



Village of Somerset, WI

Facilities Financing Options

March 19, 2024

Facilities Options

	Project Scope	Cost
Option 1	New Public Works Building	\$2,200,000
Option 2	Remodel Village Hall into Police Station and Build New Admin Building	\$5,200,000
Option 3	Option 2 + New Public Works Building	\$7,400,000
Option 4	Remodel Village Hall into Admin Building and Build New Police Station	\$7,700,000
Option 5	Option 4 + New Public Works Building	\$9,900,000
Option 6	Shared Public Safety and Admin Campus	\$20,000,000

Financing Options

Option 1

Date	\$2,330,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	55,000	3.84%	112,077	167,077
2027	85,000	3.70%	86,822	171,822
2024	85,000	3.54%	83,745	168,745
2025	90,000	3.45%	80,688	170,688
2026	90,000	3.41%	77,601	167,601
2027	95,000	3.42%	74,442	169,442
2028	100,000	3.44%	71,097	171,097
2029	100,000	3.49%	67,632	167,632
2030	105,000	3.52%	64,039	169,039
2031	110,000	3.57%	60,228	170,228
2032	115,000	3.66%	56,160	171,160
2033	120,000	3.79%	51,781	171,781
2034	120,000	3.98%	47,119	167,119
2035	130,000	4.13%	42,047	172,047
2036	135,000	4.25%	36,493	171,493
2037	140,000	4.32%	30,601	170,601
2038	145,000	4.36%	24,416	169,416
2039	150,000	4.43%	17,932	167,932
2040	160,000	4.48%	11,026	171,026
2041	165,000	4.51%	3,721	168,721
Total	\$2,295,000		\$1,099,661	\$3,394,661

Option 2

Date	\$5,345,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	135,000	3.84%	260,877	395,877
2027	195,000	3.70%	201,984	396,984
2024	200,000	3.54%	194,837	394,837
2025	205,000	3.45%	187,760	392,760
2026	215,000	3.41%	180,558	395,558
2027	220,000	3.42%	173,131	393,131
2028	230,000	3.44%	165,413	395,413
2029	240,000	3.49%	157,269	397,269
2030	245,000	3.52%	148,769	393,769
2031	255,000	3.57%	139,905	394,905
2032	265,000	3.66%	130,504	395,504
2033	275,000	3.79%	120,443	395,443
2034	285,000	3.98%	109,560	394,560
2035	295,000	4.13%	97,797	392,797
2036	310,000	4.25%	85,118	395,118
2037	325,000	4.32%	71,510	396,510
2038	340,000	4.36%	57,078	397,078
2039	355,000	4.43%	41,803	396,803
2040	370,000	4.48%	25,652	395,652
2041	385,000	4.51%	8,682	393,682
Total	\$5,345,000		\$2,558,646	\$7,903,646

Option 3

Date	\$7,580,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	190,000	3.84%	369,978	559,978
2027	275,000	3.70%	286,517	561,517
2024	285,000	3.54%	276,385	561,385
2025	295,000	3.45%	266,252	561,252
2026	305,000	3.41%	255,963	560,963
2027	315,000	3.42%	245,376	560,376
2028	325,000	3.44%	234,400	559,400
2029	335,000	3.49%	222,964	557,964
2030	350,000	3.52%	210,958	560,958
2031	360,000	3.57%	198,372	558,372
2032	375,000	3.66%	185,084	560,084
2033	390,000	3.79%	170,831	560,831
2034	405,000	3.98%	155,381	560,381
2035	420,000	4.13%	138,648	558,648
2036	440,000	4.25%	120,625	560,625
2037	460,000	4.32%	101,339	561,339
2038	480,000	4.36%	80,939	560,939
2039	500,000	4.43%	59,400	559,400
2040	525,000	4.48%	36,565	561,565
2041	550,000	4.51%	12,403	562,403
Total	\$7,580,000		\$3,628,376	\$11,208,376

Financing Options

Option 4

Date	\$7,885,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	200,000	3.84%	384,848	584,848
2027	285,000	3.70%	297,998	582,998
2024	295,000	3.54%	287,504	582,504
2025	305,000	3.45%	277,021	582,021
2026	315,000	3.41%	266,389	581,389
2027	325,000	3.42%	255,461	580,461
2028	340,000	3.44%	244,055	584,055
2029	350,000	3.49%	232,100	582,100
2030	365,000	3.52%	219,568	584,568
2031	375,000	3.57%	206,450	581,450
2032	390,000	3.66%	192,620	582,620
2033	405,000	3.79%	177,808	582,808
2034	420,000	3.98%	161,775	581,775
2035	440,000	4.13%	144,331	584,331
2036	460,000	4.25%	125,470	585,470
2037	480,000	4.32%	105,327	585,327
2038	500,000	4.36%	84,059	584,059
2039	520,000	4.43%	61,641	581,641
2040	545,000	4.48%	37,915	582,915
2041	570,000	4.51%	12,854	582,854
Total	\$7,885,000		\$3,775,190	\$11,660,190

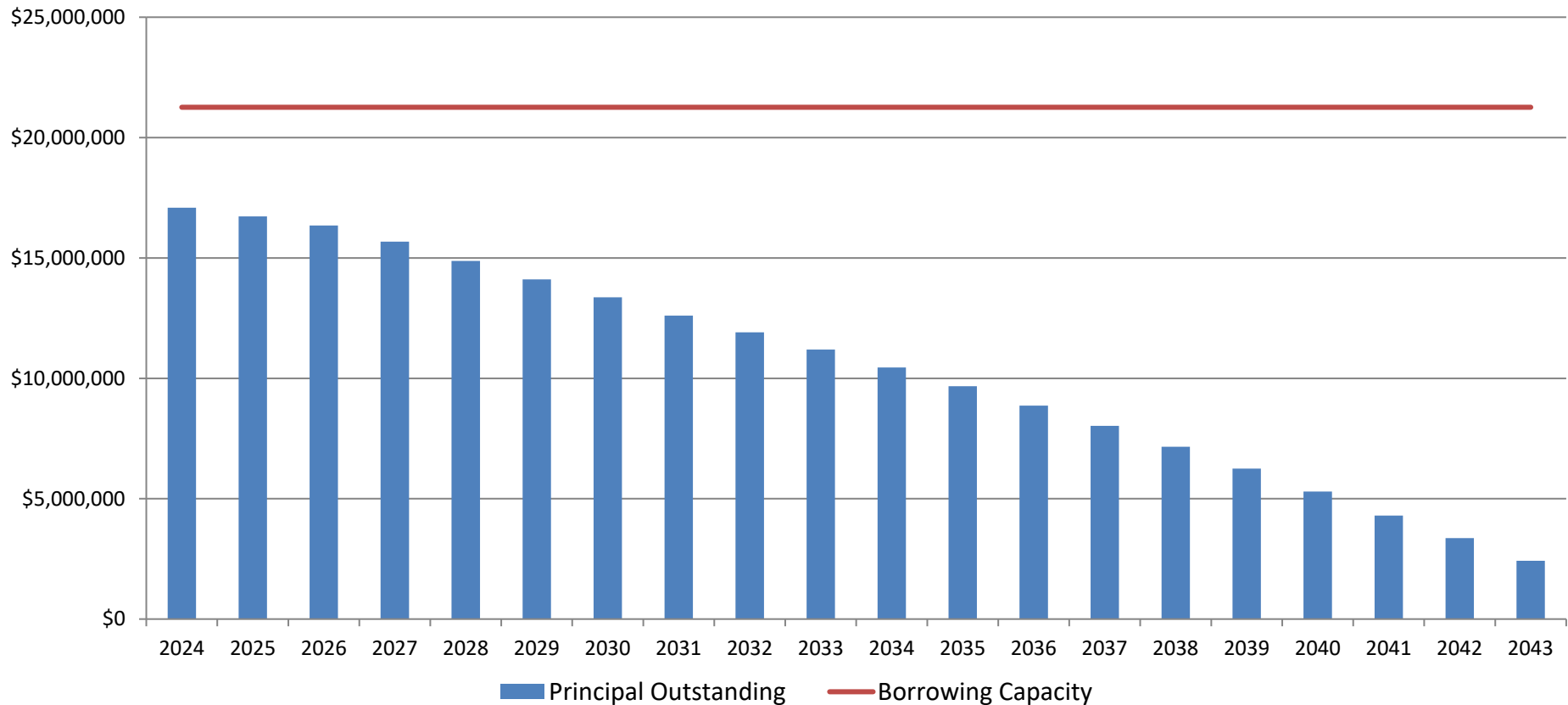
Option 5

Date	\$10,130,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	255,000	3.84%	494,446	749,446
2027	365,000	3.70%	382,929	747,929
2024	380,000	3.54%	369,451	749,451
2025	395,000	3.45%	355,911	750,911
2026	405,000	3.41%	342,192	747,192
2027	420,000	3.42%	328,105	748,105
2028	435,000	3.44%	313,441	748,441
2029	450,000	3.49%	298,106	748,106
2030	465,000	3.52%	282,070	747,070
2031	485,000	3.57%	265,228	750,228
2032	500,000	3.66%	247,421	747,421
2033	520,000	3.79%	228,417	748,417
2034	540,000	3.98%	207,817	747,817
2035	565,000	4.13%	185,404	750,404
2036	590,000	4.25%	161,199	751,199
2037	615,000	4.32%	135,378	750,378
2038	640,000	4.36%	108,142	748,142
2039	670,000	4.43%	79,349	749,349
2040	700,000	4.48%	48,829	748,829
2041	735,000	4.51%	16,574	751,574
Total	\$10,130,000		\$4,850,405	\$14,980,405

Option 6

Date	\$20,375,000		G.O. Notes	
	Principal	Coupon	Interest	Total P&I
2025				
2026	510,000	3.84%	994,464	1,504,464
2027	735,000	3.70%	382,929	1,505,224
2024	765,000	3.54%	369,451	1,508,086
2025	790,000	3.45%	355,911	1,505,918
2026	820,000	3.41%	342,192	1,508,309
2027	845,000	3.42%	328,105	1,504,879
2028	875,000	3.44%	313,441	1,505,379
2029	905,000	3.49%	298,106	1,504,537
2030	940,000	3.52%	282,070	1,507,201
2031	975,000	3.57%	265,228	1,508,253
2032	1,010,000	3.66%	247,421	1,507,366
2033	1,045,000	3.79%	228,417	1,504,080
2034	1,090,000	3.98%	207,817	1,507,587
2035	1,135,000	4.13%	185,404	1,507,458
2036	1,180,000	4.25%	161,199	1,503,945
2037	1,235,000	4.32%	135,378	1,507,194
2038	1,290,000	4.36%	108,142	1,507,396
2039	1,345,000	4.43%	79,349	1,504,482
2040	1,410,000	4.48%	48,829	1,508,107
2041	1,475,000	4.51%	16,574	1,508,261
Total	\$20,375,000		\$5,350,424	\$30,128,123

G.O. Borrowing Capacity



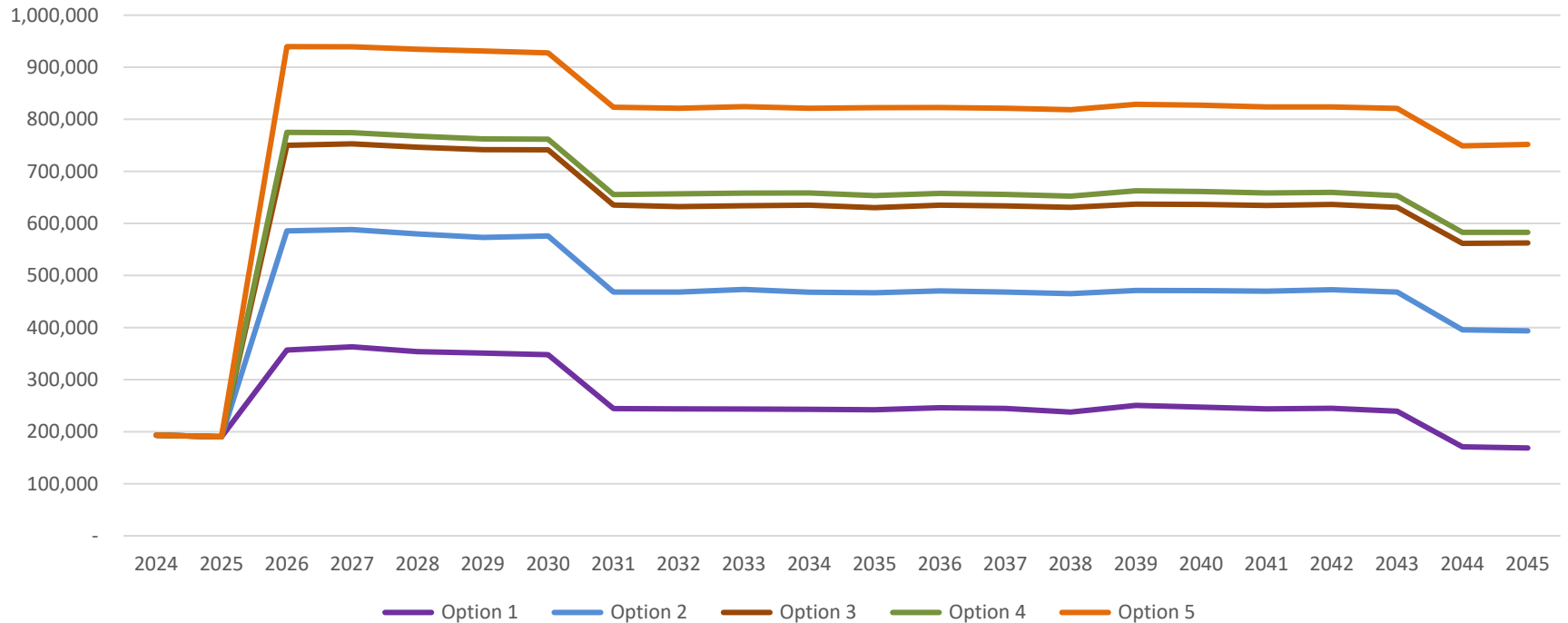
- G.O. capacity is \$21,260,020, 5% of Village's Equalized Value.
- Option 5 leaves approx. \$4.1 million remaining in capacity.
- Option 6 would not qualify for G.O. debt.

Tax Impact - \$350,000 Property

	2024	Option 1	Option 2	Option 3	Option 4	Option 5
2026 Payment for New Debt	N/A	167,077	395,877	559,978	584,848	749,446
Total Levy	1,994,513	2,158,177	2,386,978	2,551,078	2,575,948	2,740,546
Mill Rate	4.78	5.18	5.72	6.12	6.18	6.57
Estimated Taxes	\$1,674	\$1,812	\$2,004	\$2,141	\$2,162	\$2,300
Increase in 2026	N/A	\$137	\$329	\$467	\$488	\$626

- Assumptions:
 - Operating Levy does not change
 - Equalized value of Somerset does not change
 - Median home price \$375K, per Zillow.com

Debt Levy Projection



- Only shows existing debt + facilities borrowing. No additional future capital projects.



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Village of Somerset Facilities Condition Assessment + Space Needs Study Report

January 2024





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PROJECT #29826

Table of Contents

Executive Summary.	1
Public Works Facility Assessment.	7
Village Hall Facility Assessment.	27
Space Needs Assessment	55
Concepts	61
Cost Estimates	71
Glossary.	79



Executive Summary

PROCESS OVERVIEW

The Village of Somerset has reached an important opportunity to further positive momentum in ensuring the continued success of its services. ISG is pleased to have assisted at this critical point by providing a detailed and forward-looking facility assessment that properly quantifies, prioritizes, and empowers future decisions. The intent of this assessment report is to serve as an integral tool for decision-making.

Purpose Statement

The purpose of the assessment is to provide an overview of the current general physical condition of the site and buildings, and identify recommendations for repairs, replacements, and next steps, which may include the following:

- » Planning for facility maintenance and improvements
- » Identifying opportunities to enhance user experience and aesthetics
- » Informing stakeholders of facility needs
- » Scope of Evaluation
- » Prioritizing long- and short-term projects

The public works facility and the shared village hall and police station were assessed, and included the following conditions:

- » Site
- » Mechanical
- » Structural
- » Electrical
- » Exterior and interior architecture
- » Life safety
- » Plumbing

The scope of this report includes document reviews, research, and interviews to assist in the facility assessment, including the following:

- » Completion of a site visit walk-through survey to observe all site and building systems
- » Photo documentation of existing conditions
- » Review documentation of existing site and building systems
- » Preparation of estimated opinion of probable costs for necessary repairs to remedy deficiencies

GENERAL MAINTENANCE PLAN RECOMMENDATIONS

As part of the assessment process, ISG notes systems, equipment, and items that are in good condition. Those items can be maintained with routine maintenance or minor repairs utilizing normal operating and maintenance budgets. ISG provides the recommendation to perform regular maintenance for these items and therefore includes no associated costs in the opinion of probable costs as part of the report.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed as part of this report. This assessment did not include engineering calculations to determine the adequacy of the property's original design or existing systems. Although walk-through observations were performed, not all areas were observed.

There may be defects in the property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by the client or property management personnel.

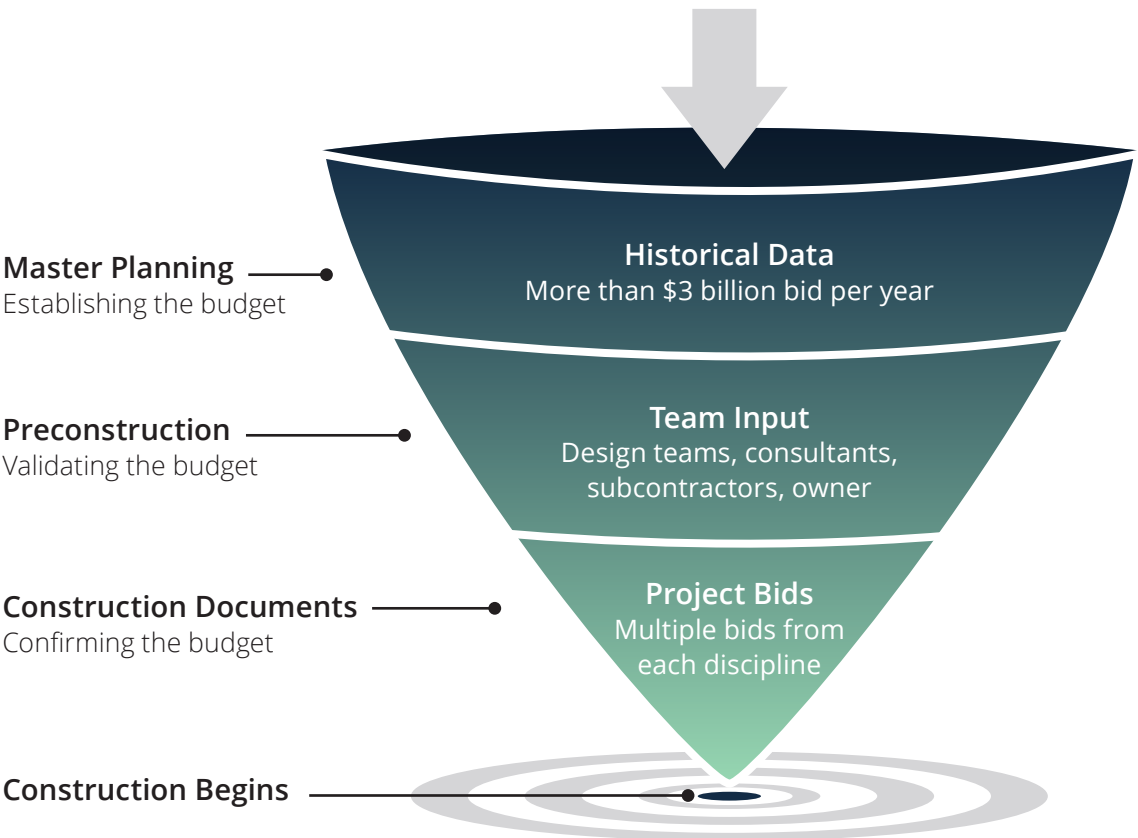
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PRIORITY SUMMARY

Based on the items evaluated, any issues or deficiencies documented have been assigned a priority level based on the chart below, and an estimate for costs is provided. Costs for any recommendations that are beyond the scope of the assessment are not included.

