & CTH E. See attached legal description.

Subdivision/Development Name (if applicable): Arlo F. and Jeanne L. Funk Trust

Existing Zoning: A-1 Proposed Zoning: Lot 1 - A4; Lot 2 - A1

8/15

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

Present Business/Industrial Park

Proposed No change

Present Use(s) of Property: Vacant agricultural land

Proposed Use(s) of Property: Future business use

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

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


The subdivision abuts a county trunk highway Yes (x) No ()

The subdivision contains shoreland/floodplain areas Yes (x) No ()

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

DELOFA JEANNE FUNK TRUST
 - TRUSTEE

2/10/2023

Property Owner's Signature

Date

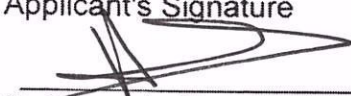
Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date


Developer's Signature

2/12/23
Date

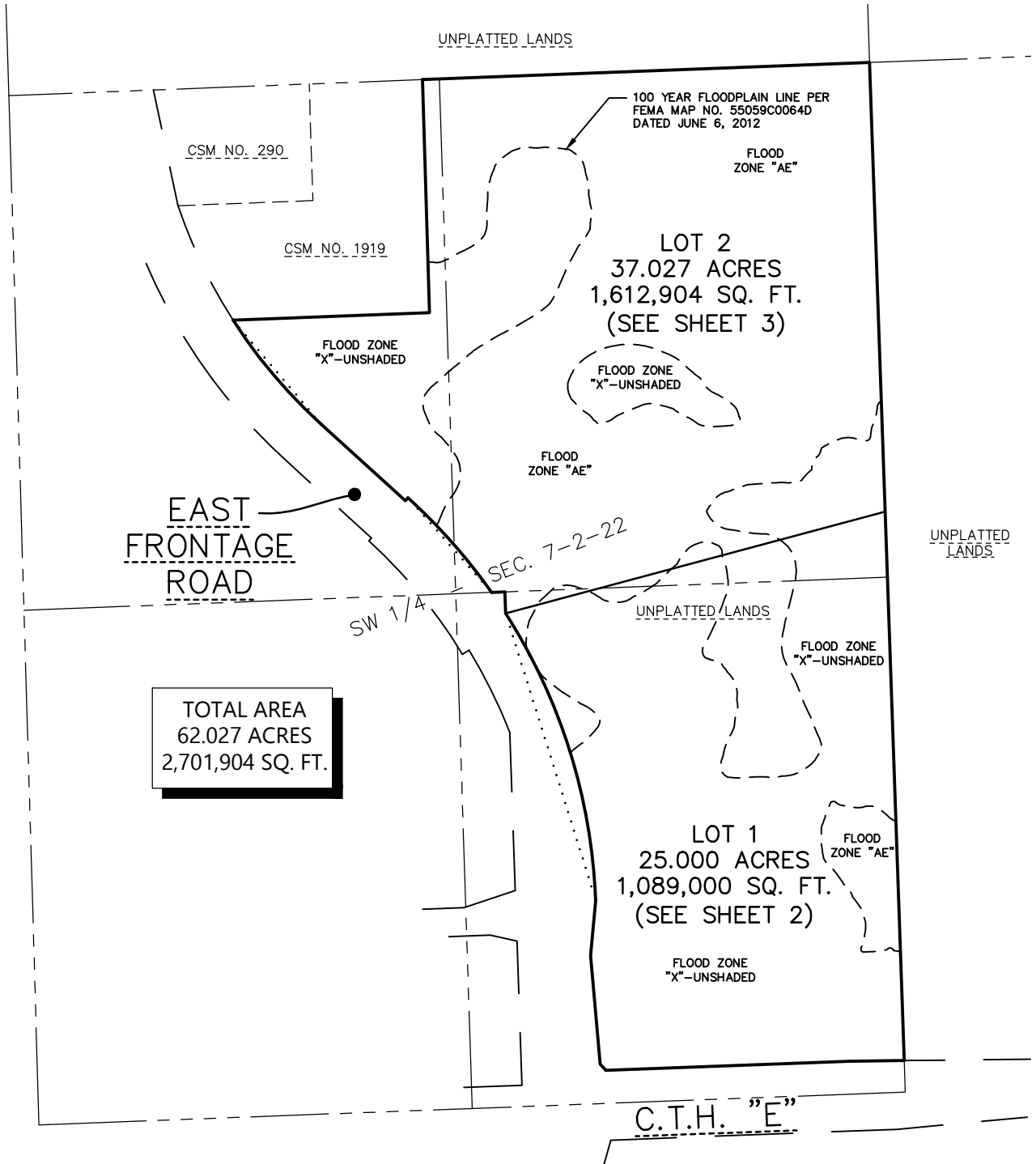
LEGAL DESCRIPTION

Part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 2,570.30 feet to the Northeast corner of said Southwest 1/4; thence South 87°-47'-29" West along the North line of said Southwest 1/4, a distance of 1,151.84 feet to the East line of Certified Survey Map No. 1919, recorded in the Kenosha County Register of Deeds Office as Document No. 1038241; thence South 01°-44'-34" East along said East line, a distance of 600.00 feet to the South line of said Certified Survey Map; thence South 87°-47'-29" West along said South line, a distance of 505.73 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 351.82 feet along said Easterly line on a curve to the left having a radius of 1,335.00 feet, the chord of said curve bears South 40°-14'-37" East, a chord distance of 350.80 feet; thence South 47°-47'-36" East along said Easterly line, a distance of 292.63 feet; thence North 42°-12'-24" East along said Easterly line, a distance of 10.00 feet; thence Southeasterly 325.41 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 41°-28'-23" East, a chord distance of 324.75 feet; thence North 87°-48'-38" East along said Easterly line, a distance of 34.30 feet; thence South 01°-59'-00" East along said Easterly line, a distance of 55.22 feet; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 62.027 acres (2,701,904 sq. ft.) of land more or less.

CERTIFIED SURVEY MAP NO.

FOR
ARLO F. AND JEANNE L. FUNK TRUST
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
 VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



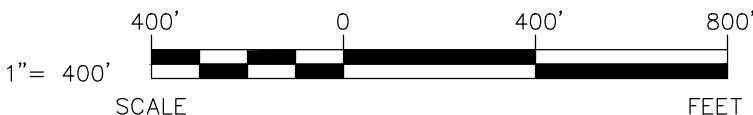
TOTAL AREA
 62.027 ACRES
 2,701,904 SQ. FT.

