

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, May 21, 2024

Village President, Mike Kappers called the Regular meeting to order at 6:01 p.m. Present were Mike Kappers, Caleb Garn, Chris Moreno, Ryan Sicard and Brandon Krohn at the Village Hall. Donnie Kern and Chris Dubak were present via Zoom. Also present at Village Hall - Village Attorney, Paul Mahler; Chuck Schwartz, MSA; Building Inspector, Tony Feuerhelm and Director of Public Works, Bob Gunther.

Public Comment

- Marjorie Metzдорff, Plum Tree Lane - Thanked Public Works staff for yard waste pickup
- Dave Wolner, Forrest Drive - School property storm pond concerns

Approval of Agenda

Motion by Sicard, second by Krohn to approve the agenda as presented and motion carried.

Presentation

Capital Investment Partners LLC (Cap Vest) provided a proposal to build a 112-unit multi-family development in TID 5. The project would be on 10 acres with commercial lots available surrounding the residential area. Cap Vest has developed several similar properties in other communities near Somerset. This development would consist of 8-to-12-unit buildings with estimated rent of \$1,250 to \$1,500.

Committee Appointments

Mike Kappers appointed the following committee members:

Dan Vanasse and Shyla Williamson, Plan Commission

Ken Lehman, Dan Vanasse, Dave Wolner, Laine Belter and Michelle Beauvais, Board of Zoning Appeals

Mike Kappers, Ken Lehman and Dave Wolner, Fire/Rescue Commission

Mike Kappers, Chris Dubak, Chris Ferguson, Dave Bracht, Jim Boo, Rick Lundell and Ken Lehman, Economic Development Committee

Laine Belter, Ken Lehman, Dan Vanasse, Housing Program Committee

Mike Kappers, St Croix Bike & Pedestrian Trails Coalition Member

Motion by Kern, second by Dubak to approve the appointments. 4 ayes, 3 nays and motion carried.

Consent Agenda

- *Motion by Kern, second by Dubak to approve the Consent Agenda including the following:*
 - *Minutes of April 16, 2024*
 - *Village, Water and Sewer Bills*
 - *Butterfield Well Drilling Expansion*
 - *CSM and Site Plan for Peterson Development/Main Street Lot*
 - *Pea Soup Days Parade Route*
 - *Special Event Parking Ordinance Bond-\$100*
 - *Ball Field Maintenance Agreement*
 - *Water Tower Discussion/Storage Needs Study Task Order*
 - *TID 5 Utilities Improvement Task Order*
 - *Wastewater Treatment Facilities Improvements Pay App #19*

- *Fire/Rescue Report*

New Business

- **Discussion/Possible Approval - Storm water pumping issues across school property**
 - Chuck Schwartz discussed an initial meeting held with the school prior to construction.
 - MSA's stormwater expert made comments on the design and provided them to the school
 - The slope of the bond is 3 to 1 with a terrace at 2 to 1.
 - Bob Gunther and Chuck Schwartz will work with Dave Wolner and the school regarding Wolner's concerns.
- **Discussion/Possible Approval - St Croix County Board of Adjustment Meeting on May 23, 2024-Village Delegate**
 - Public Hearing regarding campground at Somerset Camp in the Town of Somerset.
 - The plan includes 20 seasonal sites with electric & water hook-ups.
 - *The consensus of the board was to not have a village delegate present.*
- **Discussion/Possible Approval - Ordinance 2-3-2a**
 - Ordinance amendment to allow the opportunity for trustees to appoint Officials and committee members.
 - *Motion by Krohn, second by Moreno to table Ordinance 2-3-2a and motion carried. Motion by Moreno, second by Krohn to reconsider committee appointments. Kappers opposed, all others yes and motion carried. Motion by Krohn, second by Sicard to table committee appointments and motion carried.*
- **Discussion/Possible Approval - Ordinance 7-2-9**
 - Ordinance amendment to 7-2-9(a) "No license shall be granted for operation on any premises or with any equipment if there are delinquent and unpaid taxes, assessments, forfeitures or other financial claims of the Village, County or State"
 - *Motion by Krohn, second by Sicard to approve amendment to ordinance 7-2-9 and motion carried unanimously.*
- **Discussion/Possible Approval - Ordinance 5-2-1 (f) (g) & (h)**
 - *Motion by Dubak, second by Krohn to table the item and motion carried unanimously.*
- **Discussion/Possible Approval - ETZ Process Update**
 - Bob Gunther suggested the Village revise the approval process for Extra-Territorial Zoning (ETZ) items from the Plan Commission to a recommendation from the Public Works Director, Building Inspector and Plan Commission Chairperson.
 - *Motion by Sicard, second by Krohn to table this process until June for a procedure to be drafted and motion carried.*
- **Discussion/Possible Approval - 2024-2025 License Applications**
 - *Motion by Sicard, second by Krohn to approve the License Applications as listed on the agenda.* Kappers asked if a beer garden needs a 6 ft high fence to enclose the area. The application for General Sam's includes the entire property. *Sicard amended his motion to approve the license applications as presented except table the Beer Garden Permit for General Sam's for clarification, Krohn seconded and motion carried.*
- **Discussion/Possible Approval - 2024-2025 Liquor License Agents**
 - *Motion by Sicard, second by Kern to approve the Liquor License agents as presented and motion carried unanimously.*

Unfinished Business

- **Discussion/Possible Approval - Building Inspector Fees**
 - *Motion by Kern, second by Kappers to approve the fee schedule provided by Western Wisconsin Inspection Agency. Motion failed 4-nays, 3 ayes.*
 - *Motion by Sicard, second by Krohn to table the Building Inspector Fees until December 2025. Roll call vote - Moreno, Garn, Sicard, Krohn - aye; Kern, Dubak, Kappers - nay. Motion carried.*

Closed Session

- *Motion by Kappers, second by Sicard to convene to closed session pursuant to Wis. Stats. 19.85(1)(f) Considering financial, medical, social or personal histories of or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data or involved in such problems or investigations-Operator License Appeal, and pursuant to Wis. Stats. 19.85(1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session-Tax Increment Developers Agreement with Voyageurs LLC. Roll call vote, motion carried unanimously.*

Reconvene to Open Session

- *Motion by Krohn, second by Moreno to reconvene to open session. Motion carried unanimously.*
- *Motion by Sicard, second by Garn to deny the operator's license application with the opportunity to re-apply and motion carried.*

Adjourn

- *Motion by Krohn, second by Garn to adjourn and motion carried unanimously. Meeting adjourned at 8:01 p.m.*

Andrea Otto, Village Deputy Clerk