Priority	Time Frame	Item
1 Immediate	0–2 Years	Accessibility Aesthetics Deterioration
2 Emerging	3–5 Years	Energy Estimated Useful Life Hazardous Materials
3 Future	6–10 Years	Health + Safety Remaining Useful Life

ESTIMATION EVOLUTION



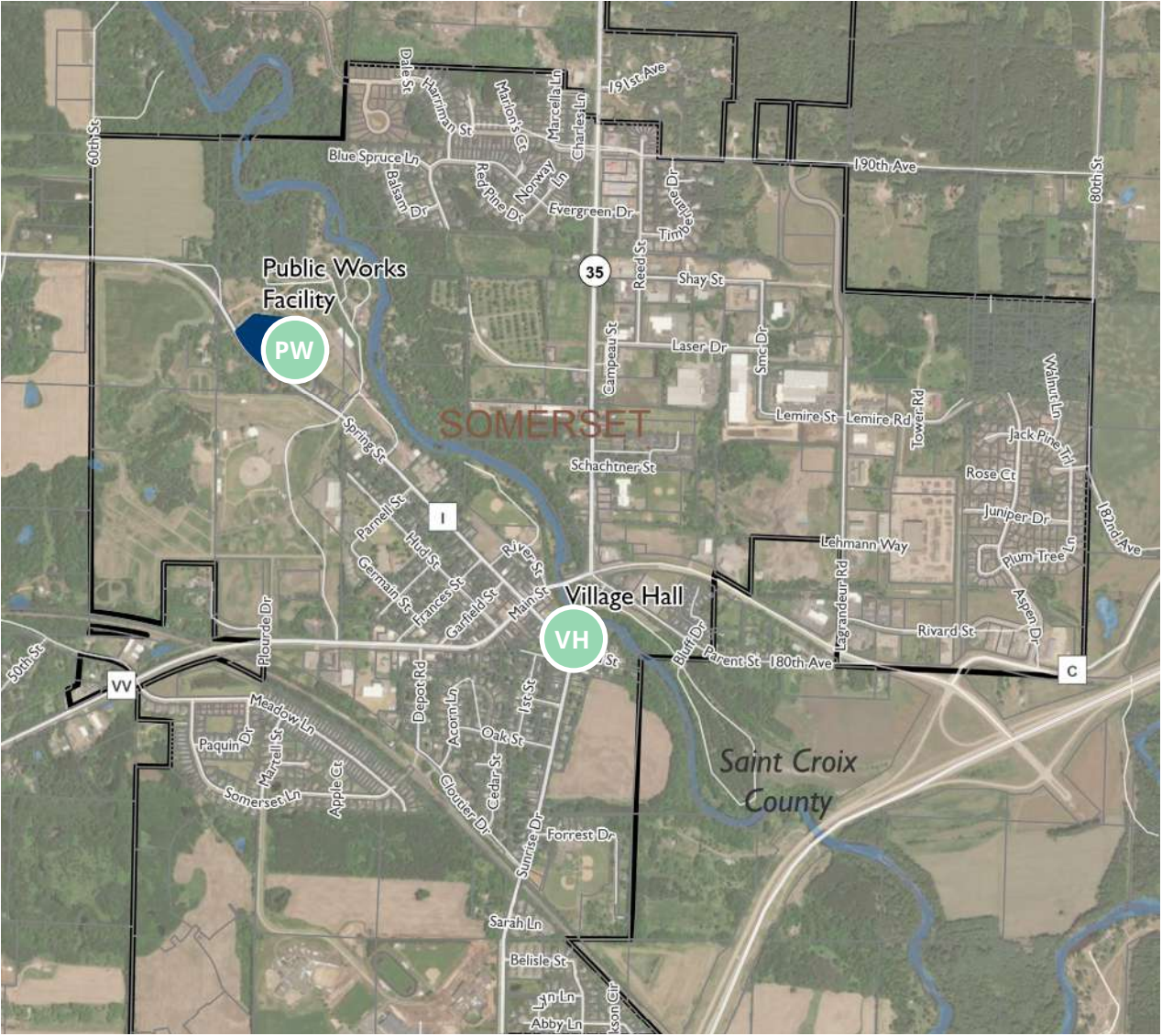
SITE OVERVIEW

PW

Public Works Facility

VH

Village Hall Facility



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Public Works Facility Assessment

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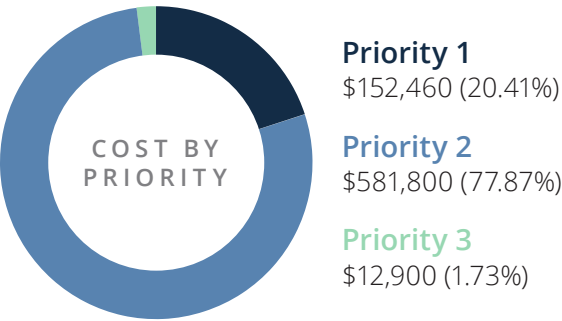
Public Works Facility Assessment

RECOMMENDATIONS SUMMARY

The Public Works facility priority one recommendations make up just over 20% of the estimated costs required for immediate and short-term repairs related to life safety, accessibility, or systems that have exceeded their useful service life.

The priority two recommendations make up 75% of total costs of all recommendations. Priority two recommendations are those that should be addressed in three to five years. Therefore, the County is at an optimal point to decide a path forward with either addressing existing facility system needs to extend the life of the existing facility, or to plan for a new facility that will have a longer life-span into the future.

The priority three recommendations are minimal in comparison to priority ones and twos, yet should be addressed within the next 10 years.



SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Drainage	Downspout	Poor	2	Downspouts discharge directly next to the building without proper grade or erosion prevention materials.	Extend downspouts away from building.	\$250
Drainage	Garage Entrance	Poor	2	Asphalt has settled and has required multiple patches. Water pools in front of the door with the negative drainage grade.	Replace asphalt and regrade.	\$2,300
Drainage	Downspout	Poor	1	Downspouts discharge directly next to the building without proper grade or erosion prevention materials. Erosion is occurring at the building entrance.	Bury downspout under walkway and discharge away from building.	\$14,400
Drainage	Driveway	Poor	2	Drainage provided is the only surface drainage that carries water across the entire site, as well as the building front to the north.	Install storm sewer system to outlet on the north side of the property.	\$60,500
Vehicle Routes	Entry Driveway	Poor	2	Asphalt is spider cracking throughout the driveway and chunks are being removed on edges by unpaved routes.	Replace asphalt.	\$152,000



Downspout



Downspout



Vent



Downspout



Garage Entrance



Downspout



Driveway



Driveway



Driveway



Entry Driveway



Asphalt



Asphalt

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Vehicle Routes	Entry Driveway	Poor	2	Asphalt is spider cracking and chunks are being removed along the edges of the unpaved entry to the storage shed.	Replace asphalt.	\$6,900
Vehicle Routes	Parking Area	Poor	1	Parking area grade exceeds the Americans with Disabilities Act (ADA) required 2% maximum slope in any direction. No accessible parking stall is present with signage or striping.	Add accessible stall signage and pave and stripe parking area.	\$22,700
Vehicle Routes	Parking Area	Poor	2	Parking area consists of five stalls and zero accessible stalls. Parking requirements within the Somerset Code of Ordinances includes a formula including square footage and staff equivalents.	Expand parking area, pave, stripe, and add signs. Further investigate stall requirements with city staff.	\$0
Pedestrian Routes	Entry Landing	Poor	1	No ADA landing is present into entry door and bump through doorway exceeds ADA maximum of one-quarter inch.	Create landing outside and inside of doorway and a ramp inside the doorway.	\$4,600
Pedestrian Routes	Handrail	Poor	1	There is no handrail along a steep slope (43.5%) of walking area on the north side of the building.	Install handrail.	\$3,100



Entry Driveway



Entry Driveway



Parking Area



Parking Area



Parking Area



Entry Landing



Entry Landing



Entry Landing



Handrail



Handrail



Handrail



Handrail

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Pedestrian Routes	Stairs	Poor	1	Stairs are old, unsecured railroad ties. There is no handrail, there are large gaps between ties, treads are not deep enough.	Remove current stairs and install new concrete stairs with proper measurements and handrail.	\$15,200
Pedestrian Routes	Sidewalk	Poor	1	Sidewalk is cracking and crumbling asphalt. The cross slope of the walk exceeds ADA maximum of 2%.	Remove asphalt and install proper graded concrete sidewalk.	\$11,700
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north storage building.	Replace concrete panels.	\$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north side of main building, west door. Large gap between walkway and door.	Replace concrete panels.	\$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north side of main building, east door. Large gap between walkway and door.	Replace concrete panels.	\$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at south side of main building.	Replace concrete panels.	\$2,300



Stairs



Stairs



Sidewalk



Sidewalk



Entry Landing



Entry Landing



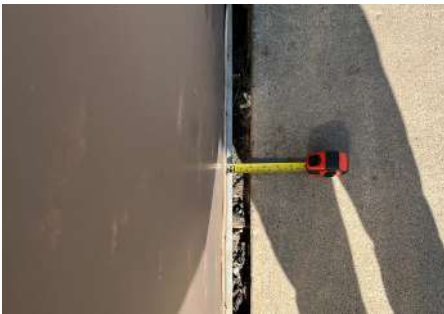
Entry Landing



Entry Landing



Entry Landing



Entry Landing

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Roof	Hoop Structure/ Salt Storage Roof	Good	3	Steel roof hoop structure and canvas has normal wear.	Perform regular maintenance.	\$0
Exterior Walls	Panels	Fair	2	Select damaged panels.	Repair or replace panels to enclose the envelope.	\$8,000
Exterior Walls	Panels/Northeast Corner	Fair	2	Select damaged panels.	Would benefit from an additional bollard to protect corner. Repair or replace panels.	\$2,200
Exterior Walls	Metal Panel/ Northern East Wall	Fair	3	Metal panel exterior material shows normal wear.	Perform regular maintenance.	\$0
Exterior Walls	Metal Panel/ South Corner	Fair	3	Metal panel exterior material shows normal wear.	Would benefit from an additional bollard to protect corner.	\$3,800
Exterior Walls	Hoop Structure/ Salt Storage Wall	Good	3	Precast T-walls have normal wear.	Perform regular maintenance.	\$0
Exterior Walls	UV/Storage Building Exterior	Good	3	The exterior building had normal wear.	Perform regular maintenance.	\$0
Exterior Walls	Wall/Animal Shelter	Poor	1	A portion of the exterior wall has been pushed out of plane.	Repair wall.	\$5,300



Hoop Structure/Salt Storage Roof



Damaged Panels



Panels/Northeast Corner



Metal Panel/Northern East Wall



Metal Panel/South Corner



Hoop Structure/Salt Storage Wall



UV/Storage Building Exterior



Wall/Animal Shelter



Wall/Animal Shelter

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Ceiling	Ceiling	Good	3	The ceiling condition shows normal wear.	Perform regular maintenance.	\$0
Interior Walls	UV/Storage Building	Fair	2	There are signs of water intrusion into the lower level of the building.	Find and repair area of water intrusion.	\$3,800
Interior Windows	Shop Window	Fair	3	Metal fixed windows perform appropriately.	Perform regular maintenance.	\$0
Interior Windows	Office Window	Fair	2	The window interior frame/jamb shows signs of moisture.	Replace windows.	\$3,700
Interior Doors	Swing Door	Fair	2	Moisture and salt have resulted in rust damage at base of swing doors.	Replace doors and frames.	\$18,800
Interior Doors	Overhead Door	Fair	2	Moisture and salt have resulted in rust damage at base of overhead doors.	Replace overhead doors.	\$45,400
Interior Floors	Public Works Open Floor Space	Fair	3	The space lacks designated storage spaces so storage is kept out in open spaces.	Improve organization, relocate to open up floor space for vehicles.	\$0
Interior Floors	Trench Drain	Fair	2	There is evidence of trench failure. Some sections were sunken and other sections were clogged.	Remove and replace with new trench.	\$9,100
Interior Floors	Exiting Path	Poor	1	Exit routes are impeded due to parked vehicles and the piles of storage.	Adjust location of parked vehicles and storage. Mark routes with paint to denote path to remain clear.	\$750



Ceiling



UV/Storage Building



Shop Window



Office Window



Overhead + Swing Door



Public Works Open Floor Space



Trench Drain



Exiting Path

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Casework	Restroom Vanity	Poor	1	Vanity does not allow for front approach or side approach. Faucet does not have approved levers for accessibility and the mirror is placed too high for accessibility.	Replace vanity with wall mounted lavatory or removable base. Update single lever faucet. Lower mirror or angle.	\$8,400
Interior Other	Interior Cold Storage Garage	Poor	3	This building is no longer serving its intended purpose, is damaged, and the cost of repair would exceed its value.	Demolish building.	\$9,100
Interior Other	Shared Office	Fair	2	The office is shared by three staff with a wall AC unit. The space lacks adequate air exchange resulting in reduced air quality and indications of moisture damage at wood fames.	Replace wall unit with a P-Tac unit or similar.	\$11,800
Interior Other	Restroom Space	Fair	2	Restroom meets clearance requirements; however, wall base finishes are incomplete.	Complete wall base.	\$850
Interior Other	808 Building PEMB Frames	Good	3	Building frames of the 808 building are in good condition and show normal wear.	Perform regular maintenance.	\$0
Interior Other	Animal Shelter Roof Trusses	Fair	2	The roof trusses are aged but show normal wear.	Perform regular maintenance.	\$0



Restroom Vanity



Interior Cold Storage Garage



Shared Office



Restroom Space



808 Building PEMB Frames



808 Building PEMB Frames



Animal Shelter Roof Trusses

MECHANICAL + PLUMBING CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Heaters/Shop	Fair	2	There is a natural gas-fired heater that provides heating to the shop. Ceiling mounted infrared tube heaters provide additional heating. The infrared tube heaters appear to have varying ages. The average useful service life of this equipment is 15 years.	Replace heating equipment.	\$182,000
Piping Heating Cooling	Ventilation/Shop	Poor	1	General exhaust is provided in the shop area. Make-up air unit is mounted on the north wall, with the exhaust mounted on the southeast wall. This system uses manual controls.	Install CO/NO2 sensors that are interlocked with ventilation system.	\$36,300



Unit Heaters/Shop



Ventilation/Shop

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Power Supply	Electrical Panel	Poor	1	The main electrical panel is original to construction in 1991. The breakers are showing signs of corrosion. The average useful service life of this equipment is 30 years.	Replace the electrical panel.	\$18,900
Exterior Lighting	Exterior Lighting	Fair	2	The lighting fixtures appear to be high intensity discharge (HID) fixtures.	Upgrade to LED lighting fixtures.	\$3,800
Interior Lighting	Interior Lighting	Fair	2	The lighting in the shop area consists of six-bulb fixtures. The bulbs are a T8 fluorescent style.	Replace light fixtures with LED and install occupancy sensing controls.	\$71,100
Other Electrical	Water Heater/Shop	Poor	1	The electric water heater uses a electrical cord that is plugged into nearby receptacle.	Rewire water heater using proper conduit.	\$1,600
Power Supply	Receptacles/ Shop Sink Area	Poor	1	The receptacle that is located near the sink in the shop does not appear to be GFCI protected.	Replace with GFCI.	\$310



Electrical Panel



Exterior Lighting



Interior Lighting



Water Heater/Shop



Receptacles/Shop Sink Area

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Village Hall Facility Assessment

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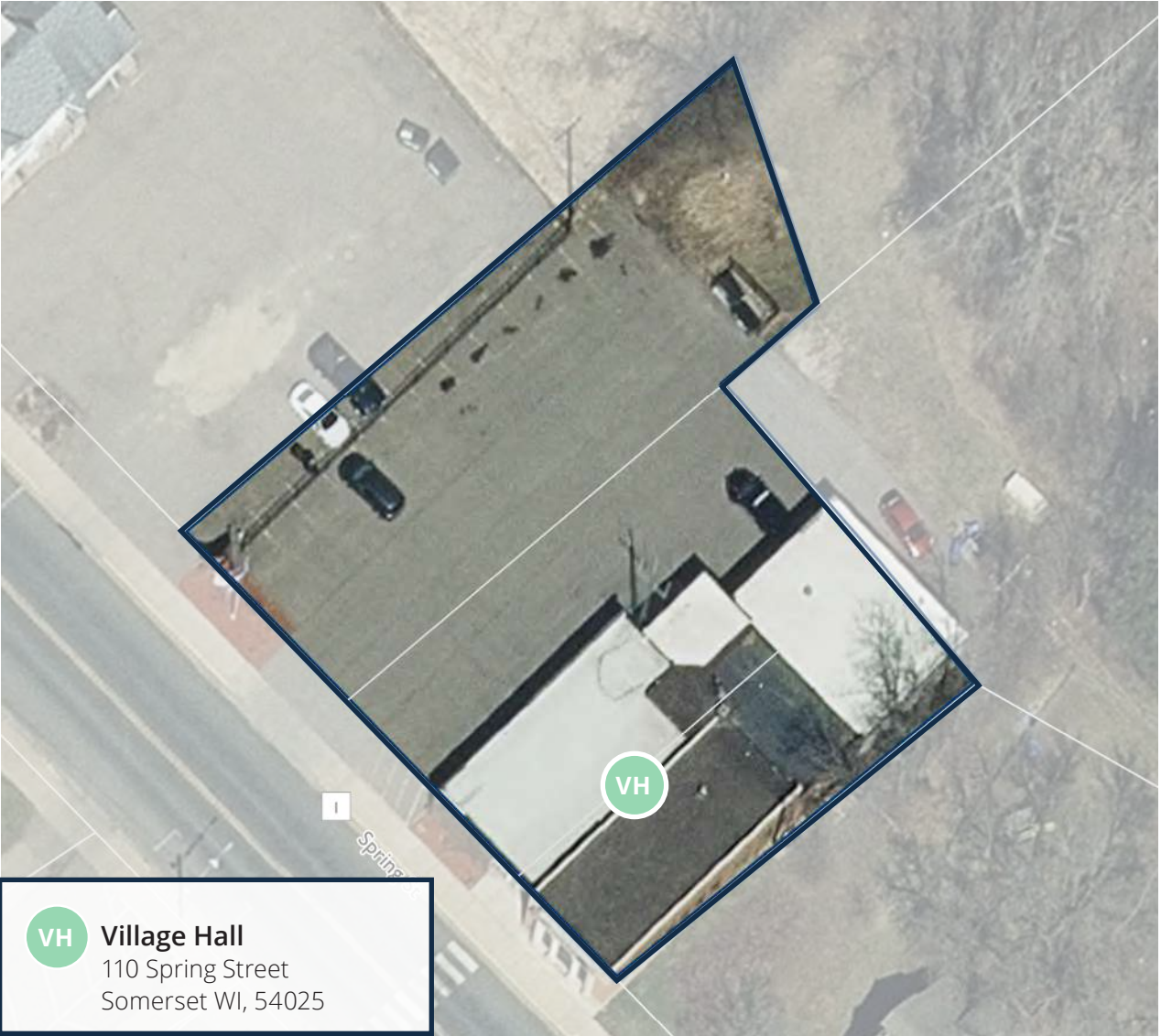
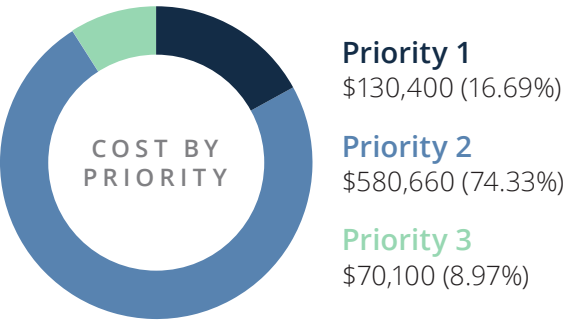
Village Hall Facility Assessment

RECOMMENDATIONS SUMMARY

The priority one recommendations make up just over 15% of the estimated costs required for immediate and short-term repairs related to life safety, accessibility, or systems that have exceeded their useful service life.

The priority two recommendations make up nearly 75% of total costs of all recommendations. Priority two recommendations are those that should be addressed in three to five years. Therefore, the County is at an optimal point to decide a path forward with either addressing existing facility system needs to extend the life of the existing facility, or to plan for a new facility that will have a longer life-span into the future.

The priority three recommendations make up just under 10% of the total costs and should be addressed within the next ten years.



SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Drainage	Drainage Basin	Fair	2	Small storm water basin handles a majority of surface runoff.	Improve site drainage and increase size of basin.	\$11,400
Drainage	Downspout	Poor	2	Roof drainage has poor connection to drain tile and outlets towards neighboring property.	Improve site drainage and bury downspouts further away from building.	\$2,000
Drainage	Downspout	Poor	1	Roof drainage has poor connection at roof causing leaks inside building. Down spout right at building shedding water across police garage doors. Safety hazard in the winter.	Improve site drainage and bury downspout under new pavement directly to basin.	\$14,400
Vehicle Routes	Parking Lot	Poor	1	ADA parking stall loading area is above 2% cross slope from parking space to sidewalk.	Find and repair area of water intrusion.	\$6,900
Vehicle Routes	Parking Lot	Poor	2	Parking lot has many cracks and some heaving at building edge.	Replace or mill and overlay asphalt in parking lot.	\$39,700



Drainage Basin



Drainage Basin



Drainage Basin



Downspout



Downspout



Downspout



Parking Lot



Accessible Parking + Route



Pedestrian Route

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Vehicle Routes	Parking Lot	Poor	2	Parking requirements within the Somerset Code of Ordinances includes a formula including square footage and staff equivalents.	Further investigate stall requirements with city staff.	\$0
Pedestrian Routes	Entry Landing	Poor	1	Landing does not meet ADA requirement of 4' in depth. Concrete has been milled due to heaving causing steeper slope to landing.	Replace concrete panels and extend the landing towards the sidewalk.	\$4,300
Pedestrian Routes	Sidewalk	Poor	1	Cross slope of sidewalk in front of the building is significantly greater than the ADA requirement of 2%.	Replace concrete sidewalk.	\$11,600
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum cross slope. Bump into the building in doorway exceeds ADA required one-quarter inch bump.	Replace concrete panels.	\$4,300



Parking Lot



Parking Lot



Parking Lot



Parking Lot



Entry Landing



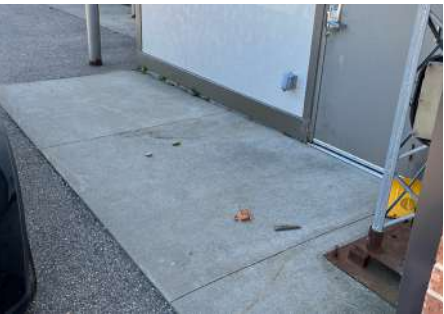
Entry Landing



Sidewalk



Sidewalk



Entry Landing

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction.	Replace concrete panels.	\$2,600
Pedestrian Routes	Curb + Gutter	Poor	2	Curb and gutter is cracked in multiple locations and lacks paint.	Perform regular maintenance.	\$0



Entry Landing



Entry Landing



Entry Landing



Entry Landing



Entry Landing



Curb + Gutter

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Roof	Roof	Fair	2	The roof is a combination of fully adhered EPDM, ballasted EPDM, and fully adhered TPO. The ballasted sections appear to have been installed in 2005. TPO sections were installed in 2012 with the addition of the police station. The average useful service life of the different roof membranes is 20–20 years. Debris is blocking scupper on the south wall. TPO material is loose on the higher parapet walls.	Replace ballasted sections. Repair TPO material on parapet walls. Clean debris from scupper.	\$68,100
Exterior Walls	Exterior Facade Southeast Side	Fair	3	The facade shows normal wear.	Perform regular maintenance.	\$0
Exterior Walls	Brickwork	Fair	2	The brickwork shows normal wear. There were three locations where the mortar has some degradation.	Perform regular maintenance. Address tuck pointing at the conditions on the south wall below windows.	\$0
Exterior Walls	Composite Panels	Fair	2	Panels are in good condition, joint sealants are showing signs of disintegration.	Remove and replace per manufacture’s installation requirements.	\$2,200
Exterior Walls	Exterior Walls	Good	3	Walls have normal wear. No signs of significant settlement.	Perform regular maintenance.	\$0
Exterior Walls	Brick Mortar	Poor	1	The brick mortar on the parapet of the original building is degraded.	Perform exterior masonry repairs including tuckpointing.	\$8,000