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



OWNER:
 ARLO F. AND JEANNE L. FUNK TRUST
 27822 SANTA ANITA BOULEVARD
 WESLEY CHAPEL, FL 33544

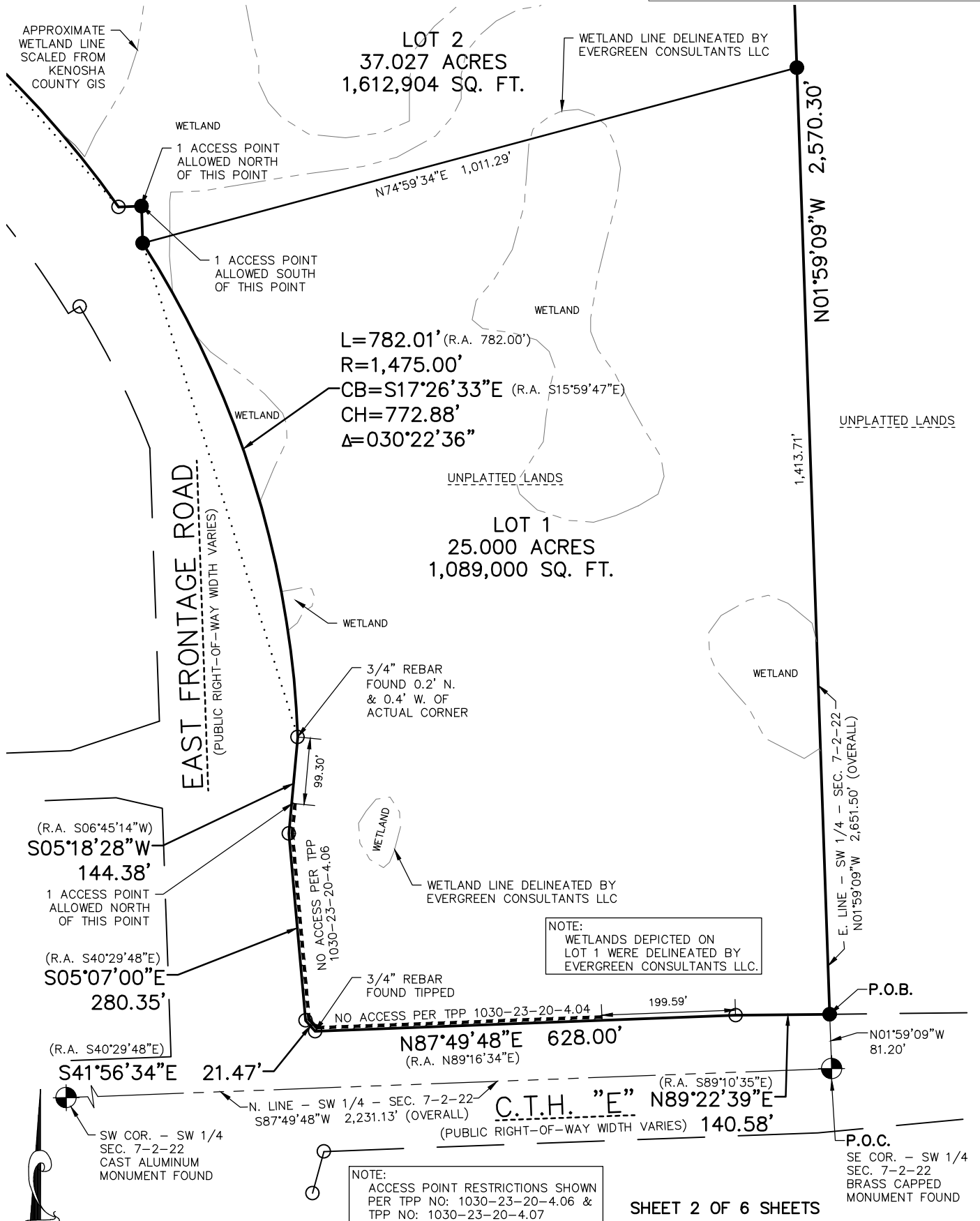
SHEET 1 OF 6 SHEETS

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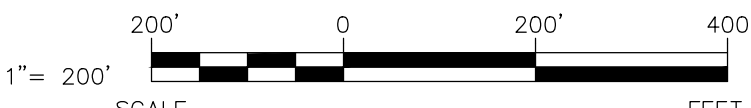
100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com
JOB NO. 2266000

CERTIFIED SURVEY MAP NO. _____

FOR
ARLO F. AND JEANNE L. FUNK TRUST
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
 VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



SHEET 2 OF 6 SHEETS



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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Arlo F. and Jeanne L. Funk Trust bounded and described as follows:

Part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 2,570.30 feet to the Northeast corner of said Southwest 1/4; thence South 87°-47'-29" West along the North line of said Southwest 1/4, a distance of 1,151.84 feet to the East line of Certified Survey Map No. 1919, recorded in the Kenosha County Register of Deeds Office as Document No. 1038241; thence South 01°-44'-34" East along said East line, a distance of 600.00 feet to the South line of said Certified Survey Map; thence South 87°-47'-29" West along said South line, a distance of 505.73 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 351.82 feet along said Easterly line on a curve to the left having a radius of 1,335.00 feet, the chord of said curve bears South 40°-14'-37" East, a chord distance of 350.80 feet; thence South 47°-47'-36" East along said Easterly line, a distance of 292.63 feet; thence North 42°-12'-24" East along said Easterly line, a distance of 10.00 feet; thence Southeasterly 325.41 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 41°-28'-23" East, a chord distance of 324.75 feet; thence North 87°-48'-38" East along said Easterly line, a distance of 34.30 feet; thence South 01°-59'-00" East along said Easterly line, a distance of 55.22 feet; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 62.027 acres (2,701,904 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Somers in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2266000

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Arlo F. and Jeanne L. Funk Trust, as owner, hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map. I further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. Village of Somers

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____, 20____.

George Stoner, President

Date

Secretary

Date

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers on this _____ day of _____, 20____.

George Stoner, Village President

Date

Brandi Baker, Village Clerk-Treasurer

Date



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

MEETING DATE: April 25, 2023

TO: Village President Stoner and Village Trustees

FROM: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #13 Action on proposed Ordinance 2023-010, an Ordinance to repeal and recreate section 13.55 Appendix “A” of the Code of Ordinances of the Village of Somers relating to the amount of Sewer service charges

BACKGROUND:

Mount Pleasant has increased their sewer charges to \$140.00 per Quarter. Staff proposes an increase to the 257 customers located in the KR Utility District to reflect the increase we will be charged from Mount Pleasant.

The proposed KR Utility District rate will increase from \$134.95 per quarter to \$140.00 per quarter.

PRIOR ACTION TAKEN:

This was discussed our April 18th Work Session

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of Ordinance No. 2023-009/ In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to waive first reading of Ordinance No. 2023-010”

“Motion to approve proposed Ordinance 2023-010, an Ordinance to repeal and recreate section 13.55 Appendix “A” of the Code of Ordinances of the Village of Somers relating to the amount of Sewer service charges

ATTACHMENTS:

Ordinance 2023-010

ORDINANCE NO. 2023-010

AN ORDINANCE TO REPEAL AND RECREATE SECTION 13.55 APPENDIX “A”
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO AMOUNT OF SEWER SERVICE CHARGES

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby repeals and recreates Section 13.55 Appendix “A” of the Code of Ordinances of the Village of Somers to read as follows:

APPENDIX “A”

1 Somers Utility District (Rates Revised and Effective 1-1-2022)

Residential - (REU)	Fixed Charge	\$185.40/3 months
Non-Residential (per REU)		\$185.40/3 months

2 KR Utility District (Rates Revised and Effective 7-1-2023)

Residential (all units)	Somers administration fee	\$60.71/3 months
	Mt. Pleasant charge	\$140.00/3 months

3 Public Entities (Rates Revised and Effective 1-1-2022)

UW-Parkside	Meter volume billing at	
Petrifying Springs Park	\$6.8093 x 1,000 gallons	

Dated at Somers, Wisconsin, this ____ day of _____, 2023.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Brandi Baker, Clerk/Treasurer



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

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #14 Action on proposed Resolution 2023-007, A Resolution in Support of the City Burlington’s effort to amend Wisconsin State Statue 125.51(4)(e) to allow the transfer of “Class B” liquor licenses throughout an entire county

BACKGROUND:

The City of Burlington recently found itself short one “Class B” liquor license when two new businesses were looking to open in the city. Burlington reached out to neighboring communities within a two-mile radius (as allowed by statute) to see if they could buy an unused license.

“A municipality may transfer up to 3 reserve “Class B” licenses to a municipality that is contiguous or within 2 miles of the transferring municipality. The transferring municipality establishes the initial issuance fee in an amount not less than \$10,000. Upon receipt of the issuance fee, the receiving municipality shall pay the issuance fee to the transferring municipality. (sec. 125.51(4)(e), Wis. Stats.)”

None of their neighboring communities were willing to sell a license and Burlington lost one of the businesses.

The City of Burlington reached out to State Representative Robin Vos to petition a change to the area municipalities can ask for a Class B Liquor license. The change would increase the area from two miles to the entire county.

Early this month, the Village received the attached letter from the Mayor of Burlington seeking the support of other communities in their efforts.

PRIOR ACTION TAKEN:

The Board reviewed and discussed this matter at our April 18th Work Session. The general consensus was to prepare a Resolution in support of Burlington’s efforts to

request a change in the State Statute. The Board also inquired as to the current status of the Village's allotment of liquor license. Clerk/Treasurer Baker has provided the attached summary.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve proposed Resolution 2023-007, A Resolution in Support of the City Burlington’s effort to amend Wisconsin State Statute 125.51(4)(e) to allow the transfer of “Class B” liquor licenses throughout an entire county”

ATTACHMENTS:

Letter from City of Burlington Mayor Jeannie Hefty

Status of Village Allotted Licenses

Proposed Resolution 2023-007



My name is Jeannie Hefty. I am the Mayor of the City of Burlington, Wisconsin.

I am asking you to join me in requesting the State to allow municipalities to request a transfer of a "Class B" liquor licenses throughout the entire county, rather than being limited to a 2-mile contiguous radius.

Our City was recently faced with two solid applicants wishing to apply for a "Class B" liquor license; however, the City only had one license remaining. This resulted in our Council having to choose a "winner" and a "loser". Both had solid business plans. Both would have been welcomed and successful in our community.

We are a growing community! Unfortunately, the need to grow our population by another 500, won't happen in time to support the addition of potential new businesses and restaurants wanting to come here. Your communities are growing too! The current limitations on "Class B" liquor licenses prevent new businesses and stunts economic growth!

Representative Robin Vos will assist municipalities and will pursue this at the State level, but we need your support. I am requesting signatures from all levels of government in the County and have attached a document to provide your signature.

Please pursue this as soon as possible, and help to make a difference to expand future growth and economic development in our counties and municipalities.

In closing, I don't want any municipality to go through what the City of Burlington did.

Thank you!

Sincerely,

A handwritten signature in black ink that reads "Jeannie Hefty".

Mayor Jeannie Hefty
City of Burlington
Burlington, Wisconsin

We support changing the liquor law stating you can only request a transfer of a “Class B” liquor license from a neighboring municipality within a 2-mile contiguous radius, to requesting a transfer of “Class B” liquor license throughout the entire county.