Roof



Roof



Roof



Roof



Exterior Facade Southeast Side



Brickwork



Composite Panels



Exterior Walls



Exterior Walls



Brick Mortar

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Windows	Seal at North Fixed Window	Fair	2	The window sealant is deteriorated.	Remove and replace with new sealant.	\$220
Exterior Windows	North Window	Fair	3	The fixed window shows normal wear.	Perform regular maintenance.	\$0
Exterior Windows	South Window	Fair	2	The original double hung windows are in poor condition and several are painted closed. Mapes panel infill at transom.	Replace with double pane, argon filled, tinted windows for energy performance at southern exposure.	\$33,300
Exterior Doors	Storefront	Fair	3	The entry storefront shows normal wear.	Perform regular maintenance.	\$0
Exterior Doors	Hollow Metal Doors	Fair	3	The doors shows normal wear.	Perform regular maintenance.	\$0
Exterior Other	Cornice Detail	Fair	3	The historical architectural detail shows normal wear.	Perform regular maintenance.	\$0
Exterior Other	Dentils Detail	Fair	3	The historical architectural detail shows normal wear.	Perform regular maintenance.	\$0
Exterior Other	Payment Drop	Poor	2	The payment drop insert has multiple gaps that result in envelopes getting lost.	Relocate to improve access and location or replace with updated drop box.	\$4,600
Interior Ceiling	Police Ceiling	Poor	2	Several damaged tiles remain that are the result of a roof leak that has been addressed.	Replace damaged tile.	\$690



Seal at North Fixed Window



North Window



South Window



Storefront



Hollow Metal Doors



Cornice Detail



Dentil Detail



Payment Drop

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Ceiling	Village Hall ceiling	Poor	2	Several damaged tiles remain that are the result of a roof leak that has been addressed.	Replace damaged tile.	\$550
Interior Walls	Walls	Fair	3	Paint is marked, scraped, and damaged.	Perform regular maintenance.	\$0
Interior Walls	Village Hall Plaster Walls	Fair	3	Finishes show normal wear.	Perform regular maintenance.	\$0
Interior Doors	Police Door	Fair	2	Police office has hollow metal door frame with flush wood, P-Lam hollow core or hollow metal doors (8). Village hall doors (5) are wood frames with hollow core doors.	Update doors to hollow metal frames and solid wood doors.	\$23,500
Interior Doors	Link of Police to Village Hall	Poor	1	The hall is too narrow to meet the required accessible approach clearance at the door. This all provides the most direct link to shared restrooms.	Rework the plan to allow clearance or install an actuator.	\$5,300
Interior Floors	Main Lobby Floor	Fair	3	The floor tile is dated but is in good condition.	Perform regular maintenance. Consider updating.	\$0
Interior Floors	Carpet/Police Area	Poor	2	Carpet flooring is worn, frayed, and has surpassed its useful service life.	Replace carpet flooring with an LVT that will have a longer life expectancy.	\$24,400
Interior Floors	Village Hall Carpet	Poor	2	Carpet flooring is worn, frayed, and has passed its average useful service life.	Replace carpet flooring with an LVT that will have a longer life expectancy.	\$24,400



Police Ceiling



Village Hall Ceiling



Walls



Village Hall Plaster Walls



Police Door



Link of Police to Village Hall



Main Lobby Floor



Carpet/Police Area

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Floors	Patrol Office	Fair	3	Tile was installed with the 2012 addition.	Perform regular maintenance.	\$0
Interior Casework	Breakroom	Fair	3	Breakroom components are in good condition and show normal wear.	Perform regular maintenance.	\$0
Interior Other	Bathroom Faucet	Poor	1	The faucet must be controllable with one hand. Further, operation of the faucet must not require tight pinching, grasping or twisting of the wrist. The force to activate the faucet must be five pounds or less. Hand-operated faucets must remain open for at least 10 seconds.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	\$41,300
Interior Other	Men's Restroom Floor	Poor	1	There is a transition in floor height that exceeds one-quarter-inch maximum allowed for accessibility en-route to toilet in men's restroom.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	\$1,300
Interior Other	ADA Toilet Clearance	Poor	1	There is only 39" of clearance between sidewalls at men's toilet.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	\$6,100
Interior Other	Wall Conduit Court Clerk Office	Fair	3	An abundance of wiring is crossing the walkway in the office.	Consider new furniture in space that provides a safer and more efficient use of space.	\$7,600
Interior Other	Interior Storefront System	Fair	3	Storefront system shows normal wear.	Perform regular maintenance.	\$0



Village Hall Carpet



Patrol Office



Breakroom



Bathroom Faucet



Men's Restroom Floor



ADA Toilet Clearance



Wall Conduit Court Clerk Office

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Other	Entry Lobby	Fair	3	Finishes show normal wear.	Perform regular maintenance.	\$0
Interior Other	Subflooring Original Bank	Fair	3	This historical building has moisture exposure to exposed wood. Although this has no impact on structural integrity it does impact the indoor air quality.	Perform low impact blasting or install sealant to exposed wood joists and subflooring.	\$2,000
Interior Other	Village Hall Storage	Poor	2	Space used to store chairs used for village council and other monthly meetings.	Repurpose space to provide a permanent location for storage.	\$0
Interior Other	Roof Structural Support Members	Good	3	The viewable roof supports appeared to have normal wear.	Perform regular maintenance.	\$0
Heating Cooling	Furnace/Above Vault	Fair	2	There is a horizontal, ceiling-mounted furnace above the vault. This unit provides heating and cooling to administrative offices, court rooms, and a meeting room. The associated condensing unit is mounted outside. The unit was installed in 2008. The average useful service life is 20 years. Staff report issues with performance.	Install a multi-zone roof mounted package unit with heat recovery for better humidity control.	\$216,000



Interior Storefront System



Entry Lobby



Subflooring Original Bank



Village Hall Storage



Roof Structural Support Members

MECHANICAL + PLUMBING CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Unit Heater/Garage	Fair	2	The hanging unit heater in the garage was installed in 2012. The average useful service life is 15 years.	Replace unit heater.	\$9,100
Heating Cooling	EFH/Patrol Room	Fair	2	The patrol room has a supplemental electric fan-forced heater mounted in the ceiling to provide additional heating. It was installed in 2012. The average useful service life is 15 years.	The equipment may not be needed when HVAC upgrades occur.	\$3,100
Heating Cooling	Furnace/Basement	Fair	2	The gas-fired furnace in the basement provides heating and cooling to portions of police offices, breakroom, and basement document storage. The associated condensing unit is mounted outside. The unit was installed in 2010. The average useful service life is 20 years. Staff report issues with high humidity levels. A dehumidifier was present in the basement document storage room.	Install a multi-zone roof mounted package unit with heat recovery for better humidity control.	\$87,100
Other Mechanical	Exhaust/Garage	Good	3	Garage exhaust system is interlocked with outside air damper with carbon monoxide sensors. No issues are reported with the system.	Perform regular maintenance.	\$0
Other Mechanical	HVAC/ Evidence Storage	Fair	2	Secured storage current ventilation fan is undersized for purpose.	Improve space with climate control and adequate ventilation.	\$7,600



Furnace/Above Vault



Unit Heater/Garage



Furnace/Basement

MECHANICAL, ELECTRICAL, AND TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Plumbing Water	Water Heater/ Basement Mechanical Room	Good	3	The electric water heater supplies hot domestic water throughout the building. It was installed in 2020. The average useful service life is 15 years.	Perform regular maintenance.	\$0
Power Supply	Branch Panel/Garage	Good	3	The 225-amp panel was installed in 2012. The average useful service life is 30 years.	Perform regular maintenance.	\$0
Power Supply	Receptacles/ Throughout	Poor	1	Staff report a lack of electric receptacles in work spaces.	Install additional receptacles.	\$5,300
Power Supply	Emergency Generator	Good	3	There is natural gas-fired emergency generator that powers the entire building. The generator features an automatic transfer switch. The unit was installed in 2012. The average useful service life is 20 years.	Perform regular maintenance.	\$0
Power Supply	Electrical Panels	Fair	2	The Cutler-Hammer panel board appears to be original to construction in 1977. Exposed bus bar was observed. There is an additional Siemens brand panel that was installed later. The age of this panel is unknown. Both panels have service disconnects. The average useful service life of this equipment is 30 years.	Replace original panel.	\$18,900



Exhaust/Garage



Branch Panel/Garage



Emergency Generator



Electrical Panels



Water Heater/Basement
Mechanical Room



HVAC/Evidence Storage

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Lighting	Exterior Lighting	Fair	2	The lighting fixtures appear to be high intensity discharge (HID) fixtures.	Upgrade to LED lighting fixtures.	\$3,100
Interior Lighting	Throughout	Fair	3	Portions of the building have been updated with LED bulbs. Majority of the fixtures are fluorescent.	Replace light fixtures with LED and install occupancy sensing controls.	\$60,500
Life Safety	Fire Alarm/ Throughout	Fair	2	Fire alarm control panel manufactured in 2014. Life expectancy of fire alarm control panels is 15–20 years	Perform regular maintenance.	\$0
Other Electrical	Wiring/Throughout	Poor	1	Both electrical and data wiring above ceilings are not adequately run. Wires are laying on top of ceiling grid.	Install cable management equipment.	\$7,600
Security	Security System	Good	3	There are security cameras located throughout the interior and exterior of the building. The network video recorder is located in the network closet. System keypads are located at building entrances. Staff report no issues with system. Emergency call buttons are placed at work stations. The system was tested during site visit.	Perform regular maintenance.	\$0
Security	Door Access	Good	3	The entrance doors feature an access system that calls corresponding departments. Staff report no issues with system.	Perform regular maintenance.	\$0



Fire Alarm/Throughout



Wiring/Throughout



Exterior Lighting



Interior Lighting

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Other Technology	Audio-Visual Equipment/ Meeting Room	Poor	1	The audio/visual equipment used for village meetings is antiquated and inefficient since it needs to be disconnected after each use.	Update audio/visual equipment.	\$11,400



Door Access



Security System

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Space Needs Assessment

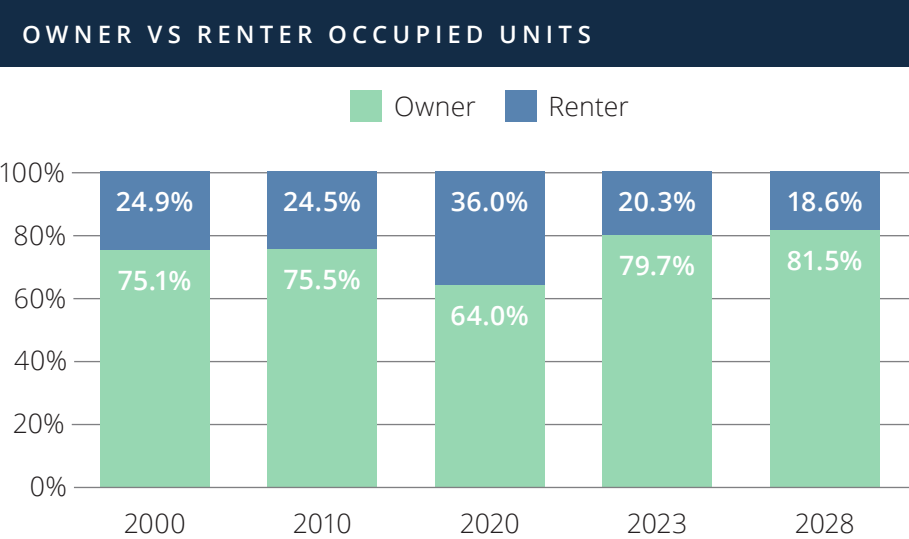
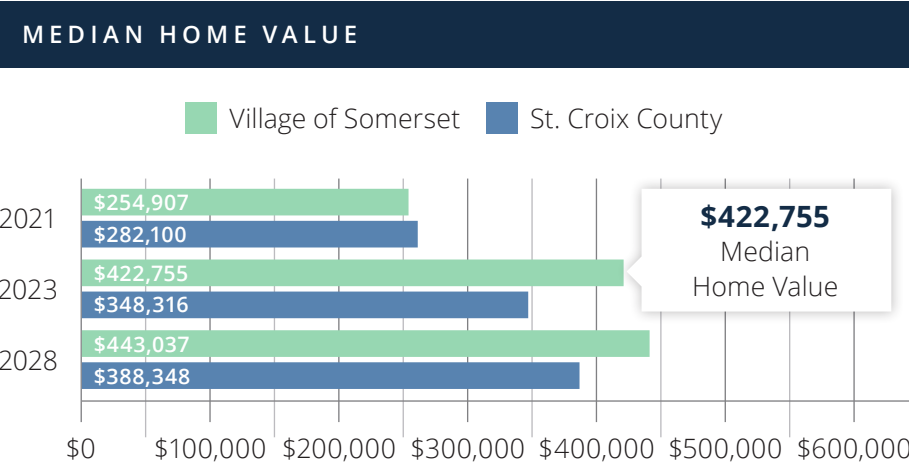
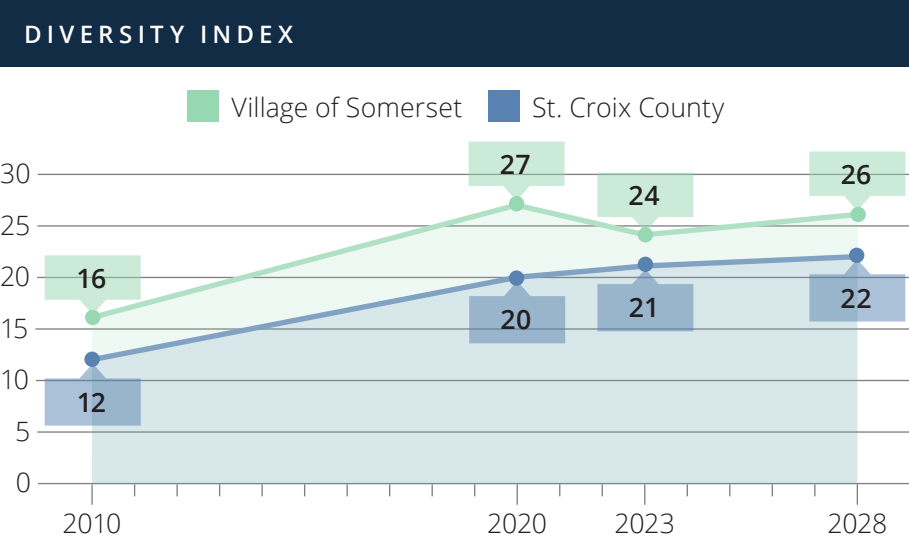
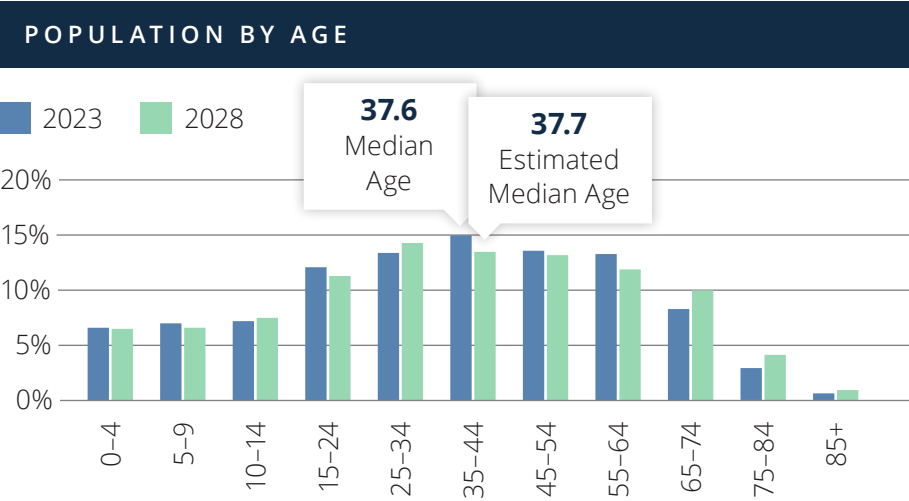
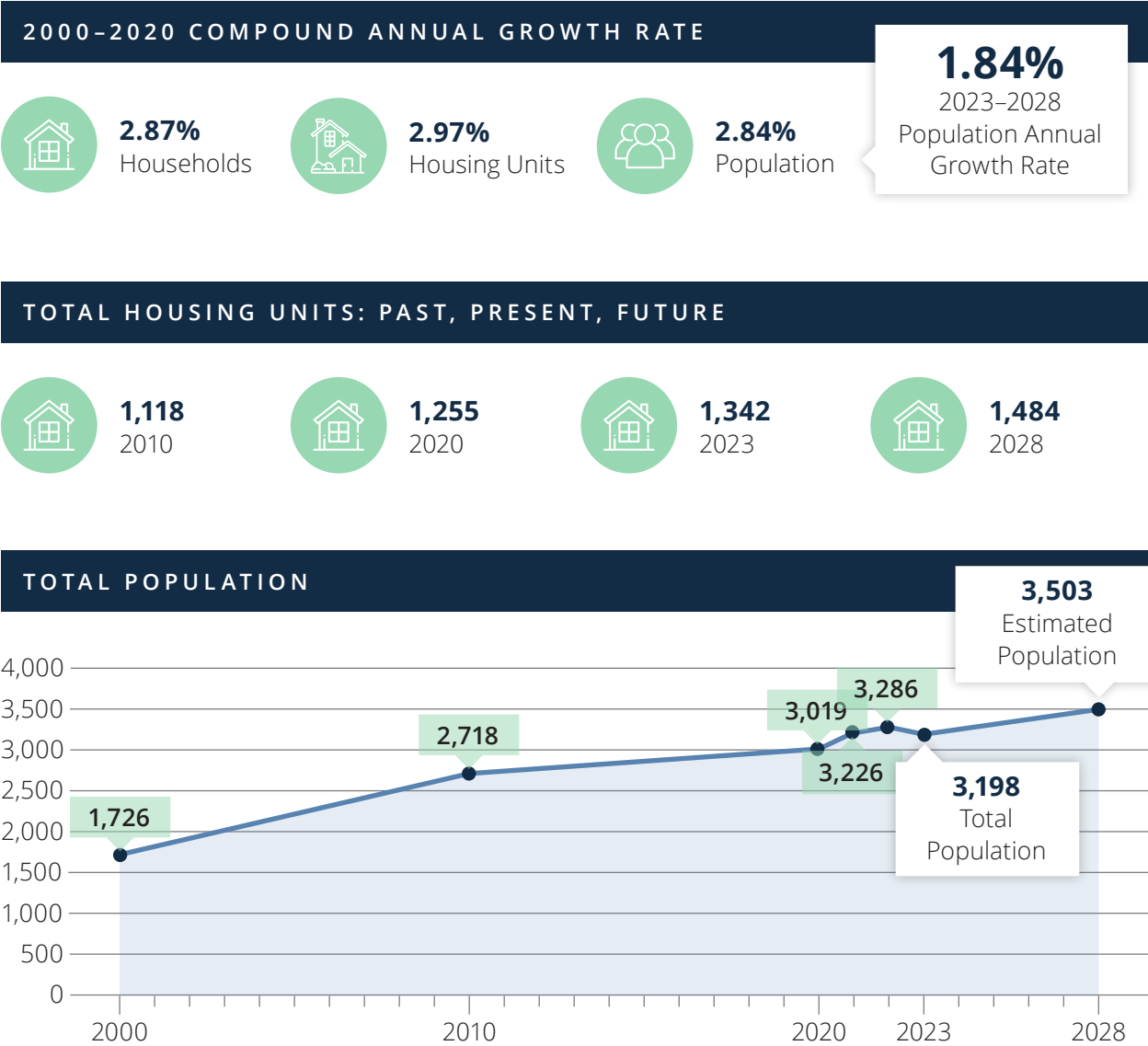
Demographics

DEMOGRAPHIC OVERVIEW

Located in Saint Croix County—known as the fastest growing county in Wisconsin—the Village of Somerset is impacted by the growth of the Minneapolis-St. Paul metropolitan area and the demand for housing that extends beyond the Twin Cities. It is anticipated that between 2010 and 2040, Saint Croix County will grow from a population of 84,345 to 119,010.

While other cities such as Stillwater, Minnesota and Hudson, Wisconsin have greater population increases in population and housing needs, the impacts are also extending as far as the Village of Somerset and beyond. As of 2023, the Village's population is estimated at 3,198. By 2040, the population is anticipated to increase by 55% from 2,642 in 2013 to 4,100. Through 2028, it is anticipated that the Village's annual population growth rate will be 1.84%.

With a growing population, the number of new households in the Village of Somerset is expected to increase by 142 by 2040. This increase in households will increase the tax base and demand for services. The Village of Somerset benefits from high home values with more than 50% of the 2023 home values over \$400,000.



Space Needs Assessment

SPACE NEEDS ASSESSMENT

ISG engaged Village staff and stakeholders to gather input regarding their needs and challenges. Engagement included face-to-face conversations to gain thoughtful and actionable input. The discussions were focused on space and department-related topics. To accommodate availability and schedules, discussions were coordinated with the on-site facility assessment and follow up phone conversations.

Public Works Existing Condition Summary

SITE

The site topography results in ponding and water infiltration into the facility. Evidence of this was seen by water damage of wall panels, overhead doors, man doors and concrete. The drain tiles in the garage space are long past functional, either filled with debris and residue or collapsed due to deterioration of slab edge or rusted grate.

FACILITY

The public works facility is currently at or beyond capacity. The pre-engineered metal building exterior metal panels had a few significant punctures. The shell of the building serves its purpose but doesn't allow for the public works team to perform all tasks necessary on site.

The request was for a workspace for four that was adequately sized as well as provided with HVAC that performs at a higher level than a window unit for climate control. The facility has mezzanine storage; however, there are no stairs for access so it appears to be under utilized.

Village Hall Existing Condition Summary

The village hall space shares the old bank building with the police department. It has been shared that during working hours the doors remain locked, and any public transactions occur in the modified transaction window installed on the interior partition wall. This becomes problematic when private conversations are preferred. When a small conference room is required, the public and staff utilize the Public Works and Economic Development director's office, displacing him. This room also lacks adequate air exchange to provide a comfortable working environment. What once was the bank's teller and lobby space is now utilized for chamber meetings and court meetings. The space is adequate in size but lacks the privacy or flexibility to allow other functions of the facility to continue to function unimpeded. The offices of the city hall are not conveniently located to serve the public which results in inefficient workdays and there is a lack of climate-controlled storage for the papers they need to maintain.

SUMMARY OF FINDINGS

ISG conducted a site visit, walk through, and staff interviews to inform the conditions and needs identified in this report. The items below identify needs identified to accommodate future growth and ideal use.

VILLAGE HALL

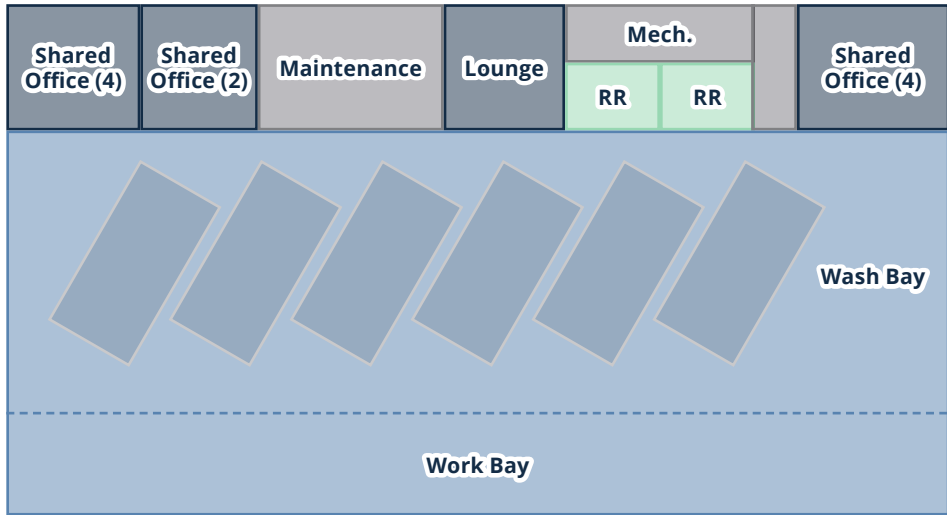
1. Staff expressed desire for a general hall configuration with multiple windows for flexible interaction with public to improve service
2. Breakroom
3. Separate space for Council Chamber
4. Storage for chairs and tables
5. Conference room separate from council chamber and Economic Development director's office
6. Economic Development director's office should be large enough for desk and a small meeting table
7. Four staff offices: village clerk, village treasurer, utility clerk, and one for future staff
8. Courtroom and two offices

POLICE

1. Controlled lobby
2. Crisis room
3. Briefing Area (can be up to 15 people)
4. Locker and shower (uniform storage)
5. Three offices
6. Interview room
7. Interrogation room
8. Armory (ammunition and weapons)
9. Evidence process and storage (climate controlled, double secure)
10. Training and exercise room
11. Parking garage for six vehicles, electric charging, storage

PUBLIC WORKS

1. Parking for eight vehicles plus a wash bay
2. Shared office (climate controlled) for up to 10 staff
3. Easily accessible storage
4. Maintenance shop
5. Work bay



ADDITIONAL SPACE NEEDS FOR PUBLIC WORKS 5,665 SQ. FT.

» 10 Workstations

» Mechanical

» Maintenance Hoist + Work Bay

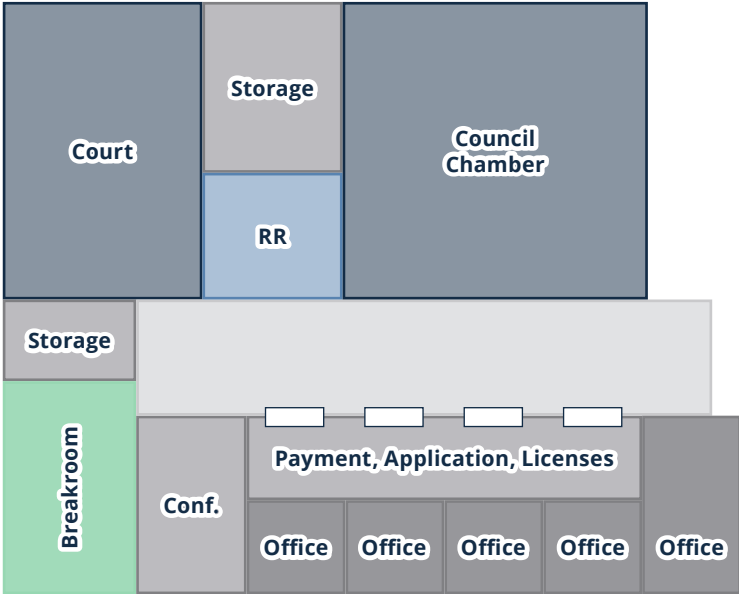
» Lounge

» Toilet + Showers

» Storage

» Space for Six Additional Vehicles in Garage

» Wash Bay



SPACE NEEDS FOR CITY HALL 4,750 SQ. FT.

» Four Offices

» Two Court Offices

» Conference Room

» Shared Work Space

» Storage

» Council Chamber

» Shared Breakroom

» Shared Restrooms

» Court Room

» Conference

SPACE NEEDS FOR POLICE DEPARTMENT 10,230 SQ. FT.

» Lobby

» Three Offices

» Exercise + Training Room

» Interview Room

» Investigation Room

» Crisis Room

» Dispatch + Brief Room

» Open Office + Shared Work Space

» Weapon Storage

» Public Restrooms

» Evidence Process + Storage

» Breakroom

» Locker Rooms + Restrooms

» Six Vehicle Garage + Storage

This diagram is a detailed floor plan for a Police Department. At the top left is a 'Lobby', next to it is a 'Crisis Room', and to the right are three 'Office' rooms. Below the Lobby is 'Public Restrooms', and below the Crisis Room is a 'Briefing Room'. To the right of the Briefing Room is a large 'Officer Work Space' and an 'Investigation' room. Further right is an 'Interview' room and a large green 'Evidence Process/Storage' area. Below the Public Restrooms is a large 'Exercise/Training Room'. To its right are two 'Locker Room's and 'Restroom/Shower' areas. Further right is 'Ammo/Weapon Storage' and a large blue 'Garage, Impound, Storage' area at the bottom right.

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Concepts

Option 1

Remodel Village Hall into Police Station + Build New Administration Building

\$5.2 M

Estimated Cost

POLICE DEPARTMENT

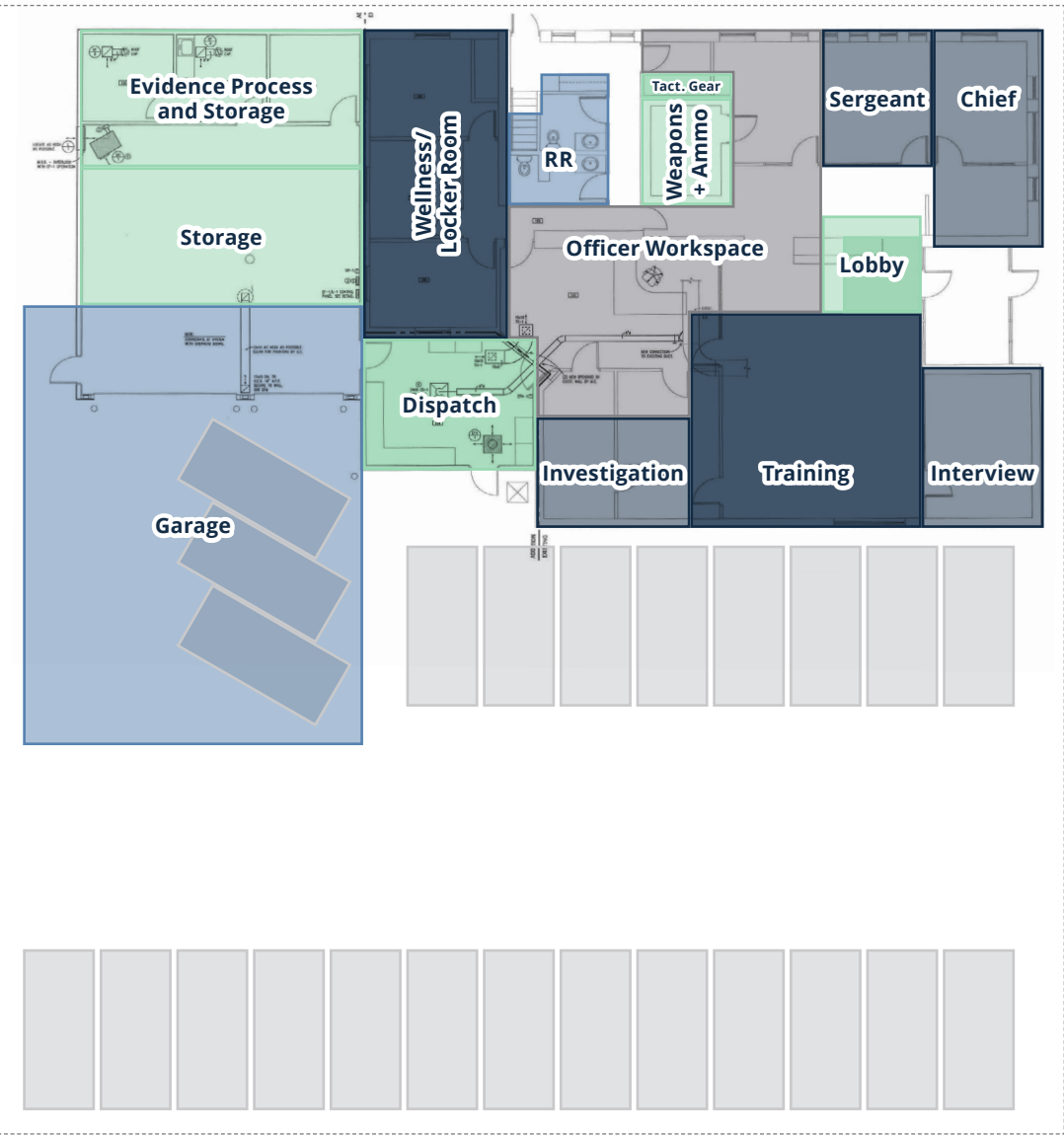
- » Lobby
- » Two Offices
- » Exercise/Training Room + Interview Room
- » Investigation
- » Dispatch
- » Open Office, Shared Work Space
- » Weapon Storage
- » Storage
- » Evidence Process + Storage
- » Breakroom
- » Locker Rooms + Restrooms
- » Four Vehicle Garage

OPPORTUNITIES

- » Central Location
- » Proximity to Town + Community
- » Reuse of Building
- » Reuse of Infrastructure + Utilities

CONSTRAINTS

- » Multiple Additions - Complex Structural Integration
- » Inefficiencies in Conforming Existing Space to Meet Programming Needs
- » Damp Basement
- » Limited Natural Lighting from Existing Windows
- » Requires an Addition
- » Limited Parking
- » Confined Vehicular Mobility



Option 2

Remodel Village Hall Into Administration Building + Build New Police Station

\$7.7 M

Estimated Cost

CITY HALL ADMINISTRATION

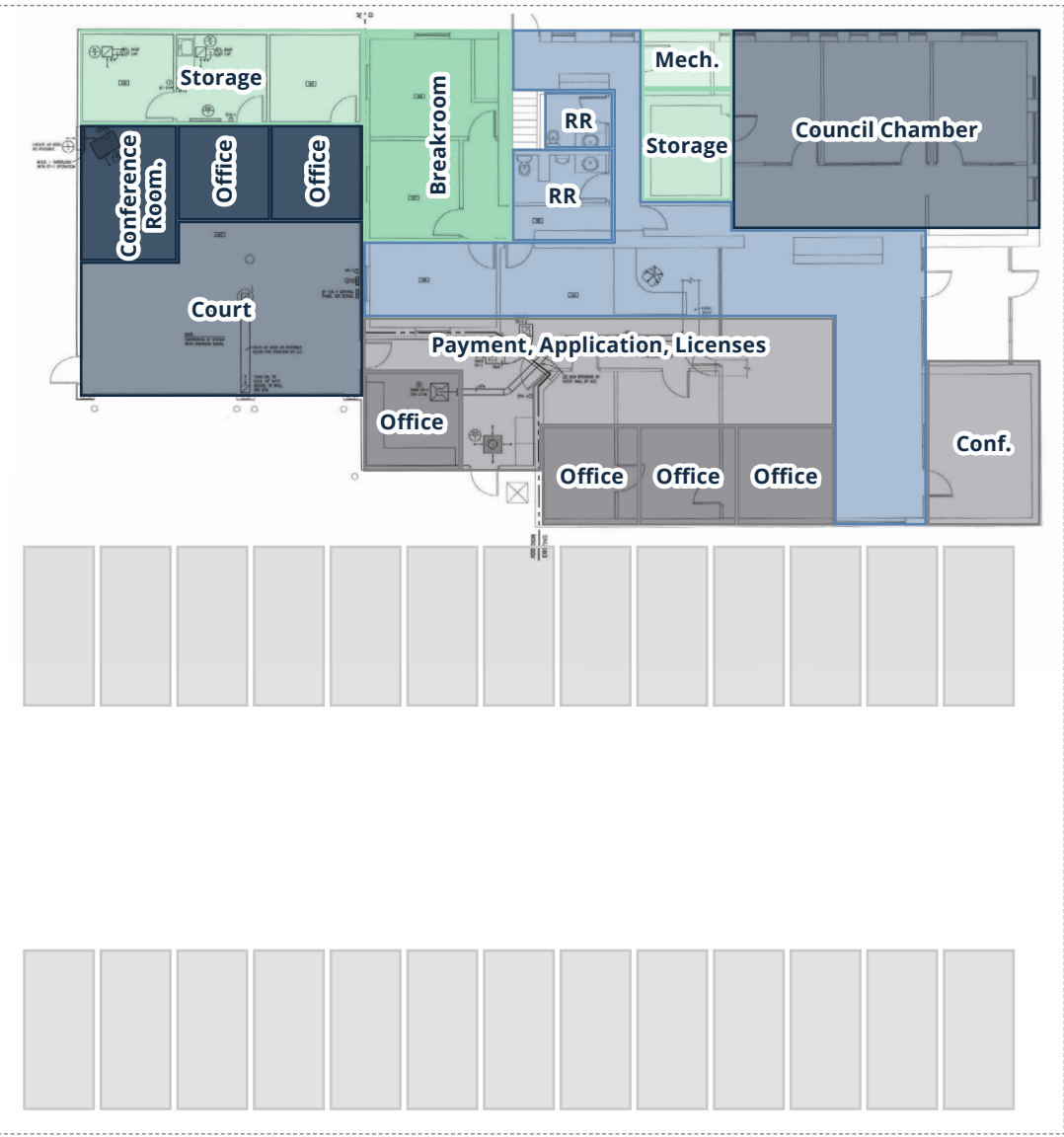
- » Four Office
- » Two Conference Rooms
- » Shared Work Space
- » Storage
- » Council Chamber
- » Shared Breakroom
- » Shared Restrooms
- » Court Room
- » Two Court Offices

OPPORTUNITIES

- » Central Location
- » Proximity to Town + Community
- » Reuse of Building
- » Reuse of Infrastructure + Utilities
- » Limited Parking

CONSTRAINTS

- » Multiple Additions - Complex Structural Integration
- » Inefficiencies in Conforming Existing Space to Meet Programming Needs
- » Damp Basement
- » Limited Natural Lighting from Existing Windows



Option 3

Build New Public Works Building on Existing Site

- PUBLIC WORKS
- 5,665 Sq. Ft.
- » 10 Workstations

» Mechanical

» Maintenance Hoist + Work Bay

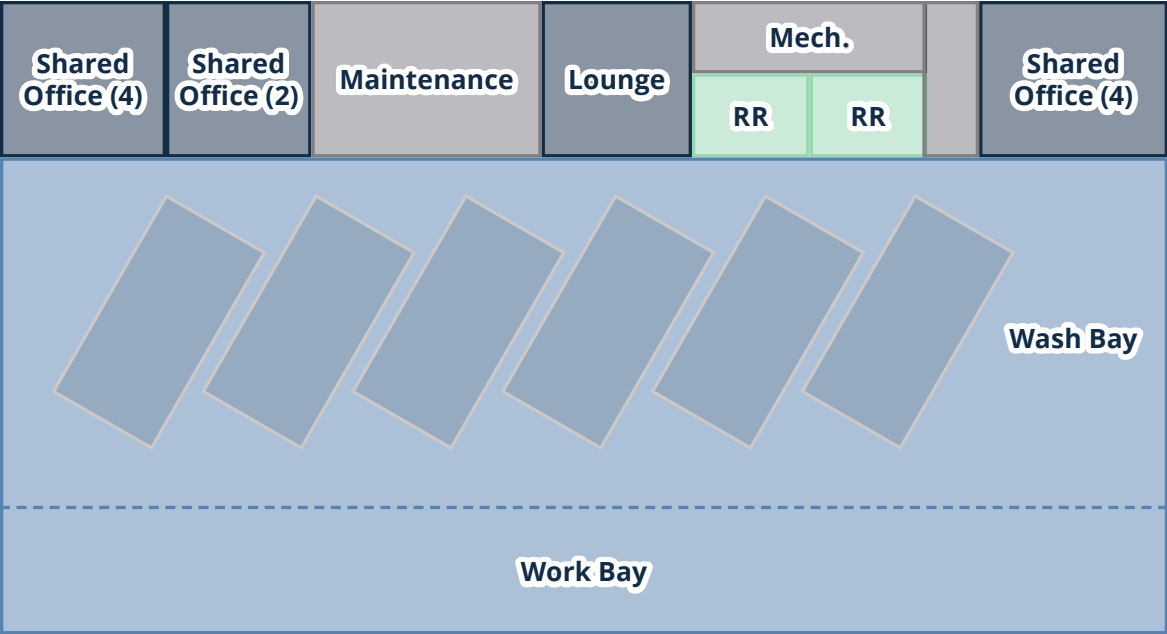
» Lounge

» Toilet + Showers

» Storage

» Six Vehicle Garage

» Wash Bay



- OPPORTUNITIES

» Adequate Space

» Efficient Lay Out

» Efficient Mechanical + Electrical Systems

» Intentional Parking + Vehicular Flow
- CONSTRAINTS

» Existing Site Drainage Conditions

\$2.2 M

Estimated Cost

OPTION 3

PROJECT

ADDRESS/LOCATION:

808 SPRING STREET

SOMERSET, WISCONSIN 54025

ZONING:

AGRICULTURE (A-1) / HIGHWAY COMMERCIAL DISTRICT (C-2)

SITE SUMMARY

REQUIRED SETBACKS

PARKING DATA

FRONT YARD	10'	35'
SIDE YARD	10'	10'
REAR YARD	10'	50'

LAND USE CLASSIFICATION

GOVERNMENT

PARKING SPACES REQUIRED (CODE)

ONE SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES

MAXIMUM NUMBER OF EMPLOYEES

4

GROSS FLOOR AREA (SF)

5,000

PARKING SPACES REQUIRED

38

PARKING STALLS PROVIDED

STANDARD 14

ACCESSIBLE 1

TOTAL 15

GIS PARCEL DISCLAIMER:

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Option 4

Build New Shared First Responder + Administration Campus

- Shared Spaces

» Lobby

» Public Restrooms

» Exercise Training Room

» Locker Rooms + Restrooms

» Breakroom
- Police Department7,415 Sq. Ft.

» Three Offices

» Interview Room

» Investigation

» Crisis Room

» Dispatch + Brief Room

» Open Office + Shared Work Space

» Weapons Storage

» Evidence Process + Storage

» Six Vehicle Garage + Storage
- Fire Department7,415 Sq. Ft.

» Six Offices

» 11 Vehicle Bays: 2 Engine, 2 Tender, 2 Brush Trucks, 2 UTVs, 1 Medical Pick-Up, 1 Utility Pick-Up, and 1 Aerial

» Turn-Out Gear Lockers

» Sleeping for 12
- EMT Department2,595 Sq. Ft.

» Two Bay Garage

» Two Sleep Rooms

» Living Room
- City Hall5,500 Sq. Ft.