NAME

MUNICIPALITY

TITLE

EMAIL

Municipality	License Type	Alloted	Used	Remaining	
Village	Class A Retail Intoxicating Liquor Licenses Alloted		31	10	21
Village	Class A Retail Fermented Malt Beverages Licenses Alloted		19	10	9
Village	Class B Liquor Licenses (Taverns)		19	10	9

Village Population-9301

"Class A" Retail Intoxicating Liquor Licenses shall be whichever is the greatest; one license for each 300 population

Class "A" Retail Fermented Malt Beverage Licenses shall be whichever is the greatest; one license for each 500 population

State quota only applies to "Class B" Liquor License (taverns) one license per 500 population

*No Quotas on Class "B" Fermented Malt Beverage Licenses

RESOLUTION NO. 2023-007

**RESOLUTION IN SUPPORT OF THE CITY OF BURLINGTON’S EFFORT
TO AMEND WISCONSIN STATE STATUTE 125.51(4)(e) TO ALLOW THE
TRANSFER OF “CLASS B” LIQUOR LICENSES THROUGHOUT AN
ENTIRE COUNTY**

WHEREAS, Wisconsin State Statute 125.51(4)(e) states that a municipality may transfer up to 3 reserve "Class B" licenses to a municipality that is contiguous or within 2 miles of the transferring municipality; and

WHEREAS, the Village of Somers has received City of Burlington Mayor Jeannie Hefty’s correspondence requesting that municipalities join their effort to request that the State of Wisconsin allow municipalities to have the ability to transfer “Class B” liquor licenses to another municipality within their County of residence; and

WHEREAS, the Village of Somers Board of Trustees reviewed the above referenced correspondence at their April 18th, 2023 Work Session; and

WHEREAS, the Village of Somers Board of Trustees agrees that the requirement that the transfer be from a municipality that is contiguous or within 2 miles of the transferring municipality is unduly burdensome and could potentially hinder the attraction of businesses; and

WHEREAS, the City of Burlington seeks to amend Wisconsin State Statute 125.51(4)(e) to allow for transfers of “Class B” liquor licenses between municipalities within their County of residence; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of the Village of Somers supports the City of Burlington’s efforts to amend Wisconsin State Statute 125.51(4) (e), and calls on the Legislature to pass legislation amending Wisconsin State Statutes to allow municipalities to have the ability to transfer “Class B” liquor licenses to another municipality within their County of residence; and

FINALLY RESOLVED, that the Board of Trustees of the Village of Somers directs the Village Clerk to send a copy of this resolution to the City of Burlington, State Legislators representing the Village of Somers, and to Governor Tony Evers.

Adopted by the Village Board of the Village of Somers, Kenosha County,
Wisconsin, this ____ day of April 2023.

Village of Somers

By _____
George Stoner, President

Attest _____
Brandi Baker, Village Clerk



VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

- AGENDA ITEM:**
- #15 Discussion and possible action on change order #3 from Camosy Construction Inc. for Lift Station No. 1A and Water Transfer Station
 - #16 Discussion and possible action on request for Final Payment from Camosy Construction Inc. in the amount of \$139,512 for work on Lift Station 1A and Water Transfer Station

BACKGROUND:

On January 12, 2021, the Village Board awarded the bid for Lift Station 1A and Water Transfer Station to Camosy Construction Inc. in the amount of \$2,579,400. The contract price was previously adjusted to (Change Order #1 approved 08/24/2021 and Change Order #2 approved 05/24/2022) to \$2,987,716.62. Camosy Construction has filed its final documentation to close out this project. This includes Change Order #3 and their final request for payment. Change Order #3 represented an increase of \$9,825 to increase the size of pipe within this station from 4” to 8”. Baxter and Woodman will cover the cost of this increase through a refund to the Village. The final contract price is \$2,997,5421.62. Camosy Construction Inc. has final payment request is in the amount of \$139,512. The Board has previously approved the following:

• 1 st request	June 22, 2021	\$36,433
• 2 nd request	June 22, 2021	\$234,100
• 3 rd request	August 10, 2021	\$231,493
• 4 th request	August 10, 2021	\$278,502
• 5 th request	October 12, 2021	\$265,369
• 6 th request	November 23, 2021	\$341,554
• 7 th request	November 23, 2021	\$259,878
• 8 th request	December 14, 2021	\$241,283
• 9 th request	February 8, 2022	\$53,832
• 10 th request	February 8, 2022	\$74,649

• 11 th request	March 22, 2022	\$45,926
• 12 th request	April 12, 2022	\$168,604
• 13 th request	May 24, 2022	\$347,822
• 14 th request	July 26, 2022	\$214,408.62
• 15 th request	August 10, 2022	\$64,176
Payments to date		\$2,858,029.62

PRIOR ACTION TAKEN:

Change Order #3 and the final request for payment have not been previously reviewed by the Board.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Engineer Snyder has reviewed the requests and recommends approval. In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#15

“Motion to approve change order #3 from Camosy Construction Inc. for Lift Station No. 1A and Water Transfer Station”

#16

“Motion to approve request for Final Payment from Camosy Construction Inc. in the amount of \$139,512 for work on Lift Station 1A and Water Transfer Station”

ATTACHMENTS:

Change Order #3

Engineer Snyder’s Recommendation Final Payment Request

CHANGE ORDER 3

PROJECT: LS 1A and Water Transfer Station**DATE OF ISSUANCE:** March 13, 2023**OWNER:** Village of Somers
7511 12th St.
Somers, WI 53171**ENGINEER:** Baxter & Woodman, Inc.
256 S. Pine St.
Burlington WI, 53105**CONTRACTOR:** Camosy Construction, Inc.
43451 N, US Highway 41
Zion, IL 60099-9455**ENGINEER's Project No.** 201226 and 201227

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

Description: Modify the pump discharge piping based on the 07-19-2022 work directive from the Engineer.**Purpose of Change Order:** Increase flow and pressure from station. Also revise the completion date to allow for restoration and asphalt repairs and delivery of a final payment application without liquidated damages.**Attachments:** Marked 12/23/2022 Camosy letter with supporting data**CHANGE IN CONTRACT PRICE:****CHANGE IN CONTRACT TIME:**Original Contract Price: \$ 2,579,400.00Original Contract Time: January 12, 2021
Substantial Completion: November 24, 2021
Completion: December 31, 2021Previous Change Orders:
No. 1 to No. 3 \$ 408,316.62Current Contract Price: \$ 2,987,716.62Current Completion Dates :
Substantial Completion: July 15, 2022
Completion: August 30, 2022
Net Increase of this Change Order: Approximately 8 monthsNet increase of this Change Order: \$ 9,825.00Contract Price with this Change Order: \$ 2,997,541.62Completion Dates with this Change Order:
Substantial Completion: None
Completion: April 15, 2023**PREPARED BY:**
BAXTER & WOODMAN, INC.**APPROVED BY:**
VILLAGE OF SOMERS**ACCEPTED BY:**
CAMOSY CONSTRUCTION, INC.By: _____
Douglas R. Snyder, P.E.
Project ManagerBy: _____
George Stoner
Village PresidentBy: _____
Kevin Camosy
Project Manager/Authorized Rep.



December 23, 2022

Attn: George Stoner, Doug Snyder

~~RE: East Facing Legacy Dorm Window Caulking~~ *DPS*

Camosy Construction is pleased to provide a Change Order quote for the Somers Water Transfer Station Project. We propose to furnish materials, equipment, insurance, and supervision necessary in order to do the following work:

1. 4" to 8" Swap	<u>Ahren</u>	<u>\$9,357.00</u>
	SUB-TOTAL	\$9,357.00
	<u>OH&P 5%</u>	<u>\$ 468.00</u>
	TOTAL	\$9,825.00

Thank you for the opportunity of preparing this Change Order . Please feel free to give me a call at (262)-552-9440 if you have any questions.

Sincerely,

CAMOSY CONSTRUCTION

Kevin A. Camosy
Estimator/Project Manager

Material delivered first week of February 2023 based on Work Directive issued on 7/19/2022.

Building Trust Since 1910

Construction Managers
Design/Builders
General Contractors

12795 120th Avenue
Kenosha, WI
53142-7326
262-552-9440

43451 N. US Hwy 41
Zion, IL
60099-9455
847-395-6800

Delivery Address:
43451 N. US Hwy. 41
Zion, IL 60099-9455



855 Morris Street | P.O. Box 1316
Fond du Lac, WI 54936-1316
main 920.921.9020 | fax 920.929.8825
www.jfahern.com

November 12, 2022
Phone: 847.395.6800

Contact: Kevin Camosy
Address: 43451 N US Highway 41
Zion, IL 60099-9455

RE: Project Name Somers Lift Station #1A & Water Transfer Station
Ahern Job # 3294
Description: 4" to 8" Swap

Dear Mr. Camosy:

Please see our change order pricing and associated supporting documentation to provide the 4" piping and valves at the Water Transfer Station per the Engineer's request. Ahern will provide the materials only with the Village of Somers to install. Prime Painting is excluded from proposal. Please note that this does affect the contract completion dates.

Respond by: November 19, 2022

Nine Thousand Three Hundred Fifty Seven Dollars and 00/100.....\$9,357.00

This proposal only covers the direct costs of labor, materials and equipment to execute the changed work described in the proposal.