» Council Chamber

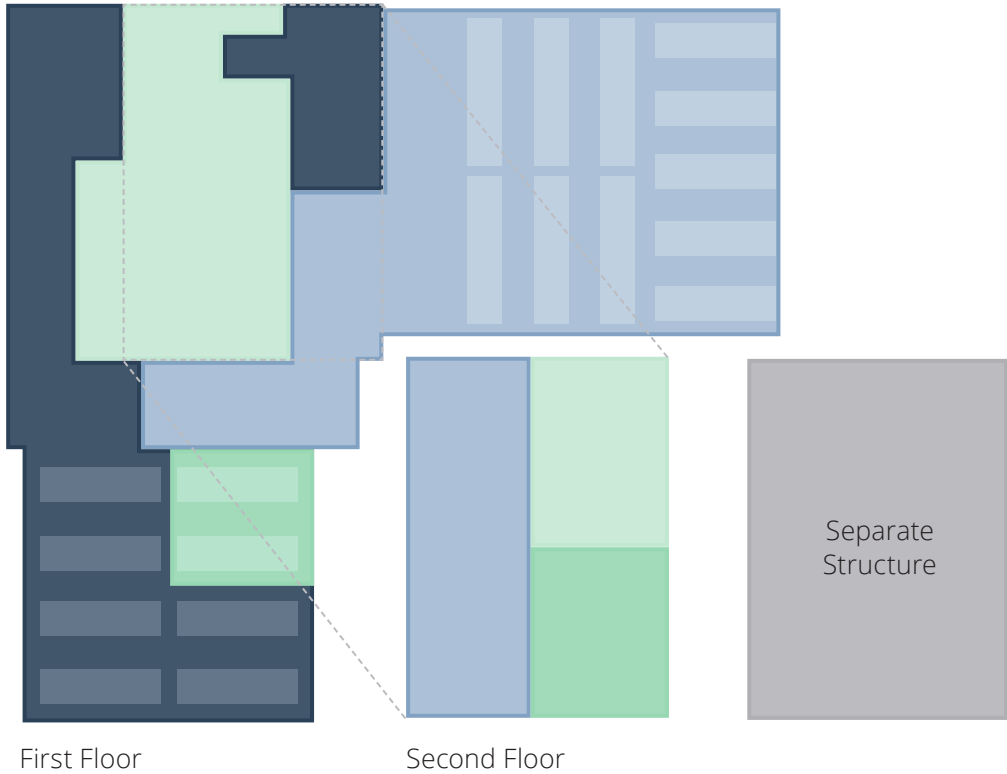
» Conference

» Breakroom

» Storage

» Court + Two Offices

» Council Chamber



- OPPORTUNITIES

» All City Services in Proximity

» Shared Parking

» Shared Common Spaces + Functions (Breakroom, Conference Room, Training Room)

» Efficient Lay Out

» Efficient Mechanical + Electrical Systems

» Intentional Parking + Vehicular Flow
- CONSTRAINTS

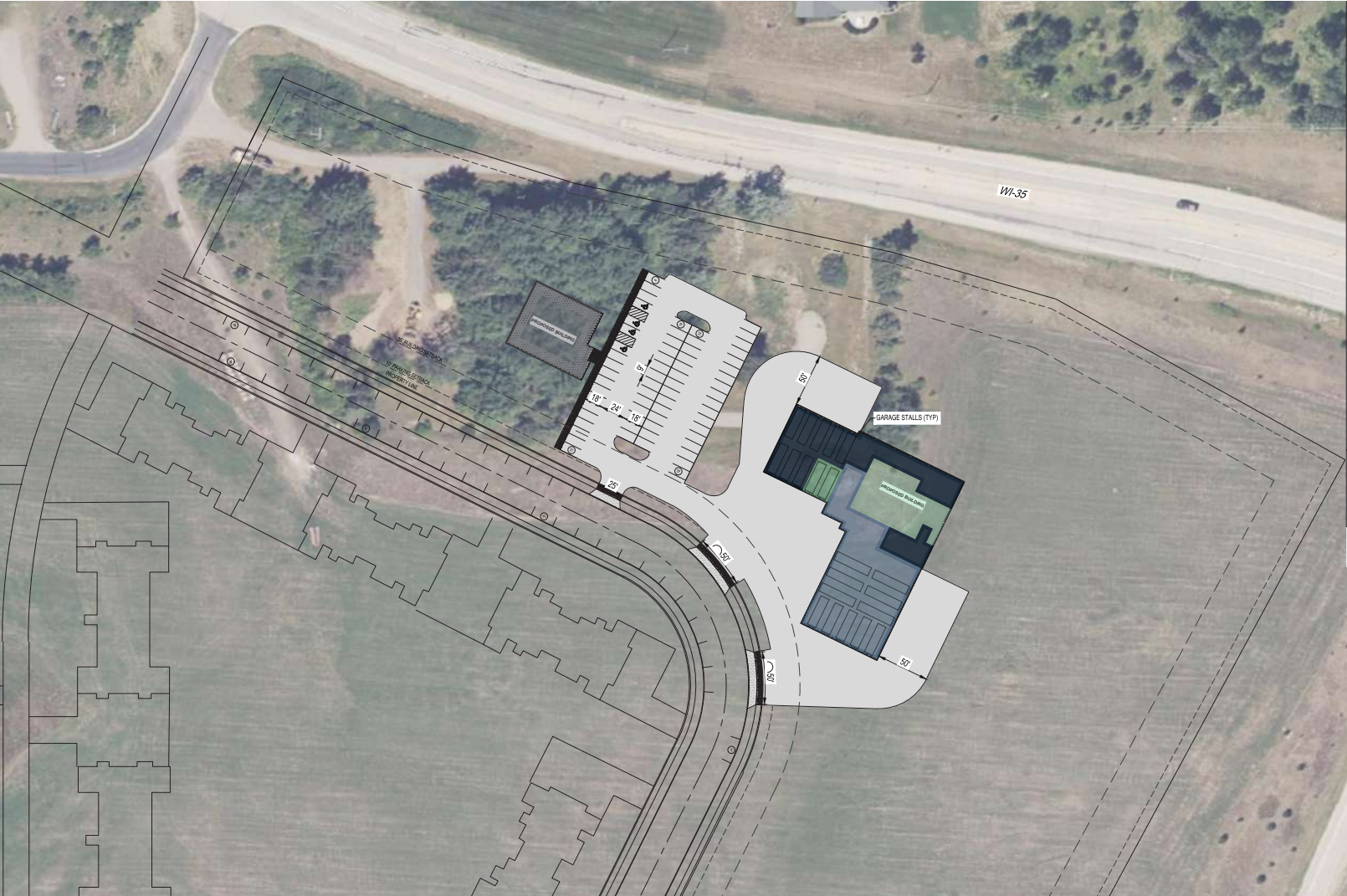
» Proximity to Town + Community

» Elevator

» New Infrastructure + Utilities

\$20.0 M

Estimated Cost



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	18TH AVE SOMERSET, WISCONSIN 54025	
ZONING:	AGRICULTURE (A-1)	
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	10'	35'
SIDE YARD	10'	10'
REAR YARD	10'	50'
PARKING DATA		
LAND USE CLASSIFICATION	GOVERNMENT	
PARKING SPACES REQUIRED (CODE)	ONE SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	
MAXIMUM NUMBER OF EMPLOYEES	30	
GROSS FLOOR AREA (SF)	32,814	
PARKING SPACES REQUIRED	249	
OFF-STREET PARKING STALLS PROVIDED		
STANDARD	81	
ACCESSIBLE	4	
TOTAL	85	
ON-STREET PARKING STALLS WITHIN 400'		
STANDARD	38	

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NOTES:
POST CONSTRUCTION STORMWATER MANAGEMENT ASSUMED TO BE COMPLETED USING REGIONAL PONDS TO THE SOUTH

Option 5

Build New Shared First Responder Campus

- Shared Spaces

5,450 Sq. Ft.
- » Lobby

» Public Restrooms

» Exercise Training Room

» Locker Rooms + Restrooms

» Breakroom
- Police Department

7,415 Sq. Ft.
- » Three Offices

» Interview Room

» Investigation

» Crisis Room

» Dispatch + Brief Room

» Open Office + Shared Work Space

» Weapons Storage

» Evidence Process + Storage

» Six Vehicle Garage + Storage
- Fire Department

12,604 Sq. Ft.
- » Six Offices

» 11 Vehicle Bays: 2 Engine, 2 Tender, 2 Brush Trucks, 2 UTVs, 1 Medical Pick-Up, 1 Utility Pick-Up, and 1 Aerial

» Turn-Out Gear Lockers

» Sleeping for 12
- EMT Department

2,595 Sq. Ft.
- » Two Vehicle Bays

» Two Sleep Rooms

» Living Room
- City Hall

4,750 Sq. Ft.
- » Council Chamber

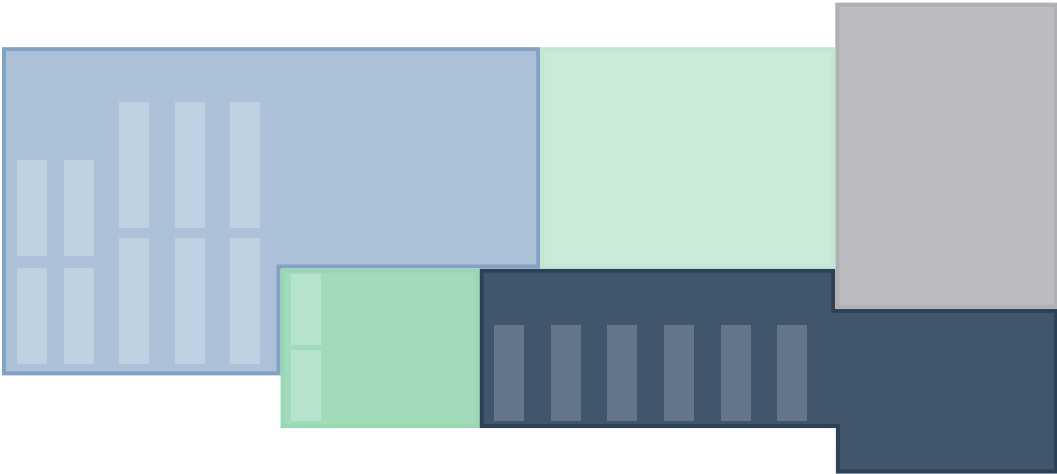
» Conference

» Breakroom

» Storage

» Court + Two Offices

» Council Chamber



OPPORTUNITIES

- » All City Services in One Location
- » Shared Infrastructure (New Lines, Elevator)
- » Maximize Use of Common + Shared Spaces Functions (Breakroom, Conference Room, Training Room)
- » Efficient Lay Out
- » Efficient Mechanical + Electrical Systems
- » Intentional Parking + Vehicular Flow

CONSTRAINTS

- » Proximity to Town + Community
- » New Infrastructure + Utilities

\$19.3 M

Estimated Cost



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	180TH AVE SOMERSET, WISCONSIN 54025	
ZONING:	AGRICULTURE (A-1)	
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	10'	35'
SIDE YARD	10'	10'
REAR YARD	10'	50'
PARKING DATA		
LAND USE CLASSIFICATION	GOVERNMENT	
PARKING SPACES REQUIRED (CODE)	ONE SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	
MAXIMUM NUMBER OF EMPLOYEES	30	
GROSS FLOOR AREA (SF)	33,584	
PARKING SPACES REQUIRED	254	
OFF-STREET PARKING STALLS PROVIDED		
STANDARD	72	
ACCESSIBLE	4	
TOTAL	76	
ON-STREET PARKING STALLS WITHIN 400'		
STANDARD	22	

GIS PARCEL DISCLAIMER:
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NOTES:
POST CONSTRUCTION STORMWATER MANAGEMENT ASSUMED TO BE COMPLETED USING REGIONAL PONDS TO THE SOUTH

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Cost Estimates

Cost Estimates

	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
	Remodel Village Hall Into Police Station + Build New Administration Building	Remodel Village Hall Into Administration Building + Build New Police Station	Build New Public Works Building on Existing Site	Build New Shared First Responder and Administration Building	Build New Shared First Responder Building
Maintenance Items					
Facility Assessment Items	\$781,160	\$781,160	\$747,160	-	-
Scope Duplication Deduct	(\$561,740)	(\$561,740)	-	-	-
Subtotal	\$219,420	\$219,420	\$747,160	-	-
Scope of Work Breakdown					
Renovation	\$1,398,718	\$1,451,937	-	-	-
Garage Addition	\$603,900	-	-	-	-
New Administration Building	\$3,238,684	-	-	-	-
New Police Station	-	\$6,264,798	-	-	-
New Public Works Building	-	-	\$2,177,149	-	-
New First Responder Campus	-	-	-	\$16,373,902	\$19,325,170
New Administration Building on First Responder Campus	-	-	-	\$3,660,852	-
Subtotal	\$5,241,302	\$7,716,735	\$2,177,149	\$20,034,753	\$19,325,170
Project Grand Total	\$5,460,722	\$7,936,155	\$2,924,309	\$20,034,753	\$19,325,170

OPTION 1: Remodel Village Hall into Police Station + Build New Administration Building

Renovate Existing Building Into Police Station	
Main Building	
Renovation - Restrooms - Heavy	\$57,208
Renovation - Office/Work Space/Misc - Heavy	\$635,522
Renovation - Common/Storage/ Training Room - Medium	\$406,317
Renovation - Wellness/Locker Rooms - Heavy	\$137,151
New Water Service	\$44,650
Main Building Subtotal	\$1,280,848
Garage	
Addition/Renovation	\$535,803
New Firewall	\$50,981
Site Improvements - Pavement patching, Bollards, Striping, etc.	\$17,116
Garage Subtotal	\$603,900
Owner	
Exterior Signage	\$4,750
Technology	\$20,000
Furnishings, Fixtures, and Equipment (FFE)	\$75,570
Asbestos Abatement	\$17,550
Owner Subtotal	\$117,870
Renovate Existing Building Into Police Station Subtotal	\$2,002,618

New Administration Building	
Building	
Administration (City Hall)	\$2,721,805
Building Subtotal	\$2,721,805
Site	
Earthwork and Site Utilities	\$87,725
Stormwater Retention - Allowance	\$74,417
Site Improvements - Paving, Landscaping, etc.	\$213,112
Site Subtotal	\$375,254
Owner	
Exterior Building Signage	\$4,750
Technology	\$30,000
Furnishings, Fixtures, and Equipment (FFE)	\$106,875
Owner Subtotal	\$141,625
New Administration Building Subtotal	\$3,238,684
Grand Total	\$5,241,302

OPTION 2: Remodel Village Hall Into Administration Building + Build New Police Station

Renovate Existing Building Into Administration	
Main Building	
Renovation - Restrooms - Heavy	\$57,208
Renovation - Office/Work Space/Misc - Heavy	\$823,053
Renovation - Common/Storage/ Meeting Rooms - Medium	\$427,526
New water service	\$44,650
Main Building Subtotal	\$1,352,437
Owner	
Exterior Signage	\$4,750
Technology	\$20,000
Furnishings, Fixtures, and Equipment (FFE)	\$57,200
Asbestos Abatement	\$17,550
Owner Subtotal	\$99,500
Renovate Existing Building Into Administration Subtotal	\$1,451,937

New Police Station Building	
Building	
Police Station	\$5,557,393
Building Subtotal	\$5,557,393
Site	
Earthwork + Site Utilities	\$103,049
Stormwater Retention Allowance	\$111,626
Site Improvements - Paving, Landscaping, etc.	\$242,030
Site Subtotal	\$456,705
Owner	
Exterior Building Signage	\$4,750
Technology	\$42,500
Furnishings, Fixtures, and Equipment (FFE)	\$153,450
Fitness Equipment	\$50,000
Owner Subtotal	\$250,700
New Police Station Subtotal	\$6,264,798
Grand Total	\$7,716,735

OPTION 3: Build New Public Works Building on Existing Site

New Public Work Building	
Building	
Public Works	\$1,637,176
Building Subtotal	\$1,637,176
Site	
Earthwork and Site Utilities	\$111,045
Stormwater Retention Allowance	\$74,417
Site Improvements - Paving, Landscaping, Laydown, etc.	\$269,762
Site Subtotal	\$455,224
Owner	
Exterior Building Signage	\$4,750
Technology	\$30,000
Furnishings, Fixtures, and Equipment (FFE)	\$50,000
Owner Subtotal	\$84,750
New Public Works Subtotal	\$2,177,149
Grand Total	\$2,177,149

*Assumed metal building on a site requiring minimal improvements

OPTION 4: Build New Shared First Responder + Administration Campus

New Campus with Administration Building	
Building	
First Responders	\$13,775,233
Administration (City Hall)	\$3,151,563
Building Subtotal	\$16,926,796
Site	
Earthwork and Site Utilities	\$773,363
Stormwater Retention Allowance	\$167,438
Site Improvements - Paving, Landscaping, laydown, etc.	\$1,516,568
Site Subtotal	\$2,457,369
Owner	
Exterior Signage (Building, Wayfinding, Monument)	\$80,000
Technology	\$234,948
Furnishings, Fixtures, and Equipment (FFE)	\$335,640
Owner Subtotal	\$650,588
New Campus With Administration Building Subtotal	\$20,034,753
Grand Total	\$20,034,753

OPTION 5: Build New Shared First Responder + Administration Building

New Shared First Responder and Administration Building	
Building	
First Responder and Administration Building	\$16,497,038
Building Subtotal	\$16,497,038
Site	
Earthwork and Site Utilities	\$773,363
Stormwater Retention - Allowance	\$167,438
Site Improvements - Paving, Landscaping, Laydown, etc.	\$1,264,493
Site Subtotal	\$2,205,294
Owner	
Exterior Signage (Building, Wayfinding, Monument)	\$65,000
Technology	\$229,698
Furnishings, Fixtures, and Equipment (FFE)	\$328,140
Owner Subtotal	\$622,838
New Campus Without City Hall Subtotal	\$19,325,170
Grand Total	\$19,325,170

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Glossary

Word Acronym	Definition/Acronym
A/C	Air conditioning.
ADA	Americans with Disabilities Act.
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers. ASHRAE standards establish consensus for test methods and performance criteria. These include voluntary consensus standards for Method of Measurement or Test, Standard Design and Standard Practice. Consensus standards define minimum values or acceptable performance. ASHRAE is accredited by the American National Standards Institute (ANSI) and follows ANSI’s requirements for due process and standards development.
BUR	Built up roof.
Casework	Casework is storage, shelving, and cabinetry, that can be purchase ready-made.
CIP	Cast-in-place.
CMU	Concrete Masonry Units.
Domestic Cold Water	Drinking water.
Egress	An exit out of a space, building, or parking lot.
EPDM	Ethylene propylene diene terpolymer rubber.
Exposed (isolation) joints, Isolation joint	Allows movement to occur between a concrete slab and adjoining columns and walls of a building. Isolation joints are provided to separate new concrete from existing or adjacent construction, which might expand and contract differently or experience different soil settlement or other movement.
Facade	Exterior surface of a structure.

Word Acronym	Definition/Acronym
Word Acronym	Definition/Acronym
Fluorescent	Traditional lighting that often is in a tube. Known to be less efficient than LED.
Gypsum Board	A type of sheathing used for interior walls and ceilings, also known as sheetrock or drywall.
Hazardous Materials	Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.
HVAC	Heating, Ventilation, and Air Conditioning.
Ingress	Entrance into a space, building, or parking lot.
LED	Light-emitting diode. Light bulb type that uses less energy and has a longer lifespan than incandescent lighting.
Life Safety	Construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. Life Safety Code and NFPA 101 are registered trademarks of NFPA. All or part of the NFPA's Life Safety Code are adopted as local regulations throughout the country.
MEP	Mechanical, Electrical, and Plumbing.
Millwork	Custom made cabinets, shelving, and storage.
Panic bar	The operational bar or paddle that when pushed against, opens a latching mechanism on an assembly referred to as panic hardware.
Parcel	A portion or area of land.

Word Acronym	Definition/Acronym
Parge	Parge is a grout-like coating that sometimes gets applied to the outside Block walls (similar to stucco)..
Rising Damp	Moisture that has entered brick masonry and has moved upwards from the floor, causing damage to the walls.
Seasoning Check	A separation of the fiber in a timber beam or column that does not extend completely through the member; commonly appears as wood dries out over time.
Sheet Flow	Flow that occurs overland in places where there are no defined channels, the flood water spreads out over a large area at a uniform depth. This also referred to as overland flow.
Tuckpointing	Tuckpointing uses two different colors of mortar to fill in mortar joints of brickwork. One of the two colors used is made to match the actual bricks.
Word Acronym	Definition/Acronym
Repointing	The process of removing damaged mortar joints and renewing them.
Site Grading	Site grade is the slope and elevation of the soil around a building.
Topography	The detailed mapping or charting of the features of a land area.
Truncated domes	Truncated domes are tactile paving or a set of raised bumps on a pathway (sidewalk) or platform. Truncated domes alert visually impaired individuals of surface changes and other potential hazards.
Utilities	Services typically piped or wired onto the site from a city source. For example, electricity, gas, water, cable, and telephone services are considered utilities.
VCT	Vinyl Composition Tile. Typically used on floors.

EXPERTISE

Architecture
Engineering
Environmental
Planning

WORK

Commercial
Education
Food + Industrial
Government + Cultural
Healthcare
Housing
Mining
Public Works
Sports + Recreation
Telecommunications + Energy
Transportation
Water



Green Bay, WI
La Crosse, WI
Milwaukee, WI
Rogers, AR
Des Moines, IA
Storm Lake, IA
Waterloo, IA
Bloomington, MN
Mankato, MN
Rochester, MN
St. Louis Park, MN
Pierre, SD
Sioux Falls, SD

ISGInc.com

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, February 13, 2024

Village President, Mike Kappers called the Regular to order at 6:02 p.m. Present were Mike Kappers, Caleb Garn, Donnie Kern, Chris Dubak, Chris Moreno, and Brandon Krohn. Josh Hecht was present via Zoom. Also present at Village Hall - Village Attorney, Paul Mahler and Director of Public Works, Bob Gunther and Village Engineer, Chuck Schwartz.

Public Comment

- Marjorie Mettzdorf - ADRC Senior Center, Somerset Senior Center 9-1, spread the word

Consent Agenda

- *Motion by Garn, second by Moreno to approve the Consent Agenda including the following:*
 - *Minutes of January 16, 2024*
 - *Village, Water and Sewer Bills*
 - *Extra Territorial Plat Review, Applicant: Joe Studnicka*
 - *Modified Take Home Squad Program*
 - *Squad Purchase - F-150 Lightning*
 - *Main Street Bridge Pay App #6*
 - *Generator Power Systems - Annual Maintenance Contract*
 - *Impact Fee Needs Study*
 - *Municipal Bond Deposit Schedule Proposed Increases*
 - *Fire/Rescue January Report*

New Business

- **Discussion/Possible Approval - Procedure for Contacting Village Attorney**
 - A lot of double contact on the same items
 - Designated point of contact
 - Mahler - no problem with procedure except extenuating circumstances
 - Norm is Clerk and Village President to contact
 - Kern suggest blind copying board
 - Develop a plan for procedure
 - Check other municipalities
 - Roberts - 2 Trustees to agree
 - In meantime, ask Tasia to blind copy board members
- **Discussion/Possible Approval - Staab Pay Apps #17 and #18**
 - Pay App #17, \$400,587.97
 - Pay App #18, \$96,205.56
 - *Motion by Kern, second by Garn to approve Staab Pay Apps #17 in the amount of \$400,587.97 and #18 in the amount of \$96,205.56. Motion carried unanimously.*
- **Discussion/Possible Approval - Village Contributing to Bruce Larson Day of Giving**
 - *Motion by Krohn, second by Garn to approve a \$1,000 donation to Bruce Larson Day of Giving.*
 - Scholarship to local student
 - Mahler confirmed it is a public purpose, so donation is OK
 - Krohn asked if Somerset United would contribute
 - *Krohn amended his motion to \$500 donation and motion carried unanimously.*

- *Motion by Kern, second by Moreno to approve funds coming from Community Development. Motion carried unanimously.*
- **Discussion/Possible Approval - Line of Credit Reduction - Winesap and River Hills - Preferred Builders**
 - River Hills
 - Holding \$270,000
 - Completion of public improvements
 - Punch list items left
 - Reduce to \$50,000
 - Warranty back dated October 9th until October 9th, 2025
 - Krohn - Sutherland Street
 - Top soil to be placed
 - Backyard drainage
 - Contingent upon lien waivers and letter from engineer
 - *Motion by Krohn, second by Kern to approve line of credit reduction to \$50,000. Motion carried unanimously.*
 - Winesap
 - No reduction for Winesap
- **Discussion/Possible Approval - Ordinance-Future Fiber Optic**
 - Met with Northwest and talked with Capstone - favorable by both
 - 14-1-59 - amending ordinance to add fiber
 - 14-1-69 - new construction/development only
 - *Motion by Krohn, second by Moreno to approve ordinance changes. Motion carried unanimously.*
- **Discussion/Possible Approval - Spring Park Improvements**
 - Fundraiser for signs
 - Buckthorn remediation, Totes My Goats, LLC
 - \$7,785
 - Not to exceed \$2,500 for signs
 - Sponsorship agreements - \$500 for 3 years per hole
 - Not to exceed \$10,000
 - Grinder attachment - Garret Belisle
 - \$200/hr
 - Champions working on an event: golfing w/goats
 - Recommend course is 2-3 years
 - Dubak would like more bids - Krohn will get more bids
- **Discussion/Possible Approval - Meeting Attendance by Building Inspector**
 - *Motion by Kern, second by Garn to amend building inspector meeting attendance upon request at Plan Commission. Motion carried unanimously.*
- **Discussion/Possible Approval - Ordinance Amendment Sec 10-1-28 Parking prohibited, Church Hill Rd**
 - Dubak made aware of parking issues on Church Hill
 - No parking signs removed
 - Villages responsibility to place no parking signs
 - Public safety issue
 - Need lines for either travel lines or parking lines
 - Striping plan

- Creating visibility issues
- *Motion by Dubak, second by Moreno to amend ordinance 10-1-28 to include no parking west side 940ft, east side no parking to Village limits*

Unfinished Business

- **Discussion/Possible Approval - Proposed Changes to Zoning Administration Ordinances 13-1-170, 13-1-171, and 13-1-172**
 - Approved by Plan Commission
 - Mahler - if someone has a question on zoning, who do they call?
 - Call Bob - enforcement of CUPS and other zoning is what this covers
 - *Motion by Kern, second by Duback to approve 13-1-170-175 as presented. Motion carried unanimously.*
- **Discussion/Possible Approval - Municipal Prosecuting Attorney**
 - *Motion by Kappers, second by Garn to approve Deanne Koll, Bakke Norman, as new Municipal Prosecuting Attorney. Motion carried unanimously.*
- **Discussion/Possible Approval - Village Trustee Code of Conduct**
 - Ethics board
 - Covered in state statute
 - Ethics committee
 - Some have code of conduct

Closed Session

- *Motion by Kappers, second by Moreno to move into closed session pursuant to Wis. Stats. 18.85(f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would likely have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems of investigations - Village Attorney and Building Inspector and pursuant to Wis. Stats. 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Economic Development Update. Motion carried unanimously.*

Reconvene to Open Session

- *Motion by Kern, second by Garn to reconvene to open session. Motion carried unanimously.*

Adjourn

- *Motion by Kern, second by Garn to adjourn at 8:26 p.m. Motion carried unanimously.*

Minutes recorded by Andrea Otto, Deputy Clerk, and typed by Tasia Berger, Village Clerk

Total Bills \$320,244.34

3/19/2024 10:39 AM

In Progress Checks - Quick Report - ALL

Page: 1

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 3/20/2024

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	3/20/2024	AFLAC EMPLOYEE PREMIUMS	388.66
	3/20/2024	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	476.50
	3/20/2024	ANDERSON HEATING PKS/BATHROOM HEATER REPAIR	3,183.00
	3/20/2024	ANGELA OLSON LAW CT/ATTORNEY SERVICES	607.50
	3/20/2024	BAKER & TAYLOR BOOKS LIB/AUDIO & VIDEO MATERIALS	265.19
	3/20/2024	BAKER & TAYLOR BOOKS LIB/BOOKS	1,255.17
	3/20/2024	BAKKE NORMAN SC ATTORNEY SERVICES	10,626.00
	3/20/2024	BLOMBERG, DYLAN POL/TRAINING EXPENSE REIMBURSEMENT	22.00
	3/20/2024	CAPSTONE HOMES INC PINE VALE TITLE OBJECTIONS	2,672.00
Manual Check	3/20/2024	CARDMEMBER SERVICE FEBRUARY CHARGES	6,007.52
	3/20/2024	CORE TECHNOLOGY CORPORATION POL/ANNUAL SOFTWARE SUPPORT	669.00
Manual Check	3/20/2024	CULLIGAN OF STILLWATER MARCH WATER SYSTEM RENTAL	58.00
	3/20/2024	EHLERS & ASSOCIATES STFL ADVISOR FEE	10,000.00
	3/20/2024	EO JOHNSON COMPANY LIB/COPIER CONTRACT & USAGE	341.33
	3/20/2024	FAMILY RESOURCE CENTER-ST CROIX VALLEY LIBRARY-EDUCATOR FOR BABY ACADEMY CLASS	320.00
Manual Check	3/08/2024	FEDERAL TAX PYMT FEDERAL TAX DEPOSIT	13,766.92
	3/20/2024	FRUCI, GINO REFUND UTILITY OVERPAYMENT	70.92
	3/20/2024	FUNTIME FUNKTIONS LIB/PROGRAM ON 4/1/24	350.00
	3/20/2024	GEMPLER'S PW/SU/SUPPLIES	236.94

3/19/2024 10:39 AM

In Progress Checks - Quick Report - ALL

Page: 2

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 3/20/2024

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	3/20/2024	HAKES WELLNESS SOLUTIONS LLC POL/WELLNESS VISITS	200.00
	3/20/2024	HAWKINS INC. WU/CHLORINE	20.00
Manual Check	3/08/2024	HSA BANK EMPLOYEE CONTRIBUTIONS	1,398.93
	3/20/2024	HYDROCORP WU/CROSS CONNECTION CONTROL PROGRAM	1,974.00
	3/20/2024	I & S GROUP INC FACILITIES ASSESSMENT	700.00
	3/20/2024	KILKELLY, DANIEL LIB/MILEAGE 2/24/24	14.87
Manual Check	3/20/2024	KWIK TRIP INC POL/PW/GASOLINE CHARGES	619.09
	3/20/2024	LAND TITLE INC RECORDING FEE-PINE VALE	45.00
	3/20/2024	LOCKHART, NANCY REFUND UTILITY OVERPAYMENT	38.52
	3/20/2024	METRO SALES INC. POL/COPIER LEASE	357.41
	3/20/2024	MIDWEST FLO CAL LLC SU/CALIBRATE INFLUENT & EFFLUENT OCM	615.76
	3/20/2024	MONTPETIT, JOHN & KELLY REFUND UTILITY OVERPAYMENT	30.56
	3/20/2024	MOTOROLA SOLUTIONS INC POL/RADIO BATTERIES	188.32
	3/20/2024	NEMEC, BRAD MILEAGE & MEALS 3/13/24-3/15/24	343.68
	3/20/2024	OLSON SANITATION LLC FEBRUARY SERVICE	130.00
	3/20/2024	OPG-3 INC ANNUAL SUPPORT-LASERFICHE	600.00
Manual Check	3/20/2024	PITNEY BOWES INK FOR POSTAGE MACHINE	107.88
Manual Check	3/20/2024	QUILL CORPORATION FOLDERS/ENVELOPES/PAPER	177.39
	3/20/2024	RASKA SEWER SERVICE PKS/PORTABLE AT DISC GOLF	172.50

3/19/2024 10:39 AM

In Progress Checks - Quick Report - ALL

Page: 3

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 3/20/2024

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	3/20/2024	RAY O'HERRON CO INC POL/TRAINING AMMO	170.50
	3/20/2024	SCHWAAB INC CT/STAMP PADS	39.25
	3/20/2024	SHORT ELLIOTT HENDRICKSON INC SERVICES-SOMERSET TRAIL; TAP DESIGN	9,212.15
	3/20/2024	SOMERSET UTILITIES FEBRUARY UTILITIES	8,387.70
	3/20/2024	SPECTRUM INSURANCE GROUP LLC 2ND INSTALLMENT INSURANCE	15,860.50
	3/20/2024	ST CROIX COUNTY TREASURER 2023 TAX COLLECTION CHARGES	3,020.00
	3/20/2024	ST CROIX COUNTY TREASURER FEBRUARY COURT	200.00
	3/20/2024	STATE OF WISCONSIN COURT FINES & SURCHARGES FEBRUARY COURT	946.60
	3/20/2024	STEINER LIB/WOMEN'S BATHROOM FAUCET	393.47
	3/20/2024	TAPCO PW/TRAFFIC SIGNAL MAINTENANCE	1,170.00
	3/20/2024	TRANSUNION RISK AND ALTERNATIVE CT/FEBRUARY SERVICES	75.00
	3/20/2024	TREPCZYK, JOEL VOID-SAFETY CONES FOR CONCERTS/PARADES	-921.25
Manual Check	3/20/2024	TREPCZYK, JOEL SAFETY CONES FOR CONCERTS/PARADES	921.25
	3/20/2024	TRI STATE BOBCAT INC PW/TOOLCAT MAINTENANCE	57.59
	3/20/2024	TRYBA, MARGARET MILEAGE TO MEETING 2/2/2024	15.00
	3/20/2024	USA BLUEBOOK SU/SUPPLIES	225.38
	3/20/2024	VERIZON WIRELESS PW/PKS/WU/SU/WIRELESS SERVICES	542.21
	3/06/2024	WEX BANK PW/GASOLINE	24.72
Manual Check	3/20/2024	WI DEPT OF TRANSPORTATION-FOS STATE HWY 35 PROJECT	5,023.90

3/19/2024 10:39 AM

In Progress Checks - Quick Report - ALL

Page: 4

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 3/20/2024

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Manual Check	3/08/2024	WISCONSIN DEFERRED COMP PROGRAM EMPLOYEE CONTRIBUTIONS	1,627.40
Manual Check	3/08/2024	WISCONSIN DEPT OF REVENUE STATE TAX DEPOSIT	2,227.56
	3/20/2024	WISCONSIN SUPREME COURT CT/JUDICIAL CONTINUING EDUCATION	800.00
Manual Check	3/11/2024	XCEL ENERGY ELECTRIC EXPENSE	64.62
Manual Check	3/12/2024	XCEL ENERGY ELECTRIC EXPENSE	815.24
Manual Check	3/20/2024	XCEL ENERGY ELECTRIC EXPENSE	11,554.75
Grand Total			121,504.10

3/19/2024 10:39 AM

In Progress Checks - Quick Report - ALL

Page: 5

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 3/20/2024

Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	76,753.02
Total Expenditure from Fund # 320 - DEBT SERVICE FUND	10,000.00
Total Expenditure from Fund # 435 - TAX INCREMENTAL DISTRICT #6	2,672.00
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	12,888.35
Total Expenditure from Fund # 610 - WATER UTILITY FUND	6,026.34
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	13,164.39
Total Expenditure from all Funds	121,504.10

3/19/2024 10:42 AM

Reprint Check Register - Quick Report - ALL

Page: 1
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 2/17/2024 From Account:

Thru: 3/19/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62069	2/28/2024	ABT MAILCOM WU/SU/FEBRUARY UTILITY BILLING	994.68
62070	2/28/2024	AFLAC EMPLOYEE PREMIUMS	388.66
62071	2/28/2024	BRUCE LARSON MEMORIAL SCHOLARSHIP 2024 DONATION	500.00
62072	2/28/2024	CORMAN, MAGGIE REFUND OVERPAYMENT OF 2023 PROPERTY TAX	662.66
62073	2/28/2024	EO JOHNSON COMPANY COPIER MAINTENANCE AGREEMENTS	190.13
62074	2/28/2024	IMPACT GROUP OFFICE 365 LICENSES-FEBRUARY	268.25
62075	2/28/2024	IMPACT GROUP BARRACUDA-FEBRUARY	436.00
62076	2/28/2024	ST CROIX COUNTY TREASURER PARCEL #181-4110-42-000	2,463.97
62077	2/28/2024	XCEL ENERGY-EC RELEASE OF EASEMENT-PINE VALE	500.00
62078	3/06/2024	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	1,203.50
62079	3/06/2024	B & J HARDWARE LLC FEBRUARY SUPPLIES	447.19
62080	3/06/2024	CINTAS FLOOR MAT SERVICES	123.95
62081	3/06/2024	CLARKE, BRAD ELECTION INSPECTOR HOURS	77.00
62082	3/06/2024	DAREL L. HALL ANIMAL CONTROL SERVICE 1/30/24	87.88
62083	3/06/2024	DUBAK, CHRISTINA ELECTION INSPECTOR HOURS	85.25
62084	3/06/2024	DUNLEAP, KYM CHIEF ELECTION INSPECTOR HOURS	120.25
62085	3/06/2024	EO JOHNSON COMPANY PRINTER USAGE	139.68
62086	3/06/2024	EO JOHNSON COMPANY COPIER LEASE	107.10
62087	3/06/2024	FORSBERG, PATTIE JO CHIEF ELECTION INSPECTOR HOURS	126.75

3/19/2024 10:42 AM

Reprint Check Register - Quick Report - ALL

Page: 2
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 2/17/2024 From Account:
Thru: 3/19/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62088	3/06/2024	G & N ENTERPRISES SU/GRANULES	209.20
62089	3/06/2024	GRANGER, MARLA ELECTION INSPECTOR HOURS	77.00
62090	3/06/2024	GUARDIAN SUPPLY POL/UNIFORM ALLOWANCE-COOPER	54.98
62091	3/06/2024	JOHNSON FORD 2016 SQUAD MAINTENANCE	122.60
62092	3/06/2024	KIES, CAROL ELECTION INSPECTOR HOURS	74.25
62093	3/06/2024	LEXIPOL LLC POL/ANNUAL SERVICES	3,494.64
62094	3/06/2024	LINKE, BECKY ELECTION INSPECTOR HOURS	77.00
62095	3/06/2024	LOGISTICS RECYCLING INC SHRED BIN RENT	10.00
62096	3/06/2024	MIDWEST NATURAL GAS INC. NATURAL GAS SERVICES	2,585.53
62097	3/06/2024	MOTOROLA SOLUTIONS INC POL/RADIO OUTLAY	209.72
62098	3/06/2024	NEO ELECTRICAL SOLUTIONS LLC PW/SU/INSTALL DECORATIONS & TAKEDOWN	1,277.43
62099	3/06/2024	NORTHWEST COMMUNICATIONS TELEPHONE EXPENSE	1,426.12
62100	3/06/2024	O'ROURKE MEDIA GROUP LEGAL NOTICES	41.66
62101	3/06/2024	OLSON SANITATION LLC GEN/JANUARY SERVICES	130.00
62102	3/06/2024	OLSON SANITATION LLC FEBRUARY REFUSE & RECYCLING	21,069.00
62103	3/06/2024	SCHWAAB INC CT/STAMP AND INK PADS	52.50
62104	3/06/2024	TANNING, BARBARA ELECTION INSPECTOR HOURS	77.00
62105	3/06/2024	TAPCO ANNUAL SIGNAL MAINTENANCE	528.00
62106	3/06/2024	TREPCZYK, JOEL POL/UNIFORM FOR TRIAL	540.01

3/19/2024 10:42 AM

Reprint Check Register - Quick Report - ALL

Page: 3
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 2/17/2024 From Account:
Thru: 3/19/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62107	3/06/2024	TRI STATE BOBCAT INC PW/TOOLCAT MAINTENANCE	66.83
62108	3/06/2024	VANASSE, NANCY ELECTION INSPECTOR HOURS	85.25
62109	3/06/2024	WATTERS, KATHY ELECTION INSPECTOR HOURS	74.25
62110	3/06/2024	WEST CENTRAL WISCONSIN BIOSOLIDS FACILITY JANAURY SERVICES	16,167.06
62111	3/06/2024	WILLIAMS IRREVOCABLE TRUST	15,000.00
62112	3/06/2024	WISCONSIN PROFESSIONAL POLICE ASSOC MARCH UNION DUES	267.00
62113	3/08/2024	SPECTRUM INSURANCE GROUP LLC 2024 GENERAL & WORK COMP PREMIUMS	15,860.50
EFT 020224-1	2/02/2024	WEX BANK	38.45
	Manual Check	PKS/GASOLINE CHARGES	
EFT 020924-1	2/09/2024	FEDERAL TAX PYMT	13,149.49
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 020924-2	2/09/2024	HSA BANK	1,373.93
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 020924-3	2/09/2024	WISCONSIN DEFERRED COMP PROGRAM	1,612.61
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 020924-4	2/09/2024	WISCONSIN DEPT OF REVENUE	2,364.39
	Manual Check	STATE TAX DEPOSIT 1/16/24-1/31/24	
EFT 021524-1	2/15/2024	CULLIGAN OF STILLWATER	58.00
	Manual Check	WATER SYSTEM RENTAL	
EFT 021624-1	2/16/2024	KWIK TRIP INC	572.01
	Manual Check	PW/POL/GASOLINE CHARGES	
EFT 022124-1	2/21/2024	CARDMEMBER SERVICE	5,423.59
	Manual Check	JANUARY CHARGES	
EFT 022224-1	2/22/2024	XCEL ENERGY	12,383.14
	Manual Check	ELECTRIC SERVICE	
EFT 022324-1	2/23/2024	FEDERAL TAX PYMT	12,690.74
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 022324-2	2/23/2024	HSA BANK	1,398.93
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 022324-3	2/23/2024	WISCONSIN DEFERRED COMP PROGRAM	1,640.22
	Manual Check	EMPLOYEE CONTRIBUTIONS	

3/19/2024 10:42 AM

Reprint Check Register - Quick Report - ALL

Page: 4
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 2/17/2024 From Account:
Thru: 3/19/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 022324-4	2/23/2024	WISCONSIN DEPT OF REVENUE	2,190.43
	Manual Check	STATE TAX DEPOSIT 2/1/24-2/15/24	
EFT 022724-1	2/27/2024	HSA BANK	17.50
	Manual Check	MONTHLY ACCOUNT FEES	
EFT 022824-1	2/28/2024	BP BUSINESS SOLUTIONS	457.49
	Manual Check	PW/GASOLINE CHARGES	
EFT 022924-1	2/29/2024	PITNEY BOWES	427.59
	Prev YR Exp/Manual Check	POSTAGE MACHINE LEASE PAYMENTS	
EFT 022924-2	2/29/2024	QUILL CORPORATION	129.92
	Manual Check	SUPPLIES	
EFT 022924-3	2/29/2024	WISCONSIN RETIREMENT SYSTEM	20,303.78
	Manual Check	JANUARY RETIREMENT	
EFT 030124-1	3/01/2024	DELTA DENTAL OF WISCONSIN	1,756.29
	Manual Check	MARCH DENTAL INSURANCE	
EFT 030124-2	3/01/2024	PRINCIPAL LIFE INSURANCE CO	93.78
	Manual Check	MONTHLY PREMIUMS	
EFT 030124-3	3/01/2024	XCEL ENERGY	87.72
	Manual Check	ELECTRIC EXPENSE	
EFT 030424-1	3/04/2024	XCEL ENERGY	291.13
	Manual Check	ELECTRIC EXPENSE	
EFT 030524-1	3/05/2024	HEALTH PARTNERS	27,343.69
	Manual Check	MARCH HEALTH INSURANCE PREMIUMS	
EFT 030524-2	3/05/2024	WM CORPORATE SERVICES INC	1,080.00
	Manual Check	SU/FEBRUARY SERVICES	
EFT 030624-1	3/06/2024	CLIFTONLARSONALLEN	3,000.00
	Manual Check	2023 AUDIT	
EFT 030624-2	3/06/2024	WM CORPORATE SERVICES INC	354.99
	Manual Check	PW/WU/SU/FEBRUARY SERVICES	
Grand Total			198,740.24

3/19/2024 10:42 AM

Reprint Check Register - Quick Report - ALL

Page: 5
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 2/17/2024 From Account:
Thru: 3/19/2024 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	147,813.78
Total Expenditure from Fund # 435 - TAX INCREMENTAL DISTRICT #6	15,500.00
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	209.72
Total Expenditure from Fund # 610 - WATER UTILITY FUND	5,526.64
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	29,690.10
Total Expenditure from all Funds	198,740.24

PLAN COMMISSION APPLICATION



Home of the Apple River

APPLICANT'S NAME: Robert Strand

APPLICANT'S ADDRESS: 1935 93rd St. Somerset, WI

PHONE: 651-442-6073 EMAIL: strandbb@yahoo.com

Parcel number and legal description of property: 038-1119-20-300
Lot 2 CSM V.9, Pg. 2402, Sec. 29-31-18,
Star Prairie

☐ REZONING – Complete Application to Rezone (Application fee \$250.00)

☐ CONDITIONAL USE PERMIT – Complete Conditional Use Permit Application
(Application fee \$250.00)

☐ REPLAT OF LAND – Attach a survey of parcels to be replated. Refer to Section 14
Article D - Plat Review and approval and Article E –Technical Requirements for Plats
and Certified Surveys. (Application fee see sec. 14-1-90) There is a \$200.00 deposit fee.

☒ EXTRA TERRITORIAL PLAT REVIEW – Attach a survey of parcels. Refer to
Section 14-1-20(b) for application fee - one hundred dollars (\$100.00) for each review
of an extra-territorial plat that comes before the Plan Commission and an additional fee
of ten dollars (\$10.00) per lot for plats of five (5) or more lots

☐ SITE PLAN REVIEW -- Complete Application and review site plan check list

Submit to P.O. Box 356, Somerset, WI 54025: with application fees, two (2) copies of the
application and any attachments with the Village Clerk, who will present them to the *Village
Planning Commission* for public hearing and recommendation to the *Village Board*.