At the present time, we cannot assess or evaluate the overall impact of the changed work on our original scope of work.

We thereby reserve our rights to claim for any indirect costs which may arise in the future as a result of delays to the work, out of sequence work, inefficiencies, extended contract completion, labor and material escalation and / or acceleration and extended warranties.

Sincerely,

J. F. Ahern Co.

Tony Klatt
Assistant Project Manager
WI Major Construction Division

Enclosures
File:



Change Order Summary

Project: Somers Lift Station 1A & Water Transfer Station	
Project #: 3294	
Proposal Date: 11-Nov	
Change Order #: 16	
Revision: 3	
Description of Work: Swap 4" to 8"	
Total CO Amount:	9,357

Item Description	Calc Type	Quantity	Unit of Measure	Unit Price or Rate	PCT %	Total Amount
8" Spools	Unit Price	4.00	Each	468.00		1,872.00
8" Valves	Unit Price	4.00	Each	1,105.00		4,420.00
Nuts/Bolts	Unit Price	136.00	Each	3.23		439.28
Gaskets	Unit Price	18.00	Each	21.22		382.00
Spool Storage Pickup	Lump Sum	1.00	Lump Sum	100.00		100.00
Spool Freight	Lump Sum	1.00	Lump Sum	250.00		250.00
Delivery Costs	Lump Sum	1.00	Lump Sum	361.16		361.16
TOTAL M - Material						7,824.44
As-Built/Engineering Costs	Unit Price	3.00	Hour	103.94		311.82
TOTAL P - Project Management						311.82
Overhead & Profit - Materials Revisions Add	Percent	7,824.44			15.00%	1,173.67
Overhead & Profit - Project Management	Percent	311.82			15.00%	46.77
TOTAL O - Overhead & Profit						1,220.44

Grand Total: **9,356.70**

This proposal only covers the direct costs of labor, materials and equipment to execute the changed work described in the proposal.

At the present time, we cannot assess or evaluate the overall impact of the changed work on our original scope of work.

We thereby reserve our rights to claim for any indirect costs which may arise in the future as a result of delays to the work, out of sequence work, inefficiencies, extended contract completion, labor and material escalation and / or acceleration and extended warranties.

Re: 3294 Somers - Message (HTML)

File Message Developer BLUEBEAM Tell me what you want to do...

Ignore X Delete Reply Reply All Forward Meeting IM More

Inbox To Manager Done Create New


Team Email Reply & Delete

Rules OneNote Actions

Assign Policy Unread Categorize Follow Up


Delete Respond Quick Steps Move Tags

Wed 7/20/2022 9:29 AM

 Gregg Westra <gregg@rwipipe.com>
Re: 3294 Somers

To Tony Klatt

You replied to this message on 7/20/2022 10:38 AM.

 image001.png
5 KB

<< This message originated outside of Ahern's email system. Use caution and verify the sender if this message contains attachments, links or requests for information. >>

468.00. Import
608.00 AIS
Lead time 2 - 3 weeks

On Wed, Jul 20, 2022, 7:34 AM Tony Klatt <TKlatt@jfahern.com> wrote:

Good morning Gregg.

We are looking for pricing and lead time on four (4) approximately 1.5' long 8" spools. Flanged on both ends and primed. Cement lined.

Thanks.

File Message Developer BLUEBEAM Tell me what you want to do.

Ignore X Delete Reply Reply All Forward Meeting IM More

Inbox Team Email Reply & Delete To Do Create

Delete Respond Quick Steps

Thu 7/21/2022 11:09 AM

Pete Pronold <PPronold@dornerco.com>

RE: 3294 Somers Valves

To: Tony Klatt

You replied to this message on 7/21/2022 11:28 AM.

Tony

Sorry\Price for 8" \$1102 each

Pete Pronold
Application Engineer
Dorner Company
N61 W23043 Silver Spring Drive (Shipping)
Box 189 (Mailing)
Sussex, WI 53089

Ph: (262) 932-2100 X115
 Fax: (262) 932-2101
 Website: www.dornerco.com



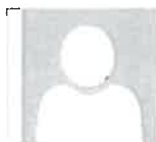
Dorner is the new Red Valve Representative for Wisconsin and The U.P.!

File Message Developer BLUEBEAM Tell me what you want to do...

Ignore Delete Reply Reply All Forward Meeting IM More

Inbox Team Email Reply & Delete To Manager Done Create New

Delete Respond Quick Steps



Fri 7/22/2022 9:58 AM

Treuden, Rich <Rich.Treuden@coreandmain.com>

RE: Stock Check

To Joshua Musack

You forwarded this message on 7/22/2022 10:02 AM.

Yes, you would have the Toruseal Gaskets by then. See the following pricing:

13 each – 8” Toruseal Gasket \$24.00 / each + UPS

5 each – 4” Toruseal Gasket \$14.00 / each + UPS

Thanks.....Rich



16555 W Glendale Dr.
 PO Box 510440
 New Berlin, WI 53151
 Phone: (262) 786-6530
 Fax: (262) 786-3530
 www.americanboltcorp.com

QUOTE

DATE	QUOTE NO.	PAGE
07-22-22	877415	1 of 1

BILL TO:
 J.F. AHERN COMPANY
 ATTN: ACCOUNTS PAYABLE
 PO BOX 1316
 FOND DU LAC, WI 54936-1316

SHIP TO:
 J.F. AHERN COMPANY
 ATTN: ACCOUNTS PAYABLE
 PO BOX 1316
 FOND DU LAC, WI 54936-1316

REQUESTED BY	SHIP VIA	SALESPERSON	PAYMENT TERMS		SHIP DATE	
Joshua Musack		Kevin Malzahn	NET 30		07-22-22	
PRODUCT / DESCRIPTION		QTY ORD	UNIT	PRICE	PER	TOTAL
HHCS062C300188 5/8-11x3 NC HEX HD C/S #18-8 Stock		32	EA	\$154.00	C	\$49.28
HHCS075C350188 3/4-10x3-1/2 NC HEX HD C/S #18-8 SS Stock		104	EA	\$282.20	C	\$293.49
NFHX062CNUT188 5/8-11 NC FIN HEX NUT #18-8 SS Stock		32	EA	\$41.50	C	\$13.28
NFHX075CNUT188 3/4-10 NC FIN HEX NUT #18-8 SS Stock		104	EA	\$57.40	C	\$59.70

Quote is valid for 7 days. Special order items are non-cancelable and non-returnable.
 Special order items are called complete +/- 10% of original order quantity.
 Material test reports must be requested at time of ordering.
 All sales are subject to our Terms and Conditions
Thank You For The Opportunity To Quote!

SUB TOTAL	\$415.75
SALES TAX	\$22.87
TOTAL	\$438.62

Name	Description	Qty	Units	Cost Each	Markup %	Price Each	Price Total
Base Plate		44	EA	0	0	0	0
BP100-A		1	EA	0	0	0	0
BP100-B		1	EA	0	0	0	0
BP101-A		1	EA	0	0	0	0
BP101-B		1	EA	0	0	0	0
BP102-A		3	EA	0	0	0	0
PBP103-A		1	EA	0	0	0	0
PBP104-A		1	EA	0	0	0	0
BP105-A		1	EA	0	0	0	0
BP200-A		1	EA	0	0	0	0
BP200-B		1	EA	0	0	0	0
BP201-A		1	EA	0	0	0	0
BP201-B		1	EA	0	0	0	0
BP202-A		1	EA	0	0	0	0
BP300-A		1	EA	0	0	0	0
BP300-B		2	EA	0	0	0	0
BP300-C		1	EA	0	0	0	0
BP301-A		1	EA	0	0	0	0
BP-301-B		2	EA	0	0	0	0
BP301-C		1	EA	0	0	0	0
BP302-A		1	EA	0	0	0	0
BP302-B		1	EA	0	0	0	0
PBP303-A		1	EA	0	0	0	0
PBP303-B		1	EA	0	0	0	0
PBP303-C		1	EA	0	0	0	0
PBP303-D		1	EA	0	0	0	0
BP400-A		1	EA	0	0	0	0
BP401-A		1	EA	0	0	0	0
BP401-B		1	EA	0	0	0	0
BP402-A		1	EA	0	0	0	0
BP402-B		1	EA	0	0	0	0
BP500-A		3	EA	0	0	0	0
BP501-A		1	EA	0	0	0	0
BP501-B		1	EA	0	0	0	0
BP502-A		1	EA	0	0	0	0
BP502-B		1	EA	0	0	0	0
PBP503-A		1	EA	0	0	0	0
PBP504-A		1	EA	0	0	0	0
BP505-A		1	EA	0	0	0	0

Anchor Bolt (4) Per Base Plate
44 x 4 = 176
3/4" Dia. F1554 Grade 36
20" Length

April 21, 2023

Ms. Brandi Baker, Clerk-Treasurer
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: LS 1A and Water Transfer Station – Contingent Final Payment Recommendation

Dear Ms. Baker,

Enclosed is a draft final payment application from Camosy Incorporated., Contractor, for the Lift Station 1A and Water Transfer Station project. This draft application lacks the contract required lien waivers and a guarantee. The following is our opinion of the amount due and payable to the Contractor following approval of Change Order 3 and the items noted below.