I have completed this application to the best of my knowledge and believe the information herein
to be true and correct. I submit that the request will not be detrimental to the general public
interest and purpose of the Zoning Ordinances of the Village of Somerset.

Signature of Applicant Robert Strand Date 2/31/24

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 29, T31N, R18W,
TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN, BEING A
DIVISION OF LOT 2 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP
RECORDED IN VOLUME 9, PAGE 2402 AS DOCUMENT NUMBER 473751 IN
THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.

LEGEND

SECTION CORNER (AS NOTED).

1.3" OUTSIDE DIAMETER IRON PIPE FOUND

0.75" X 18" IRON REBAR WEIGHING 1.502
LBS. LINEAR FOOT SET.

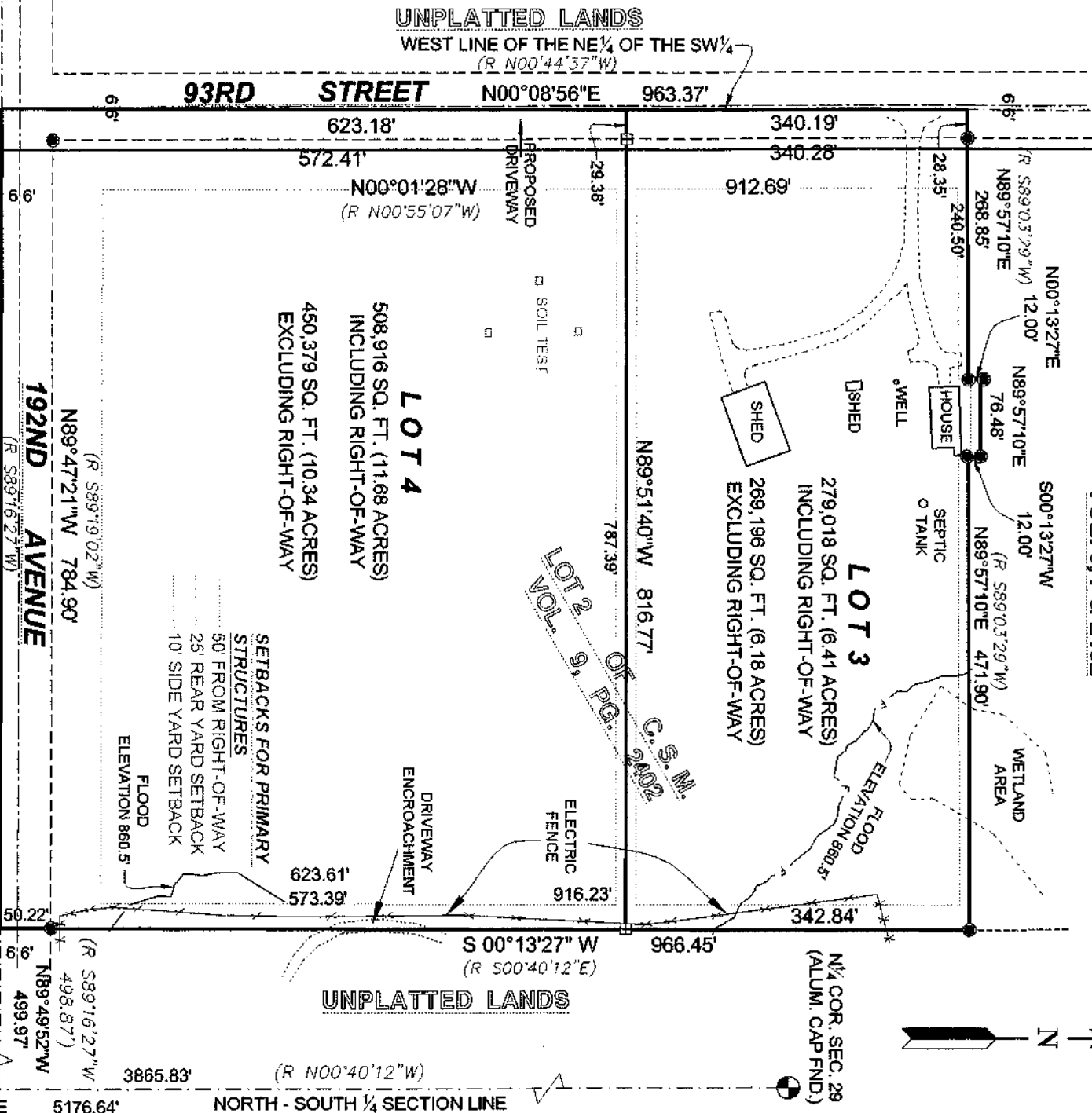
NOTE: THE LOTS SHOWN
HEREON MAY BE SUBJECT TO
SPECIAL ASSESSMENTS DUE
TO ROAD OR OTHER
IMPROVEMENTS. THIS
PROPERTY IS CURRENTLY
ZONED R - 1.

BEARINGS REFERENCED TO THE NORTH -
SOUTH $\frac{1}{4}$ SECTION LINE OF SECTION 29.
LINE BEARS N00°12'46"E, ST. CROIX
COUNTY COORDINATE SYSTEM.

FENCE

PREVIOUSLY RECORDED INFORMATION.

LOT 1 OF C.S.M.
VOL. 9, PG. 2402



LOT 2 OF C.S.M.
VOL. 27, PG. 6263

LOT 1 OF C.S.M.
VOL. 27, PG. 6263

SECTION CORNERS SHOWN HEREON HAVE BEEN FOUND AND VERIFIED
WITH TIES OF RECORD AND PUBLISHED ST. CROIX COUNTY COORDINATES.
FIELD WORK COMPLETED

S $\frac{1}{4}$ COR. SEC. 29
(ALUM. CAP FND.)

SURVEYOR:

PREPARED FOR:

JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

ROBERT STRAND
1935 93RD STREET
SOMERSET, WI 54025

DRAFTED BY: JWG
JOB NO. 100-922
DATE: 02/20/2024

SHEET
1 OF 2

LAND
SOLUTIONS

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 29, T31N, R18W,
TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN, BEING A
DIVISION OF LOT 2 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP
RECORDED IN VOLUME 9, PAGE 2402 AS DOCUMENT NUMBER 473751 IN
THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.

DESCRIPTION:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin, further described as follows:

Lot 2 and part of Lot 1 of Certified Survey Map recorded in volume 9, page 2402 as document number 473751 in the St. Croix County Register of Deeds office. Said lot contains, 788,853 square feet (18.11 acres) more or less and is subject to any easements, restrictions or covenants of record.

SURVEYOR'S CERTIFICATE

I, Joseph W. Granberg, Professional Land Surveyor, hereby certify that by the direction of Robert Strand, I have surveyed and divided the lands shown hereon in accordance with official records, Chapter 236.34 of the Wisconsin Statutes, the St. Croix County Subdivision Ordinance and the Town of Star Prairie Subdivision Ordinance and that this map is a true and correct representation to scale of that survey.

JOSEPH GRANBERG	DATE
G&S LAND SOLUTIONS, LLC.	
1428 134TH AVENUE	
NEW RICHMOND, WI 54017	
715-246-7529	

TREASURER'S CERTIFICATE

I, DENISE ANDERSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF ST. CROIX, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

BY: _____ DATE _____
TREASURER

GENERAL NOTICE STATEMENT

EACH PARCEL SHOWN HEREON IS SUBJECT TO STATE, COUNTY AND TOWNSHIP LAWS, RULES AND REGULATIONS (i.e., WETLAND RESTRICTIONS, ACCESS TO PARCEL, MINIMUM LOT SIZE, ETC.). BEFORE PURCHASING OR DEVELOPING ANY PARCEL CONTACT THE ST. CROIX COUNTY COMMUNITY DEVELOPMENT OFFICE AND THE APPROPRIATE TOWN BOARD FOR ADVICE.



SURVEYOR:	PREPARED FOR:	
JOSEPH GRANBERG	ROBERT STRAND	DRAFTED BY: JWG
1428 134TH AVENUE	1935 93RD STREET	JOB NO. 100-922
NEW RICHMOND, WI 54017	SOMERSET, WI 54025	DATE: 02/20/2024
		SHEET 2 OF 2

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$10.00

Application Date: 2-13-24

☐ Town ☒ Village ☐ City of Somerset

County of St Croix

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 6-7-24 and ending 6-9-24 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☒ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name SOMERSET LIONS CLUB 246

(b) Address NO PHYSICAL ADDRESS: P.O. BOX 246 SOMERSET, WI
(Street) ☐ Town ☒ Village ☐ City

(c) Date organized 2012

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President CHAD BAUER

~~Vice President~~ Immediate Past President (Officer) DAVID BRACHT

Secretary BART PALMER

Treasurer SEANNA VANASSE

(g) Name and address of manager or person in charge of affair: DAVID BRACHT 715-497-4806

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 400 SPRING ST (Village Park)

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: upper & lower STANDS (TENT)

3. Name of Event

(a) List name of the event PEA Soup DAYS

(b) Dates of event JUNE 4, 7, 8, 9 7th - 5 p.m. - 12 a.m.
8th - 10 a.m. - 12 a.m. 9th 10 a.m. - 3 p.m.

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer DAVID BRACHT
(Signature / Date)

LIONS CLUB
(Name of Organization)

Date Filed with Clerk 03/07/2024

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Sec. 10-1-21. - Street maintenance and special events.

- (a) *Street Maintenance.* Whenever it is necessary to clear or repair a Village roadway or any part thereof, the Public Works Department and/or Police Department shall post such highways or parts thereof with signs bearing the words "No Parking—Street Maintenance Work." Such signs shall be erected at least two (2) hours prior to the time that street maintenance work is to be commenced. No person shall park a motor vehicle in violation of such signs.
- (b) *Temporary Parking Restrictions for Special Events.* Pursuant to the provisions of Subsection 349.13, Wis. Stats., the Chief of Police is authorized to direct that temporary "No Parking" signs be erected by the Director of Public Works during parades, festivals and other authorized events that require the regulating of vehicle stopping, standing or parking on Village roadways. The temporary regulation shall be limited to the time the event exists or is likely to exist.



Somerset

181-1006-10-000

181-1005-95-000

181-1006-30-000

181-1006-10-000

181-1006-70-000

119 CHURCH HILL

181-1006-60-000

181-1010-60-100

181-1006-20-300

181-1010-00-000

570 SPRING ST

560 SPRING ST

580 SPRING ST

550 SPRING ST

181-1007-60-000

540 SPRING ST

520 SPRING ST

530 SPRING ST

181-1007-80-000

181-1007-95-000

512 SPRING ST

181-1007-70-000

508 SPRING ST

ING ST

HUD ST

515 SPRING ST

1046-80-000

181-1046-95-000

508 HUD ST

509 SPRING ST

505 SPRING ST

502 SPRING ST

501 SPRING ST

503 SPRING ST

500 SPRING ST

409 SPRING ST

400 SPRING ST

506 HUD ST

181-1047-30-000

181-1047-40-000

504 HUD ST

181-1047-50-000

301 VANASSE ST

502 HUD ST

181-1014-95-000

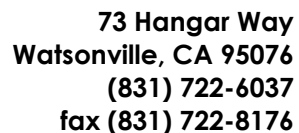
405 SPRING ST

407 SPRING ST

181-1010-60-100

181-1010-40-000

RIVER ST



(Freight Quote Subject to Change)

Contact Person: Brandon Krohn Title:

Grand Total:	\$ 1,832.00
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PUBLIC WORKS COMMITTEE
VILLAGE OF SOMERSET
September 13, 2023

Donnie Kern called the meeting to order at 5:30 p.m.

Present at the Village Hall: Donnie Kern, Brandon Krohn, Bob Gunther, and Chuck Schwartz, MSA

Present via Zoom: Caleb Garn and Chris Dubak

Minutes

Committee reviewed the August 9, 2023 Public Works minutes. *Motion by Krohn, second by Garn to approve the August 9, 2023 Public Works meeting minutes with one amendment to Unfinished Business item: Updates and Improvements for Parks/Parks Walk Through. Change "Everything has been" to "There are a few items left to be" and motion carried.*

Public Comment

No Public Comment

Project Updates

General Updates on Active Projects: A project update memo was provided.

- Schwartz updated the committee on the every other year bridge inspection that will be happening tomorrow.

Unfinished Business

Updates and Improvements for Parks/Parks Walk Through:

- Krohn hasn't had a chance to walk through yet.
- Garn needs to get photos to Bob. Bob said he has the list and will work to get it done.

Internet Service Providers:

- Krohn updated the committee. Had a meeting with the President and the Head of Operations with Northwest Communications.
- Would like to come up with an ordinance that fiber should be installed ahead of construction. Have it incorporated in new developments.

New Business

Wastewater Treatment Facility Improvements Pay App #12: A pay app was provided.

Motion by Kern, seconded by Krohn to recommend to the Village Board Pay App #12 to Staab Construction Corporation in the amount of \$146,743.65 and motion carried.

Motion by Kern, seconded by Krohn to move item 6f before 6b and motion carried.

Change Order #5: A change order was provided.

- Schwartz explained the reason for the change order was for water pipe that needed to be rerouted.

Motion by Krohn, seconded by Garn to recommend to the Village Board Change Order #5 to Staab Construction Corporation in the amount of \$7,594.00 and motion carried.

Wastewater Treatment Facility Improvements Pay App #13: A pay app was provided.

Motion by Krohn, seconded by Garn to recommend to the Village Board Pay App #13 which includes the Change Order #5 amount to Staab Construction Corporation in the amount of \$329,168.35 and motion carried.

Main Street Bridge Inspection Proposal: A proposal was provided.

Motion by Krohn, seconded by Garn to recommend to the Village Board Main Street Bridge Inspection Proposal to MSA Professional Services, Inc in the amount of \$3,270.00 and motion carried.

Main & Spring Street Pay App #2: A pay app was provided.

- This is for work that was completed in August.
- Gunther said we will go over on this project because of non-compliant sidewalks, which has been discussed from the beginning. Kern said it's not the end of the world we are saving 20% from the previous bid, we'll still be below the original bid. Gunther said we did receive a premium discount on the loan too.

Motion by Krohn, seconded by Kern to recommend to the Village Board Main & Spring Street Pay App #2 to Tri-City Contractors, Inc in the amount of \$423,421.86 and motion carried.

Main Street Bridge Pay App #2: A pay app was provided.

Motion by Krohn, seconded by Garn to recommend to the Village Board Main Street Bridge Pay App #2 to Lunda Construction Co. in the amount of \$633,168.49 and motion carried.

Disc Golf Course Update & Sponsorship Holes: A quote was provided.

- Krohn discussed what the signs will look like and the cost for sponsorship. It will be \$500/hole for a 3-year sponsorship.
- Fundraising efforts at givebutter.com
- Kern would like this to go to the Village Board to get approval to install signs.

Cleaning Up Under the Bridge – Short Term Plan:

- Gunther informed the committee they are 2 weeks out.

2024 Budget/Capital Outlay: A handout was provided.

- Gunther updated the committee on how the money gets allocated.
- Set budget, what's left of the levy gets divided between all the different departments.

5 Year Plan: A handout was provided.

- Gunther explained where improvements need to be made.
- Talked about future projects and where the money comes from.

Street Use Permit-Somerset Schools:

Motion by Garn, seconded by Krohn to recommend to the Village Board approval of the Street Use Permit for Somerset Schools on October 13, 2023 from 2-3pm for the Homecoming Parade and motion carried.

Winesap & River Hills Punch List: A list for both developments was provided.

- Schwartz discussed briefly what is left.
- The school needs to agree to the revised plan.
- Gunther, if you give us a date, MSA can come up with critical items that need to be completed. Schwartz will have a list ready for the Village Board meeting on Tuesday.

Motion by Kern, seconded by Krohn to recommend to the Village Board the Punch List of River Hills and Winesap Prairie to the full board with recommendation for completion and/or recommendation to hold on certain items on this punch list to next weeks meeting and motion carried.

Possible Sale of PW Equipment – No Longer Needed:

- Gunther has a list.

Work Session:

- Krohn prefers work Sessions, Kern prefers committee meetings, Garn would like to bring this back to the table next year.

Street Use Permit-Somerset Chamber:

- Whitlock updated the committee on the date, times and plans for the activities.
- Plan A – 10/21 from 11-4, Plan B – 10/20 from 2-6

Motion by Kern, seconded by Krohn to recommend to the Village Board Plan A 11-4 with a Plan B 2-6 contingency with Parent Street and an amendment of the Wheelhouse Coffee lot addition and the empty lot between Sportsmans and the Tattoo shop.

Public Works Department Report

- An update memo was provided.

Public Works, Water, Sewer and Parks Bills

- The committee reviewed the bills.

Motion by Krohn, second by Garn to recommend to the Village Board approval of the Public Works, Water, Sewer and Parks Bills as presented and motion carried.

Future Agenda Items

Discussion - Ordinance – Future Fiber Optic

Adjourn

Motion by Garn, second by Krohn to adjourn and the Public Works Committee meeting adjourned at 7:02 p.m.

Complete Details, LLC

Quotation

Painting all the Details

DATE March 14, 2024

John Opitz
803 Raymond Street
Somerset, WI 54025
(651) 587-4088

Bill To:

Village of Somerset
Somerset, WI. 54025

Prepared by: John Opitz

Painting and Staining Quote for Structures in the Parks of the Village of Somerset.

Description	AMOUNT
All structures will be pressure washed prior to being painted or stained.	
Village Park Building - Painting includes exterior walls, doors, trim, soffits and fascia.	2,260.00
Veterans Park Building - Staining includes previously stained areas and painting includes 4 doors and 2 windows.	2,195.00
Veterans Park Pavilion 1 - Staining includes previously stained areas.	1,445.00
Veterans Park Pavilion 2 - Staining includes previously stained areas.	1,445.00
Larry Forest Park Main Building - Painting includes the exterior walls, doors, trim, soffits and fascia. It also includes painting the roof.	2,855.00
Larry Forest Park Snack Bar - Painting includes 1 door, the soffit and fascia.	515.00
Larry Forest Park Pavilion - Painting includes previously painted areas.	635.00
Larry Forest Park Storage Shed - Painting includes previously painted areas.	1,495.00
(Complete Details, LLC will supply all materials needed to complete this project.)	
TOTAL	\$ 12,845.00

If you have any questions concerning this quotation, please contact:

John Opitz (651) 587-4088

john@completedetailspainting.com

THANK YOU FOR YOUR BUSINESS!

Contract requires 25% down to start the project.

Balance Due Upon Completion.

All material is guaranteed to be as specified. All work will be completed in a substantial workmanlike manner.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work.

Signature _____

Date _____

Draft Summer - Tubing Patrol		
Date	Hours	Cost
Friday, June 28	4	\$152
Saturday, June 29	8	\$304
Sunday, June 30	2	\$76
Thursday, July 4	4	\$152
Friday, July 5	4	\$152
Saturday, July 6	8	\$304
Sunday, July 7	2	\$76
Friday, July 12	4	\$152
Saturday, July 13	8	\$304
Sunday, July 14	2	\$76
Friday, July 19	4	\$152
Saturday, July 20	8	\$304
Sunday, July 21	2	\$76
Friday, July 26	4	\$152
Saturday, July 27	8	\$304
Sunday, July 28	2	\$76
Friday, August 2	4	\$152
Saturday, Aug 3	8	\$304
Sunday, Aug 4	2	\$76
Friday, Aug 9	4	\$152
Saturday, Aug 10	8	\$304
Sunday, Aug 11	2	\$76
Friday, Aug 16	4	\$152
Saturday, Aug 17	8	\$304
Sunday, Aug 18	2	\$76
Total	116	\$4,408

Draft Summer - Tubing Patrol		
Date	Hours	Cost
Saturday, June 29	8	\$304
Sunday, June 30	2	\$76
Thursday, July 4	4	\$152
Friday, July 5	4	\$152
Saturday, July 6	8	\$304
Sunday, July 7	2	\$76
Saturday, July 13	8	\$304
Sunday, July 14	2	\$76
Saturday, July 20	8	\$304
Sunday, July 21	2	\$76
Saturday, July 27	8	\$304
Sunday, July 28	2	\$76
Saturday, Aug 3	8	\$304
Sunday, Aug 4	2	\$76
Saturday, Aug 10	8	\$304
Sunday, Aug 11	2	\$76
Saturday, Aug 17	8	\$304
Sunday, Aug 18	2	\$76
Total	88	\$3,344



Quote for Village of Somerset

Items	Description	Qty	Price per Unit	Extended Price
HP Laptop	ProBook 450 G10 i5-1334U 16Gb 512GB(1920 x 1080) 15.6in W11 Pro 64 1/1/0	2	\$1,249.00	\$2,498.00
Docking Station	HP USB-C Dock G5, 5TW10AA#ABB, Wired, For Notebook	2	\$208.95	\$417.90
Touchscreen laptop	HP ProBook 450 15.6 inch G10 Notebook PC Wolf Pro Security Edition	2	\$1,359.00	\$2,718.00
Installation	Labor for delivery, setup, and migration of any data	4	\$125.00	\$500.00
			SubTotal	\$6,133.90
			Plus Applicable Sales Tax	
			Total	\$6,133.90

Dave Vavricka
3/14/2024
Pricing not guaranteed



Somerset Fire/Rescue

from the office of Chief Belisle

March 5th, 2024

Dear Board Members –

This is the update for February 2024. This month we responded to 44 calls for service. The breakdown is as follows: 25 calls in the Village consisting of 19 medicals and 6 fire/rescue call; 11 in the Township consisting of 7 medicals and 4 fire/rescue calls; and 8 auto aid calls, 6 in St. Joe and 2 in New Richmond. This brings us to a total of 91 runs for the year compared to 79 for the same time in 2023.

The month of February was busy with one call of significance to report in the Township of a structure fire. I am not sure if it has been determined if the home is repairable or not at this time, but fire was contained to one area of the home. We will be holding a blood drive on March 13th in the town hall side once again. The same night at Lift Bridge Brewing in New Richmond we are hosting “Townie Wednesday” where a donation of \$1 of each tap beer sold and/or \$2 of each crowler, to go specialty beer, or 12 pack will be donated to the Fire Dept. This is our first attempt at it and if it goes well we will look to do this again. If you can make it over to support our fundraising effort we would greatly appreciate it!

We are currently operating with 21 members, 18 full members and 3 probationary members, as well as one High School Cadet. We are still below staffing for what we would like to see and we currently are working with our recruitment committee to attempt to recruit from our growing community. As always you are more than welcome to stop in and say hi at the station when you see someone there. We welcome visitors and are more than willing to give you a tour and show you our trucks and equipment!

Sincerely,

Travis Belisle

Travis Belisle - Chief
Somerset Fire/Rescue

748 Hwy 35
Somerset, WI 54025
Station (715)247-5364 Fax (715)247-3194

Quality Molding Expansion

Robert Gunther <rgunther@villageofsomerset.us>

Mon 2/26/2024 11:34 AM

To: Tasia Berger <tberger@villageofsomerset.us>

Cc: Mike Kappers <mkappers@villageofsomerset.us>

 1 attachments (5 MB)

Quality Molding .png;

Hi Tasia,

I spoke with Brian Wiederin at Quality Molding in the industrial park this morning and he is considering doing an expansion of his building. The village owns two parcels (see attached) that he would need deeded over to him in order to accommodate the expansion. Would it be possible to include this on the March Village Board meeting agenda?

Thanks,
Bob

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St. PO Box 356

Somerset, WI 54025

Office: (715) 247-3395

Cell: (715) 760-0884



(a) *Appointment.*

- (1) Inspectors shall be appointed pursuant to Section 2-3-2.
- (2) Each inspector shall:
 - a. Have proper state certification in areas of his/her responsibility;
 - b. Possess such executive ability as is requisite for the performance of his/her duties and shall have a thorough knowledge of the standard materials and methods used in the installation of equipment in his/her area of responsibility;
 - c. Be well versed in approved methods of construction for safety to persons and property, the Statutes of the State of Wisconsin relating to work in his/her area of responsibility, and any orders, rules and regulations issued by authority thereof;
 - d. Have sufficient experience in the installation of equipment to enable him/her to understand and apply the appropriate codes adopted by the Village of Somerset.

(b) *Authority to Enter Premises; Appeals.*

- (1) In the discharge of their respective duties, each Inspector under this Section or his/her authorized agent may enter any building, upon presentation of the proper credentials, during reasonable hours for the purpose of inspection and may require the production of any permit or license required hereunder. No person shall interfere with the Inspector or his/her authorized agent while in the performance of his/her duties; and any person so interfering shall be in violation of this Section and subject to a penalty as provided by Section 1-1-6.
- (2) If consent to entry to personal or real properties which are not public buildings or to portions of public buildings which are not open to the public for inspection purposes has been denied, the Inspector shall obtain a special inspection warrant under Sections 66.122 and 66.123, Wis. Stats.
- (3) Any person feeling himself/herself aggrieved by any order or ruling of an Inspector may, within twenty (20) days thereafter, appeal from such order or ruling to the Board of Appeals, as established in the Zoning Code, such an appeal to be in writing.

(c) *Duties and Authority.* The Building Inspector shall have such responsibilities as are prescribed in this Section and Title 15 of this Code of Ordinances.

(d) *Stop Work Orders and Revocations.* The Building Inspector may order construction, installation, alteration or repair work stopped when such work is being done in violation of this Code of Ordinances. Work so stopped shall not be resumed, except with written permission of the Inspector, provided if the stop work order is an oral one it shall be followed by a written order within a reasonable period of time.

(e) *Conflict of Interest.* No Inspector shall inspect any construction work in the Village in which the Inspector has a personal or financial interest either direct or indirect.

(f) *Plan Commission.* The Building Inspector shall attend meetings of the Plan Commission.

Change Order No. 1 - Quantity Revision Summary

Project: Growing Wings Utility Extension

Line Item	ITEM DESCRIPTION	Unit	Qty.	UNIT PRICE	Final Qty	Total Value	Net Value Change	Remarks
1	Mobilization, Bonds, and Insurance	LS	1	\$10,984.04	1.00	\$ 10,984.04	\$ -	per plan
2	Silt Fence	LF	600	\$6.18	435.00	\$ 2,688.30	\$ (1,019.70)	not as much required
3	Turf and Site Restoration	SY	2250	\$2.48	2250.00	\$ 5,580.00	\$ -	per plan
4	Traffic Control	LS	1	\$1,887.05	1.00	\$ 1,887.05	\$ -	per plan
5	Clearing and Grubbing	LS	1	\$8,791.30	1.00	\$ 8,791.30	\$ -	per plan
6	Remove & Replace Curb & Gutter	LF	50	\$99.23	54.00	\$ 5,358.42	\$ 396.92	measured amount
7	Remove & Replace Aggregate Surface	SY	60	\$15.76	60.00	\$ 945.60	\$ -	per plan
8	Remove & Replace Asphalt Pavement	SY	160	\$54.55	198.00	\$ 10,800.90	\$ 2,072.90	measured amount
9	Rock Excavation	CY	50	\$18.13	0.00	\$ -	\$ (906.50)	not required
10	Imported Granular Backfill	CY	65	\$19.27	0.00	\$ -	\$ (1,252.55)	not required
11	Low Pressure Sewer, DR 11 HDPE, 1.5-Inch	LF	525	\$37.40	512.00	\$ 19,148.80	\$ (486.20)	not as much required
12	Low Pressure Sewer, DR 11 HDPE, 4-Inch	LF	204	\$44.86	225.00	\$ 10,093.50	\$ 942.06	measured amount
13	4-Inch Sanitary Clean out	EA	1	\$583.42	0.00	\$ -	\$ (583.42)	not required
14	8-inch PVC Sanitary Sewer	LF	315	\$124.96	352.00	\$ 43,985.92	\$ 4,623.52	added stubs out of MH's (future)
15	Sanitary Manhole	EA	1	\$13,459.30	1.00	\$ 13,459.30	\$ -	per plan
16	Grinder Pump Station (Duplex), Complete	LS	1	\$40,007.45	1.00	\$ 40,007.45	\$ -	per plan
17	Connect to Existing Forcemain	EA	1	\$2,218.89	1.00	\$ 2,218.89	\$ -	per plan
18	Tracer Wire Terminal Location Box	EA	2	\$40.31	2.00	\$ 80.62	\$ -	per plan
19	Connect to Existing Watermain	EA	1	\$2,718.66	1.00	\$ 2,718.66	\$ -	per plan
20	Salvage Hydrant & Lead	EA	1	\$617.50	1.00	\$ 617.50	\$ -	per plan
21	Re-Install Hydrant & Lead	EA	1	\$1,585.28	1.00	\$ 1,585.28	\$ -	per plan
22	6-inch C900 Watermain	LF	30	\$41.57	16.00	\$ 665.12	\$ (581.98)	measured amount
23	8-inch C900 Watermain	LF	305	\$56.80	305.00	\$ 17,324.00	\$ -	per plan
24	12-inch C900 Watermain	LF	224	\$101.49	232.00	\$ 23,545.68	\$ 811.92	measured amount
25	6-inch Valve & Box	EA	2	\$3,246.11	2.00	\$ 6,492.22	\$ -	per plan
26	8-inch Valve & Box	EA	1	\$4,147.39	1.00	\$ 4,147.39	\$ -	per plan
27	12-inch Valve & Box	EA	1	\$7,026.69	1.00	\$ 7,026.69	\$ -	per plan
28	8-inch x 6-inch Tee	EA	1	\$1,055.46	1.00	\$ 1,055.46	\$ -	per plan
29	12-inch x 8-inch Tee	EA	1	\$1,682.88	1.00	\$ 1,682.88	\$ -	per plan
30	12-inch x 6-inch Tee	EA	1	\$1,614.75	1.00	\$ 1,614.75	\$ -	per plan
31	8-inch Plug	EA	1	\$512.82	1.00	\$ 512.82	\$ -	per plan
32	Hydrant	EA	1	\$7,041.66	1.00	\$ 7,041.66	\$ -	per plan
33	4-inch Polystyrene Insulation	SY	8	\$54.55	4.00	\$ 218.20	\$ (218.20)	measured amount
SUBTOTAL						\$ 252,278.40	\$ 3,798.77	

PARTIAL PAYMENT APPLICATION #3 - FINAL

FROM: November 1, 2023
TO: February 21, 2024

COMPLETION DATE: October 21, 2023

AMOUNT OF CONTRACT
ORIGINAL: \$248,479.63
REVISED:

PROJECT: GROWING WINGS UTILITY EXTENSION
PROJECT NO: 08783100

CONTRACTOR: MILLER EXCAVATING, INC.
ADDRESS: 3741 STAGECOACH TR. N.
STILLWATER, MN 55082
PHONE: (651) 439-1637

OWNER: VILLAGE OF SOMERSET

Line Item	ITEM DESCRIPTION	Unit	Qty.	UNIT PRICE	THIS PERIOD		TOTAL TO DATE	
					QTY	TOTAL	QTY	TOTAL
1	Mobilization, Bonds, and Insurance	LS	1	\$10,984.04		\$ -	1.00	\$ 10,984.04
2	Silt Fence	LF	600	\$6.18	335.00	\$ 2,070.30	435.00	\$ 2,688.30
3	Turf and Site Restoration	SY	2250	\$2.48	255.00	\$ 632.40	2250.00	\$ 5,580.00
4	Traffic Control	LS	1	\$1,887.05		\$ -	1.00	\$ 1,887.05
5	Clearing and Grubbing	LS	1	\$8,791.30		\$ -	1.00	\$ 8,791.30
6	Remove & Replace Curb & Gutter	LF	50	\$99.23		\$ -	54.00	\$ 5,358.42
7	Remove & Replace Aggregate Surface	SY	60	\$15.76	30.00	\$ 472.80	60.00	\$ 945.60
8	Remove & Replace Asphalt Pavement	SY	160	\$54.55		\$ -	198.00	\$ 10,800.90
9	Rock Excavation	CY	50	\$18.13		\$ -	0.00	\$ -
10	Imported Granular Backfill	CY	65	\$19.27		\$ -	0.00	\$ -
11	Low Pressure Sewer, DR 11 HDPE, 1.5-Inch	LF	525	\$37.40		\$ -	512.00	\$ 19,148.80
12	Low Pressure Sewer, DR 11 HDPE, 4-Inch	LF	204	\$44.86		\$ -	225.00	\$ 10,093.50
13	4-Inch Sanitary Clean out	EA	1	\$583.42		\$ -	0.00	\$ -
14	8-Inch PVC Sanitary Sewer	LF	315	\$124.96		\$ -	352.00	\$ 43,985.92
15	Sanitary Manhole	EA	1	\$13,459.30		\$ -	1.00	\$ 13,459.30
16	Grinder Pump Station (Duplex), Complete	LS	1	\$40,007.45	0.25	\$ 10,001.86	1.00	\$ 40,007.45
17	Connect to Existing Forcemain	EA	1	\$2,218.89		\$ -	1.00	\$ 2,218.89
18	Tracer Wire Terminal Location Box	EA	2	\$40.31	1.00	\$ 40.31	2.00	\$ 80.62
19	Connect to Existing Watermain	EA	1	\$2,718.66		\$ -	1.00	\$ 2,718.66
20	Salvage Hydrant & Lead	EA	1	\$617.50		\$ -	1.00	\$ 617.50
21	Re-Install Hydrant & Lead	EA	1	\$1,585.28		\$ -	1.00	\$ 1,585.28
22	6-inch C900 Watermain	LF	30	\$41.57		\$ -	16.00	\$ 665.12
23	8-inch C900 Watermain	LF	305	\$56.80		\$ -	305.00	\$ 17,324.00
24	12-inch C900 Watermain	LF	224	\$101.49		\$ -	232.00	\$ 23,545.68
25	6-inch Valve & Box	EA	2	\$3,246.11		\$ -	2.00	\$ 6,492.22
26	8-Inch Valve & Box	EA	1	\$4,147.39		\$ -	1.00	\$ 4,147.39
27	12-Inch Valve & Box	EA	1	\$7,026.69		\$ -	1.00	\$ 7,026.69
28	8-inch x 6-inch Tee	EA	1	\$1,055.46		\$ -	1.00	\$ 1,055.46
29	12-inch x 8-inch Tee	EA	1	\$1,682.88		\$ -	1.00	\$ 1,682.88
30	12-inch x 6-inch Tee	EA	1	\$1,614.75		\$ -	1.00	\$ 1,614.75
31	8-inch Plug	EA	1	\$512.82		\$ -	1.00	\$ 512.82
32	Hydrant	EA	1	\$7,041.66		\$ -	1.00	\$ 7,041.66
33	4-inch Polystyrene Insulation	SY	8	\$54.55		\$ -	4.00	\$ 218.20
T						\$ 13,217.67		\$ 252,278.40

BID SUMMARY

TOTAL	\$ 13,217.67	\$ 252,278.40
AMOUNT EARNED	\$ 13,217.67	\$ 252,278.40
AMOUNT RETAINED - 5%	\$ (11,953.04)	\$ -
PREVIOUS PAYMENTS		\$ 227,107.69
AMOUNT DUE	\$ 25,170.71	

CONTRACTOR'S CERTIFICATION

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS PAYMENT ESTIMATE HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS PAYMENT ESTIMATES WAS ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

CONTRACTOR: MILLER EXCAVATING, INC.

BY

DATE

ENGINEER'S CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT THE WORK HAS BEEN CAREFULLY OBSERVED AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE QUANTITIES SHOWN IN THIS ESTIMATE ARE CORRECT AND THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEER: MSA PROFESSIONAL SERVICES

BY

DATE

APPROVED BY OWNER

OWNER: VILLAGE OF SOMERSET

BY

DATE

Totes My Goats, LLC
4142 Penfield Ave S
Afton, MN 55001

Proposal

Logan Bradbury | 651-328-3001 | logandbradbury@gmail.com

To Brandon Krohn

Property Address of Project:

lagrandeur park reserve
Somerset, WI
54025
FEB 7, 2024

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
3.1	3.1 acres cleared by goats	1,175 per acre	3,642
1	set up and maintenance	500	500
SUBTOTAL			4,142
TOTAL			4,142

****\$500 Deposit required upon acceptance of proposal in order to secure a place on our schedule****
Remaining balance due at start of treatment - 10% discount for invoices paid in full with CASH payment --

Equipment Setup and Maintenance—

- Establishment and removal of electrified perimeter fence (approximately 1,000' of electric fence netting), to isolate the project area.
- Signage posted warning of electrified fence, if requested
- Setup and removal of drinking water tanks and mineral blocks for goats
- Delivery and removal of goats and supplies/equipment to and from project site

Acreeage Cleared—

- Goats will graze for approximately 1 week (+/-) and eliminate vegetation from ground level to approximately 6 feet above ground.
- Site visits by staff to evaluate proper effectiveness of treatment, relocate fencing as needed.

3 Year Proposal—

For this project to be effective it is recommended that we do several treatments over the course of 2-3 years, with treatment schedules varying depending upon sporadic evaluation of vegetative regrowth, with 2 treatments possible per year depending upon conditions.

Treatments work on a tiered system in which each site visit by our goats will be less intense based upon dwindling vegetative matter and therefore less time spent on the project after each passing treatment. Prices will drop per acre, per visit starting after the first treatment. Involvement of the property owner has impacts on pricing. For this first round, staff involvement would be higher based on your experience. In other words, as time goes on and treatments are recurring the price will drop based on our involvement (or lack thereof depending on your comfort level and willingness to be involved) and density of vegetation. Involvement includes making sure fence is charged and water is full on a daily basis.

A deposit of \$500 will be collected in order to secure a place on our schedule for each following treatment.

See included map for highlighted project site.



Disclaimer

The goal of this project is to control undesirable trees/brush/plants species throughout the project site by prescribed/target grazing using live goats.

The site may be subdivided into grazing paddocks by the Contractor. The size of each paddock can be at the Contractor's discretion. Smaller paddocks may be used to allow for maximum grazing impact to target brush species. Each paddock can be grazed twice during the season or as agreed upon by the Owner and Contractor.

It is understood that flexibility is allowed for effective prescribed/target grazing which may take less (or more) time, based on the vegetation being grazed, and on weather conditions for vegetation regrowth. Adjustments to the grazing time frame may be made through verbal consultation with the Property Owner and Contractor.

A grazing event is described as one full pass through each paddock of the project site, where goats eat/defoliate at least 80% to 90% of accessible target vegetation.

Contractor is not liable for any tree/brush/plant consumed by goats within the project site if said tree/brush/plant is not intended to be kept by Owner. If said tree/brush/plant is to be kept or grazed it is up to the owner to distinguish the species and inform the Contractor. If tree/brush/plant is identified by the Owner/Contractor will determine a best plan based on the circumstances of the location to protect such tree/brush/plant and will be noted in the estimate/invoice.

Owner may not contribute any more brush or yard waste to project site once Contractor has established a bid on the same project (this includes cutting trees within the project site). Owner or persons under Owner's direction or control may not enter the fenced area unless under specified reason from the Contractor: i.e. Water fill, animal issue, fence issue.

The undersigned has examined the Contract Documents, consisting of the Proposal Form, technical specifications, drawings, maps, addenda, and other documents listed in the Proposal Form, and is familiar with the site location of the project, the nature of the Work and local conditions affecting the cost of the Work.

The term "Work" is defined as the services and construction required by the Contract Documents, and includes all labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations.

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, adjustment or interpretation of Contract terms, payment or money, extension of time or other relief with respect to the terms of the Contract.

The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. Claims must be initiated by written notice. The responsibility to substantiate the Claim shall rest with the party making the claim.

The Owner may, by written notice to the Contractor, terminate this Contract in whole or in part at any time, for convenience or because of the failure of the Contractor to fulfill its contractual obligations. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless Owner and its representatives, agents, and employees from all claims, damages, losses and expenses, including but not limited to reasonable attorney's fees, which are attributable to or are the result of negligent or otherwise wrongful acts or omission, including breach of a specific contractual duty, of the Contractor or the Contractor's Subcontractors, agents, employees, delegates, suppliers, or anyone acting on behalf of the Contractor. However the Owner shall be held responsible for damages, loss or expenses for any negligent act or occurrence which was a direct or partial control of the Owners actions or affiliates associated with the Owner.

Contractor owns portable electric fencing materials and batteries/solar power necessary for establishing paddocks for rotational grazing, transports goats to and from the site, is responsible for full set-up and maintenance of portable fencing.

The Owner is not liable for the loss or damage of prescribed grazing equipment or goats. The Contractor should be aware that the grazing site in this bid could have coyote and other wildlife near it. The Owner is not liable for medical expenses or goat replacement should injury or death occur due to wild animal attack. Also, the Owner cannot be held responsible for damage or injury caused by outside public, damage or injury caused to goats that might escape the project area. This excludes negligence on the Owner's part from personal pets or other owner controlled incidents in which equipment and/or goats are damaged or lost as well as any outside injury to persons or damage to properties considered under the Owners control.

Totes My Goats, LLC is a registered and insured company.

Quotation prepared by: Logan Bradbury

To accept this proposal please sign, date and return

THANK YOU FOR YOUR BUSINESS!



Goats On The Go, St Croix Falls

2733 290th Avenue
St Croix Falls, WI 54024
(612) 875-1529

daveburdick1@gmail.com

<http://goatsonthego.com>

Name: Brandon Krohn

Date: 3.8.2024

Address: 320 Tower Rd Somerset, WI 54025

Quote Expiration Date: 5.8.2024

ACTIVITY	AMOUNT
Targeted Grazing Services: Full-service targeted grazing Approximately seven (7) acres of mixed brush and weeds @ 1000.00 per acre using about 50 goats for 4-5 weeks or until job is completed.	\$7000.00
Targeted Grazing Services: Delivery/Retrieval/Set Up/Fuel	\$500.00
TOTAL	\$7500

I accept and agree to pay for the services described in this quote. I understand and agree to the statements made in the WHAT TO EXPECT document attached.

50% down at time of signing, with remaining 50% down at job completion. \$3750

Down payment received by _____ Date _____

Accepted By _____ Accepted Date _____



Contact: Dave Burdick 2733 290th Ave St Croix Falls, WI (612) 875-1529 daveburdick1@gmail.com

Thank you for your interest in targeted grazing services from *Goats On The Go*! It is important that you understand the information below before we arrive at your site. Please contact us if you have questions or would like further clarification.

What to expect :

- *Goats On The Go* will provide the following while the grazing livestock are on-site:
 - Provision and installation of portable electric fencing and fence energizers
 - Monitoring of the progress of the grazing project and movement of fences as necessary to achieve customers' stated goals
 - Provision for the physical needs of livestock – often customer will help with water
- The fence used by *Goats On The Go* conducts periodic pulses of electricity to contain the livestock and keep predators, including domestic pets, out. People and their pets should not touch it. You are responsible for restraining your pets and for informing those who may enter your property about the presence of the electric fence.
- *Goats On The Go* primarily applies goats in its targeted grazing services, but may occasionally include sheep depending on site demands. *Goats On The Go* will determine the appropriate number and type of livestock to place on the site in order to complete the project in a timely manner.
- Livestock will eat plants that are not necessarily targeted. You should notify us if there are plants in the area that you would like to preserve.
- Your quote applies to a level of service adequate to significantly reduce the volume and density of targeted vegetation, but not to completely and permanently eliminate it.
- *Goats On The Go* manages its herd for a high level of overall health and hardiness. However, there are microorganisms common in the environment that can cause disease in livestock. Because most properties in the Midwest held livestock at some point, and because some of the problem organisms can be carried by whitetail deer, it is impossible to guarantee against them. Just as we cannot guarantee that our animals will not pick up some of these organisms from your property, we also cannot guarantee that they won't transmit some to your property. Please contact us if you would like more detail.
- Regulations on the use of livestock for targeted grazing vary by jurisdiction. Unless we've made a specific alternative agreement with you, you are responsible for acquiring the necessary permissions from your local government and any applicable authorities.
- By accepting a quote or offer for targeted grazing service from *Goats On The Go* you certify that no chemical fertilizers, herbicides, or pesticides have been applied to the area to be grazed within the last 90 days.
- You are responsible for accurately delineating your property boundaries and ensuring that our services are limited to your property.
- *Goats on the Go* will require 24-hour access to the animals while on-site in case of emergency.
- Delivery of goats will be scheduled upon payment of a 50% deposit. The remainder will be due upon completion of the project.