Contract Price after CO 3	\$2,997,541.62
Work Completed to Date	\$2,997,541.62
Less Amount Retained	<u>(\$ 0.00)</u>
Subtotal	\$2,997,541.62
Less Previous Payment	<u>(\$2,858,029.62)</u>
Total Amount Due for final Payment	\$139,512.00

We recommend payment to Camosy Construction, Inc. for \$139,512.00 contingent on Engineer’s receipt and approval of original copies of the following:

- **Unconditional final lien waivers from each subcontractor listed on the sworn statement.**
- **Unconditional final lien waiver from Camosy Incorporated.**
- **Revised and notarized sworn statement showing subs and suppliers are paid.**
- **Consent from Surety for final payment.**
- **Three-Year Warranty. Provide the language below on Camosy letterhead; provide a warranty bond of a minimum value of \$149,877.08 – 5% of contract with a duration of 3 years starting April 21, 2023. Reference the warranty bond number in the three-year warranty letter.**

Camosy Construction, Inc., (Contractor) completed the Lift Station 1A and the Water Transfer Station Project (Project) for the Village of Somers, WI, (Owner) and hereby guarantees for a period of three years, commencing April 21, 2023 and ending April 20, 2026, that should any defect due to improper materials or workmanship develop on the Project during the period of the guarantee, the Contractor will remedy the defect without expense to the Owner. In addition, the following items were not complete by the time of this letter and are considered covered by this guarantee:

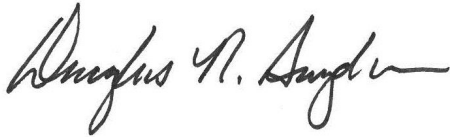
- Floor slab repair at transfer station
- Driveway repair at transfer station
- Complete O & M manual for both buildings – digital and hardcopy
- Regrade the lift station site to fill low spots and seed and restore entire site.

This guarantee is for all work except equipment with a separate guarantee from the manufacturer as described in Section 01 61 01 of the Specifications. Equipment without separate guarantees from the manufacturer are covered in this three-year warranty.

We will provide the unconditional final payment recommendation with the final payment application, when it is available; the Village should hold payment to the Contractor until you receive this submittal from our office. We will also provide the final cost of Lift Station 1A (Sanitary Sewer Utility) and the water transfer station (Water Utility) with the final payment application. The water utility cost will be provided in the Wisconsin Public Service Commission accounting format.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Douglas R. Snyder, P.E.

DRS/drs

Encs.

C/encs.: Jason J. Peters, JD/MPA, Administrator
Kevin Camosy, Camosy Incorporated. (email)

I:\CRYSTAL LAKE\SOMEV\201226 AND 201227 LS 1A AND BOOSTER\60-CONSTRUCTION - COMMON
GCA\PAYMENTS\16\CONTINGENT FINAL PR.DOC

Construction Manager
Design/Builders
General Contractors

UPS Delivery:
43451 N. US Hwy 41
Zion, IL 60099

43451 N. US Hwy 41
Zion, IL
60099-9455
847-395-6800

12795 120th Avenue
Kenosha, WI
53142-7326
414-552-9440

INVOICE

To: **VILLAGE OF SOMERS**
7511 - 12TH STREET
SOMERS, WI. 53171

Date: 03/30/2023

ATTN: **GEORGE STONER**

Invoice #: 9650.16.REVISED

RE: VILLAGE OF SOMERS
LIFT STATION 1A & WATER TRANSFER STATION
SOMERS, WI.

Original Contract Amount	\$2,579,400.00
Change Orders	<u>\$418,141.62</u>
Total Contract Amount to Date	\$2,997,541.62

Total Complete and Stored to Date	\$2,997,541.62
Less Retainage	\$0.00
Less Previously Invoiced	<u>\$2,858,029.62</u>

TOTAL NOW DUE	<u><u>\$139,512.00</u></u>
----------------------	-----------------------------------

Make checks payable to: Camosy Incorporated

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): VILLAGE OF SOMERS 7511 12TH STREET SOMERS, WI 53171 FROM (CONSTRUCTION MANAGER): CAMOSY CONSTRUCTION 12795 - 120TH AVENUE KENOSHA, WI 53142 CONTRACT FOR: CONSTRUCTION MANAGEMENT	PROJECT: LIFT STATION 1A & WATER TRANSFER STATION VILLAGE OF SOMERS SOMERS, WI. 53171 ARCHITECT: BAXTER & WOODMAN INC. 256 SOUTH PINE STREET BURLINGTON, WI 53105	APPLICATION NO: 16 .REV PERIOD TO: 03/30/2023 ARCHITECT'S # CAMOSY PROJECT NO: 9650 DISTRIBUTION TO: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONSTRUCTION MGR <input type="checkbox"/> <input type="checkbox"/>
CONTRACT DATE:		

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
CO #1 & 2	TOTAL	\$ 408,316.62	
Approved this Month			
Number	Date Approved		
CO #02	05/19/22	\$ 9,825.00	
TOTALS		\$ 418,141.62	\$ 0.00
Net change by Change Orders		ADD: \$	418,141.62

The undersigned Construction Manager certifies to the best of the Construction Manager's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Construction Manager for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

GENERAL CONTRACTOR: **CAMOSY CONSTRUCTION**

By: Todd W. Knop DATE: March 30, 2023

TODD W. KNOP, VICE PRESIDENT

ARCHITECT'S CERTIFICATE FOR PAYMENT

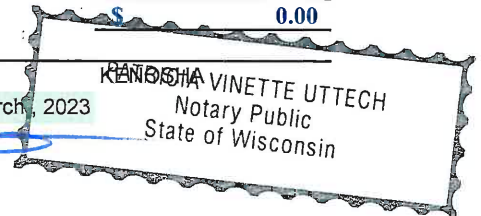
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Construction Manager is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. CURRENT CONTRACT SUM	\$	2,579,400.00
2. Net change by Change Orders	\$	418,141.62
3. CONTRACT SUM TO DATE	\$	2,997,541.62
4. TOTAL COMPLETED & STORED TO DATE	\$	2,997,541.62
(Column G on G703)		
5. RETAINAGE:		
a. 0% of Completed Work	\$	0.00
(Column D + E on G703)		
b. of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703)		
	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	2,997,541.62
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)		
	\$	2,858,029.62
8. CURRENT PAYMENT DUE	\$	139,512.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	0.00
(Line 3 less Line 6)		

State of: WISCONSIN County of: _____
 Subscribed and sworn to before me this 30th day of March, 2023
 Notary Public: _____
 My Commission Expires: January 31, 2024



AMOUNT CERTIFIED \$
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Construction Manager named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Construction Manager under this Contract.

**VILLAGE OF SOMERS - LIFT STATION 1A &
WATER TRANSFER STATION**

PROJECT #9650

SOMERS, WI.

Application Date thru: **03/30/23**

Application No.16R

1	2	3	4	5	6	7
WORK AND/OR MATERIAL CONTRACTED FOR	ADJUSTED TOTAL CONTRACT (Including change orders)	WORK COMPLETED AND MATERIALS STORED TO DATE % DOLLAR VALUE	TOTAL RETAINED (Including this Application) 0%	PREVIOUSLY PAID	NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)
LIFT STATION						
GEN.COND, SUPER, & FEE						
CAMOSY CONSTRUCTION	\$134,187.00	100%	\$134,187.00	\$0.00	\$124,928.00	\$9,259.00
OCO #1 - ADDITIONAL LABOR & DEMOBILIZATION & MOBILIZATION	\$53,915.00	100%	\$53,915.00	\$0.00	\$51,219.00	\$2,696.00
CARPENTRY						
CAMOSY CONSTRUCTION	\$40,238.00	100%	\$40,238.00	\$0.00	\$38,226.00	\$2,012.00
CONCRETE						
CAMOSY CONSTRUCTION	\$311,268.00	100%	\$311,268.00	\$0.00	\$295,705.00	\$15,563.00
OCO #01 (PERI)	\$5,220.00	100%	\$5,220.00	\$0.00	\$4,959.00	\$261.00
TESTING ALLOWANCE						
GESTRA ENGINEERING	\$2,864.00	100%	\$2,864.00	\$0.00	\$2,721.00	\$143.00
ROUGH CARPENTRY MATERIALS						
WISCONSIN BUILDING SUPPLY	\$11,901.00	100%	\$11,901.00	\$0.00	\$11,306.00	\$595.00
EARTHWORK						
LEO FOX TRUCKING	\$325,000.00	100%	\$325,000.00	\$0.00	\$308,750.00	\$16,250.00
INTERNAL CO - AHERN'S WALL SLEE	-\$2,000.00	100%	-\$2,000.00	\$0.00	-\$1,900.00	-\$100.00
OCO #01	\$18,150.00	100%	\$18,150.00	\$0.00	\$17,242.00	\$908.00
REINFORCING STEEL						
HARRIS REBAR ROCKFORD	\$19,616.00	100%	\$19,616.00	\$0.00	\$18,635.00	\$981.00
REINFORCING STEEL ERECTION						
CHILSTROM ERECTING CORP	\$19,229.00	100%	\$19,229.00	\$0.00	\$18,268.00	\$961.00
MASONRY						
JAC MASONRY	\$86,430.00	100%	\$86,430.00	\$0.00	\$82,108.00	\$4,322.00
METAL FABRICATIONS						
METRO WELDING	\$1,210.00	100%	\$1,210.00	\$0.00	\$1,149.00	\$61.00
HOLLOW METAL DOORS, FRAMES, HRDWE						
BUILDERS HARDWARE	\$4,961.00	100%	\$4,961.00	\$0.00	\$4,713.00	\$248.00
ASPHALT SHINGLES						
WAUKESHA ROOFING & SHEET MTL	\$9,950.00	100%	\$9,950.00	\$0.00	\$9,452.00	\$498.00
PAINTING & COATING						
JDR PAINTING	\$18,644.00	100%	\$18,644.00	\$0.00	\$17,712.00	\$932.00

1	2	3	4	5	6	7	
WORK AND/OR MATERIAL CONTRACTED FOR	ADJUSTED TOTAL CONTRACT (Including change orders)	WORK COMPLETED AND MATERIALS STORED TO DATE % DOLLAR VALUE	TOTAL RETAINED (Including this Application) 0%	PREVIOUSLY PAID	NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)	
PLUMBING / HVAC							
J.F. AHERN	\$217,000.00	100%	\$217,000.00	\$0.00	\$215,402.00	\$1,598.00	\$0.00
INTERNAL CO - FOX T. WALL SLEEVE	\$2,000.00	100%	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$0.00
OCO #2 - PRESSURE SENSOR CHAN	\$1,019.00	100%	\$1,019.00	\$0.00	\$1,019.00	\$0.00	\$0.00
OCO #2 - DUCTILE CHANGES	-\$444.00	100%	-\$444.00	\$0.00	-\$444.00	\$0.00	\$0.00
LANDSCAPING							
TERRA TEC LANDSCAPING	\$3,900.00	100%	\$3,900.00	\$0.00	\$0.00	\$3,900.00	\$0.00
ELECTRICAL							
PIEPER POWER	\$99,251.00	100%	\$99,251.00	\$0.00	\$94,182.00	\$5,069.00	\$0.00
PERMITS & INSURANCE							
CAMOSY CONSTRUCTION	\$7,690.00	100%	\$7,690.00	\$0.00	\$7,305.00	\$385.00	\$0.00
BOND							
CAMOSY CONSTRUCTION	\$11,696.00	100%	\$11,696.00	\$0.00	\$11,111.00	\$585.00	\$0.00
GAS & ELETRIC ALLOWANCE							
CAMOSY CONSTRUCTION	\$40,000.00	100%	\$40,000.00	\$0.00	\$38,000.00	\$2,000.00	\$0.00
OCO #2	\$32,166.09	100%	\$32,166.09	\$0.00	\$30,558.09	\$1,608.00	\$0.00
SCADA ALLOWANCE							
CAMOSY CONSTRUCTION	\$6,880.00	100%	\$6,880.00	\$0.00	\$6,536.00	\$344.00	\$0.00
SJE ALTRONEX CONTROL	\$193,120.00	100%	\$193,120.00	\$0.00	\$177,548.00	\$15,572.00	\$0.00
CAMOSY CONSTR. DEDUCT CO 2	-\$6,880.00	100%	-\$6,880.00	\$0.00	-\$6,536.00	-\$344.00	\$0.00
WATER HYDRANT ALLOWANCE							
CAMOSY CONSTRUCTION-ALLOW.	\$40,000.00	100%	\$40,000.00	\$0.00	\$38,000.00	\$2,000.00	\$0.00
DEDUCT ALLOW.	-\$40,000.00	100%	-\$40,000.00	\$0.00	-\$38,000.00	-\$2,000.00	\$0.00
OCO #02 - FOX TRUCKING	\$31,186.00	100%	\$31,186.00	\$0.00	\$29,627.00	\$1,559.00	\$0.00
STONE DRIVE ALLOWANCE							
CAMOSY CONSTRUCTION	\$40,000.00	100%	\$40,000.00	\$0.00	\$38,000.00	\$2,000.00	\$0.00
OCO #2 - DEDUCT ALLOWANCE	-\$40,000.00	100%	-\$40,000.00	\$0.00	-\$38,000.00	-\$2,000.00	\$0.00
OCO #02 - FOX TRUCKING- \$23,040	\$23,040.00	100%	\$23,040.00	\$0.00	\$21,888.00	\$1,152.00	\$0.00
OCO #02 - OAKS MATERIAL - \$24,000	\$24,000.00	100%	\$24,000.00	\$0.00	\$22,800.00	\$1,200.00	\$0.00
WATER TRANSFER STATION							
GEN.COND, SUPER, & FEE							
CAMOSY CONSTRUCTION	\$87,309.00	100%	\$87,309.00	\$0.00	\$78,796.00	\$8,513.00	\$0.00
CARPENTRY							
CAMOSY CONSTRUCTION	\$32,921.00	100%	\$32,921.00	\$0.00	\$31,275.00	\$1,646.00	\$0.00
CONCRETE							
CAMOSY CONSTRUCTION	\$77,816.00	100%	\$77,816.00	\$0.00	\$73,925.00	\$3,891.00	\$0.00
TESTING ALLOWANCE							
GESTRA ENGINEERING	\$2,864.00	100%	\$2,864.00	\$0.00	\$2,721.00	\$143.00	\$0.00

1 WORK AND/OR MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT (Including change orders)	3 WORK COMPLETED AND MATERIALS STORED TO DATE % DOLLAR VALUE	4 TOTAL RETAINED (Including this Application) 0%	5 PREVIOUSLY PAID	6 NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	7 BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)
ROUGH CARPENTRY MATERIALS						
WISCONSIN BUILDING SUPPLY	\$5,774.00	100%	\$5,774.00	\$0.00	\$5,485.00	\$289.00
OCO #01	\$11,786.00	100%	\$11,786.00	\$0.00	\$11,197.00	\$589.00
EARTHWORK						
LEO FOX TRUCKING	\$75,000.00	100%	\$75,000.00	\$0.00	\$71,250.00	\$3,750.00
OCO #01	\$5,070.00	100%	\$5,070.00	\$0.00	\$4,816.00	\$254.00
REINFORCING STEEL						
HARRIS REBAR ROCKFORD	\$4,904.00	100%	\$4,904.00	\$0.00	\$4,659.00	\$245.00
REINFORCING STEEL ERECTION						
CHILSTROM ERECTING CORP	\$4,807.00	100%	\$4,807.00	\$0.00	\$4,567.00	\$240.00
MASONRY						
JAC MASONRY	\$68,570.00	100%	\$68,570.00	\$0.00	\$65,141.00	\$3,429.00
METAL FABRICATIONS						
METRO WELDING	\$980.00	100%	\$980.00	\$0.00	\$931.00	\$49.00
HOLLOW METAL DOORS, FRAMES, HRDWE						
BUILDERS HARDWARE	\$5,011.00	100%	\$5,011.00	\$0.00	\$4,760.00	\$251.00
ASPHALT SHINGLES						
WAUKESHA ROOFING & SHEET MTL	\$19,185.00	100%	\$19,185.00	\$0.00	\$18,226.00	\$959.00
PAINTING & COATING						
JDR PAINTING	\$18,644.00	100%	\$18,644.00	\$0.00	\$17,712.00	\$932.00
ASPHALT PAVING						
ASPHALT CONTRACTORS	\$7,524.00	100%	\$7,524.00	\$0.00	\$7,148.00	\$376.00
PLUMBING / HVAC						
J.F. AHERN	\$405,500.00	100%	\$405,500.00	\$0.00	\$405,000.00	\$500.00
OCO #01	\$97,020.00	100%	\$97,020.00	\$0.00	\$97,020.00	\$0.00
OCO #02- TANK DELAY	\$39,402.00	100%	\$39,402.00	\$0.00	\$39,402.00	\$0.00
OCO #02 - ADD FLOOR RESTRAINTS	\$1,994.00	100%	\$1,994.00	\$0.00	\$1,994.00	\$0.00
OCO #02- AIR COMPRESSOR	\$3,128.00	100%	\$3,128.00	\$0.00	\$3,128.00	\$0.00
LANDSCAPING						
TERRA TEC LANDSCAPING	\$2,600.00	100%	\$2,600.00	\$0.00	\$2,470.00	\$130.00
ELECTRICAL						
PIEPER POWER	\$95,749.00	100%	\$95,749.00	\$0.00	\$90,855.00	\$4,894.00
OCO #01	\$70,711.00	100%	\$70,711.00	\$0.00	\$67,175.00	\$3,536.00
OCO #02 - JW ALLEN - Water Utility Co	\$28,946.00	100%	\$28,946.00	\$0.00	\$27,499.00	\$1,447.00
OCO #02 - JW ALLEN - Hydro-pneumat	\$24,610.00	100%	\$24,610.00	\$0.00	\$23,379.00	\$1,231.00
GAS & ELETRIC ALLOWANCE						
CAMOSY CONSTRUCTION						
OCO #02	\$9,977.26	100%	\$9,977.26	\$0.00	\$9,478.26	\$499.00

1 WORK AND/OR MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT (Including change orders)	3 WORK COMPLETED AND MATERIALS STORED TO DATE % DOLLAR VALUE		4 TOTAL RETAINED (Including this Application) 0%	5 PREVIOUSLY PAID	6 NET AMOUNT REQUESTED (Col. 3 minus cols. 4 + 5)	7 BALANCE TO BECOME DUE (Col. 2 minus cols. 5 + 6)
PERMITS & INSURANCE CAMOSY CONSTRUCTION	\$7,690.00	100%	\$7,690.00	\$0.00	\$7,305.00	\$385.00	\$0.00
BOND CAMOSY CONSTRUCTION	\$6,297.00	100%	\$6,297.00	\$0.00	\$5,982.00	\$315.00	\$0.00
OCO #01 CAMOSY CONSTRUCTION	\$44,118.00	100%	\$44,118.00	\$0.00	\$41,912.00	\$2,206.00	\$0.00
OCO #02 CAMOSY CONSTRUCTION	\$6,607.27	100%	\$6,607.27	\$0.00	\$6,277.27	\$330.00	\$0.00
DEDUCT OCO #01	-\$31,205.00	100%	-\$31,205.00	\$0.00	-\$29,645.00	-\$1,560.00	\$0.00
OCO #03 CAMOSY CONSTRUCTION	\$9,825.00	100%	\$9,825.00	\$0.00	\$0.00	\$9,825.00	\$0.00
TOTALS	\$2,997,541.62	100%	\$2,997,541.62	\$0.00	\$2,858,029.62	\$139,512.00	\$0.00

FINAL WAIVER OF LIEN

To All Whom It May Concern:

WHEREAS, the undersigned has been employed by **VILLAGE OF SOMERS**
to furnish labor and materials for **GENERAL CONSTRUCTION** work, under a contract
for the improvement of the premises described as **LIFT STATION 1A & WATER TRANSFER STATION
SOMERS, WI.**
in the **VILLAGE OF SOMERS** County of **KENOSHA**
State of **WISCONSIN**
of which **VILLAGE OF SOMERS** is the owner.

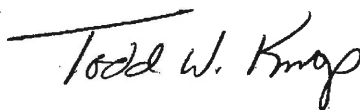
NOW, THEREFORE, this **30TH** day of **MARCH 2023**

for and in consideration of the sum of **ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED TWELVE
DOLLARS & 00/100 (\$139,512.00)**

Dollars paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned, the under-
signed does hereby waive and release to the extent only of the aforesaid amount, any lien rights to, or claim of lien
with respect to and on said above-described premises, and the improvements thereon, and on the monies or other
considerations due or to become due from the owner, by virtue of said contract, on account of labor, services,
materials, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises,
but only to the extent of the payment aforesaid.

CAMOSY INCORPORATED

(Affix corporate seal here)



(Signature) (SEAL)

TITLE: TODD W. KNOP (SEAL)
VICE PRESIDENT

SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR

SOMERS LIFT STATION & WATER TRANSFER STATION

State of Wisconsin

DRAW #16.REVISED

} ss.

NOV 2022 THRU MARCH 2023

County of Kenosha

FINAL PAY APP

The affiant, TODD W. KNOP, being first duly sworn, on oath deposes and says that he is VICE PRESIDENT of CAMOSY CONSTRUCTION, that CAMOSY CONSTRUCTION has a contract with VILLAGE OF SOMERS, owner for SOMERS LIFT STATION & WATER TRANSFER STATION on the following described premises in said County, to wit: SOMERS, WISCONSIN

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2	3	4	5	6	7	8
Name and Address	Kind of Work	Amount of Contract	Work Completed To Date	Retention (including	Net of Previous Payments	Net Amount This Payment	Balance to Become Due (inc.
LIFT STATION							
CAMOSY CONSTRUCTION	General Conditions	\$134,187	\$134,187	\$0	\$124,928	\$9,259	\$0
Additional Labor - Demobilization & Mo	OCO #01	\$53,915	\$53,915	\$0	\$51,219	\$2,696	\$0
CAMOSY CONSTRUCTION	Carpentry	\$40,238	\$40,238	\$0	\$38,226	\$2,012	\$0
CAMOSY CONSTRUCTION	Concrete	\$311,268	\$311,268	\$0	\$295,705	\$15,563	\$0
OCO #1 - (Peri)	Peri	\$5,220	\$5,220	\$0	\$4,959	\$261	\$0
GESTRA ENGINEERING	Testing Allowance	\$2,864	\$2,864	\$0	\$2,721	\$143	\$0
WI. BUUILDING SUPPLY	Rough Carpentry Mat	\$11,901	\$11,901	\$0	\$11,306	\$595	\$0
LEO FOX TRUCKING	Earthwork	\$325,000	\$325,000	\$0	\$308,750	\$16,250	\$0
Internal CO - Ahern Wall Sleeve	Internal	(\$2,000)	(\$2,000)	\$0	(\$1,900)	(\$100)	\$0
OCO #01	Earthwork	\$18,150	\$18,150	\$0	\$17,242	\$908	\$0
HARRIS REBAR ROCKFORD	Reinforcing Steel	\$19,616	\$19,616	\$0	\$18,635	\$981	\$0
CHILSTROM ERECTING CORP	Reinforcing Steel Erection	\$19,229	\$19,229	\$0	\$18,268	\$961	\$0
JAC MASONRY	Masonry	\$86,430	\$86,430	\$0	\$82,108	\$4,322	\$0
METRO WELDING	Metal Fabrications	\$1,210	\$1,210	\$0	\$1,149	\$61	\$0
BUILDERS HARDWARE	HM Doors, Frames, Hardware	\$4,961	\$4,961	\$0	\$4,713	\$248	\$0
WAUKESHA ROOFING & SHT. MTL.	Asphalt Shingles	\$9,950	\$9,950	\$0	\$9,452	\$498	\$0
JDR PAINTING	Painting & Coating	\$18,644	\$18,644	\$0	\$17,712	\$932	\$0
J.F. AHERN	Plumbing/HVAC	\$217,000	\$217,000	\$0	\$215,402	\$1,598	\$0
Internal CO - Fox Trucking Wall Slee	Internal	\$2,000	\$2,000	\$0	\$2,000	\$0	\$0
OCO #2 - Pressure Sensor Change	JF Ahern	\$1,019	\$1,019	\$0	\$1,019	\$0	\$0

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2023-04-21

OCO #2 - Ductile Changes		(\$444)	(\$444)	\$0	(\$444)	\$0	\$0
TERRA TEC LANDSCAPING	Landscaping	\$3,900	\$3,900	\$0	\$0	\$3,900	\$0
PIEPER POWER	Electrical	\$99,251	\$99,251	\$0	\$94,182	\$5,069	\$0
CAMOSY CONSTRUCTION	Permits & Insurance	\$7,690	\$7,690	\$0	\$7,305	\$385	\$0
CAMOSY CONSTRUCTION	Bond	\$11,696	\$11,696	\$0	\$11,111	\$585	\$0
CAMOSY CONSTRUCTION OCO.#2	Gas & Electric Allowance	\$40,000	\$40,000	\$0	\$38,000	\$2,000	\$0
OCO #2 - Gas & Electric	Camosy	\$32,166.09	\$32,166.09	\$0.00	\$30,558.09	\$1,608.00	\$0.00
SCADA ALLOWANCE OCO #02 - Orig. Allowance \$200,000	Gas & Electric Allowance	\$6,880	\$6,880	\$0	\$6,536	\$344	\$0
OCO #02 - ALTRONEX CONTROL OCO #2 Deduct	Camosy	\$193,120	\$193,120	\$0	\$177,548	\$15,572	\$0
CAMOSY CONSTRUCTION	Water Hydrant Allowance	\$40,000	\$40,000	\$0	\$38,000	\$2,000	\$0
	Ded Allowance	(\$40,000)	(\$40,000)	\$0	(\$38,000)	(\$2,000)	\$0
	OCO #2 Fox Truck	\$31,186	\$31,186	\$0	\$29,627	\$1,559	\$0
CAMOSY CONSTRUCTION	Stone Drive Allow	\$40,000	\$40,000	\$0	\$38,000	\$2,000	\$0
	Ded. Allow	(\$40,000)	(\$40,000)	\$0	(\$38,000)	(\$2,000)	\$0
	Trucking	\$23,040	\$23,040	\$0	\$21,888	\$1,152	\$0
	Mat.	\$24,000	\$24,000	\$0	\$22,800	\$1,200	\$0
WATER TRANSFER STATION							
CAMOSY CONSTRUCTION	Conditions, Supervision & Fee	\$87,309	\$87,309	\$0	\$78,796	\$8,513	\$0
CAMOSY CONSTRUCTION	Carpentry	\$32,921	\$32,921	\$0	\$31,275	\$1,646	\$0
CAMOSY CONSTRUCTION	Concrete	\$77,816	\$77,816	\$0	\$73,925	\$3,891	\$0
GESTRA ENGINEERING	Testing Allowance	\$2,864	\$2,864	\$0	\$2,721	\$143	\$0
WI. BUILDING SUPPLY	Rough Carpentry Materials	\$5,774	\$5,774	\$0	\$5,485	\$289	\$0
OCO #01	WI. Bldg. Supply	\$11,786	\$11,786	\$0	\$11,197	\$589	\$0
LEO FOX TRUCKING	Earthwork	\$75,000	\$75,000	\$0	\$71,250	\$3,750	\$0
OCO #01	Fox Trucking	\$5,070	\$5,070	\$0	\$4,816	\$254	\$0
HARRIS REBAR ROCKFORD	Reinforcing Steel	\$4,904	\$4,904	\$0	\$4,659	\$245	\$0
CHILSTROM ERECTING CORP	Reinforcing Steel Erection	\$4,807	\$4,807	\$0	\$4,567	\$240	\$0
JAC MASONRY	Masonry	\$68,570	\$68,570	\$0	\$65,141	\$3,429	\$0
METRO WELDING	Metal Fabrications	\$980	\$980	\$0	\$931	\$49	\$0
BUILDERS HARDWARE	HM Doors, Frames & Hardware	\$5,011	93 of \$5,011	\$0	\$4,760	\$251	\$0

WAUKESHA ROOFING & SHT MTL	Asphalt Shingles	\$19,185	\$19,185	\$0	\$18,226	\$959	\$0
JDR PAINTING	Painting & Coating	\$18,644	\$18,644	\$0	\$17,712	\$932	\$0
ASPHALT CONTRACTORS	Asphalt Paving	\$7,524	\$7,524	\$0	\$7,148	\$376	\$0
J.F. AHERN	Plumbing / HVAC	\$405,500	\$405,500	\$0	\$405,000	\$500	\$0
OCO #01	JF Ahern	\$97,020	\$97,020	\$0	\$97,020	\$0	\$0
OCO #02 Tank Delay	JF Ahern	\$39,402	\$39,402	\$0	\$39,402	\$0	\$0
OCO #02 Add Floor Restraints	JF Ahern	\$1,994	\$1,994	\$0	\$1,994	\$0	\$0
OCO #02 Air Compressor	JF Ahern	\$3,128	\$3,128	\$0	\$3,128	\$0	\$0
TERRA TEC LANDSCAPING	Landscaping	\$2,600	\$2,600	\$0	\$2,470	\$130	\$0
PIEPER POWER	Electrical	\$95,749	\$95,749	\$0	\$90,855	\$4,894	\$0
OCO #01	Pieper Power	\$70,711	\$70,711	\$0	\$67,175	\$3,536	\$0
OCO #2 JW Allen Water Utility	JW Allen	\$28,946	\$28,946	\$0	\$27,499	\$1,447	\$0
OCO #2 JW Allen Hydro Pneumat	JW Allen	\$24,610	\$24,610	\$0	\$23,379	\$1,231	\$0
OCO #2 - Gas & Electric Allowance	Camosy	\$9,977.26	\$9,977.26	\$0.00	\$9,478.26	\$499.00	\$0.00
CAMOSY CONSTRUCTION	Permits & Insurance	\$7,690	\$7,690	\$0	\$7,305	\$385	\$0
CAMOSY CONSTRUCTION	Bond	\$6,297	\$6,297	\$0	\$5,982	\$315	\$0
OWNER CHANGE ORDER #01	Camosy	\$44,118	\$44,118	\$0	\$41,912	\$2,206	\$0
OWNER CHANGE ORDER #02	Camosy	\$6,607.27	\$6,607.27	\$0.00	\$6,277.27	\$330.00	\$0.00
OCO #2 - Deduct OCO #01	Camosy	(\$31,205)	(\$31,205)	\$0	(\$29,645)	(\$1,560)	\$0
OCO #3	Camosy	\$9,825	\$9,825	\$0	\$0	\$9,825.00	\$0
Totals		\$2,997,541.62	\$2,997,541.62	\$0.00	\$2,858,029.62	\$139,512.00	\$0.00

AMOUNT OF ORIGINAL CONTRACT \$ 2,579,400.00
EXTRAS TO CONTRACT \$ 418,141.62
TOTAL CONTRACT AND EXTRAS \$ 2,997,541.62
CREDITS TO CONTRACT \$ 0.00
ADJUSTED TOTAL CONTRACT \$ 2,997,541.62

WORK COMPLETED TO DATE \$2,997,541.62
LESS 5% RETAINED \$0.00
NET AMOUNT EARNED \$2,997,541.62
NET PREVIOUSLY PAID \$2,858,029.62
NET AMOUNT OF THIS PAYMENT \$139,512.00
BALANCE TO BECOME DUE \$0.00

IT IS UNDERSTOOD THAT THE TOTAL AMOUNT PAID TO DATE PLUS THE AMOUNT REQUESTED IN THIS APPLICATION SHALL NOT EXCEED 100% OF THE COST OF WORK COMPLETED TO DATE.

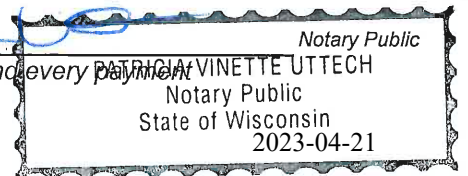
I AGREE TO FURNISH WAIVERS OF LIEN FOR ALL MATERIALS UNDER MY CONTRACT WHEN DEMAND

Signed Todd W. Knop
TODD W. KNOP
VICE PRESIDENT
(Position)

Subscribed and sworn to before me this 30TH day of MARCH, 2023

The above sworn statement should be obtained by the owner before each and every payment

Provided by Chicago Title Insurance Company.



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

MEETING DATE: April 25th, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #17 Action on re-appointment of Donald Boxx to Plan Commission (3-year term to expire 04/30/2026)

#18 Action on appointment of Gregg Thompson to Plan Commission (3-year term to expire 04/30/2026)

#19 Action on appointment of Vincent Chambers to Plan Commission (3-year term to expire 04/30/2026)

#20 Action on appointment of Patrick Juliana, as alternate to Plan Commission (3-year term to end 04/30/2026)

BACKGROUND:

The Plan Commission has three commissioners whose terms are set to expire. Plan Commissioners serve a 3-year term or until a successor is named. Commissioner Sandee Gardinier, Commission Donald Boxx and Alternate Commissioner Steve Raith, Jr's terms are set to expire on April 30th.

Donald Boxx is willing to serve another 3-year term. Sandee Gardinier will be stepping down.

Commissioner Fredrick will also be stepping down after being recently elected to the Village Board.

This leaves two commissioners and one alternate that needs to be appointed.

Over the past two weeks, Staff has reached out to potential candidates and President Stoner held several interviews. President Stoner would like to nominate the following Somers residents to the Plan Commission:

Commissioner

Gregg Thompson, who runs his own project management and construction consulting firm. Mr. Thompson is also a former member of KABA and RCEDC.

Commissioner

Vince Chambers, who is a retired construction superintendent and has a degree in landscape architecture.

Alternate

Patrick Juliana, who was an alderman for the City of Kenosha for many years and has served an many committees (Board of Water Commission, Historical Preservation Commission, Licensing/Permit Committee, ...).

PRIOR ACTION TAKEN:

These potential appointments were reviewed and discussed at our April 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would like to thank Ms. Gardinier, Mr. Fredrick, and Mr. Raith for their service to the Plan Commission.

Staff would recommend the beforementioned appointments. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#17

“Motion to approve re-appointment of Donald Boxx to Plan Commission (3-year term to expire 04/30/2026)”

#18

“Motion to approve appointment of Gregg Thompson to Plan Commission (3-year term to expire 04/30/2026)”

#19

“Motion to approve appointment of appointment of Vincent Chambers to Plan Commission (3-year term to expire 04/30/2026)”

#20

“Motion to approve appointment of Patrick Juliana, as alternate to Plan Commission (3-year term to end 04/30/2026)”

ATTACHMENTS:

NONE



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

MEETING DATE: April 25, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #21 Action on recommendation to approve operator licenses for Joseph Meier, Allie Hedges, and Tracy Mcallister

BACKGROUND:

Joseph Meier, Allie Hedges, and Tracy Mcallister have applied for operators' licenses for the Village. No discrepancies with the applications.

PRIOR ACTION TAKEN:

None.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

“Motion to approve Operator Licenses: Joseph Meier, Allie Hedges, and Tracy Mcallister”

ATTACHMENTS:

NONE