

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Monday, July 15, 2024

Village President, Mike Kappers called the Regular meeting to order at 6:00 p.m. Present were Mike Kappers, Caleb Garn, Chris Moreno, Ryan Sicard, Brandon Krohn and Chris Dubak at the Village Hall. Donnie Kern was present via Zoom. Also present at Village Hall - Village Attorney, Paul Mahler and Director of Public Works, Bob Gunther. Building Inspector, Tony Feuerhelm, was also present via Zoom.

Public Comment

- Nancy Vanasse - Museum at old Town Hall
- Cathy Ness - Charles Lane - Village Seal & Flags
- Brady Penfield - River Falls - Local State Assembly Candidate

Approval of Agenda

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

Consent Agenda

- *Motion by Garn, second by Krohn to approve the Consent Agenda including the following:*
 - *Minutes of June 18, 2024 and June 26, 2024*
 - *Village, Water and Sewer Bills*
 - *Temporary Class "B" Beer License Application - Apple River Cruizers*
 - *Site Plan: Main Street/Peterson Lot*
 - *Fire/Rescue Report*

New Business

- **Discussion/Possible Approval - Authorizing Ehlers to update the 2016 Village Management Plan**
 - Village historically worked with Ehlers on financial management plan to plan for future bonds, etc.
 - Krohn asked if this will cover the cost of Ehlers for specific future projects.
 - Kern asked about the annual fee the Village already pays Ehlers for their work
 - Board would like to see the current or last FMP to compare to proposal
 - *Motion by Sicard, second by Garn to table to August Village Board meeting and motion carried unanimously.*
- **Discussion/Possible Approval - Buckthorn and underbrush clearing in Village Park**
 - Goats for rocky area, mechanical clearing for other areas
 - In Parks budget
 - *Motion by Kern, second by Garn to approve \$1300 one-time expense for goats and to review budget for mechanical clearing during budget review and motion carried unanimously.*
- **Discussion/Possible Approval - Impact Fee Needs Study**
 - Water storage needs study near completion. Report to be reviewed at August Public Works meeting
 - Kern asked if Impact Fees will be voted on next month
 - Discussion regarding process for impact fees - 30 day waiting period, public hearing?
- **Discussion - Village Lot Use**

- *Motion by Kappers, second by Krohn to table to August Finance/Personnel for further discussion and motion carried unanimously.*
- **Discussion/Possible Approval - Regular Office Hours**
 - *Motion by Krohn, second by Duback to approve regular office hours for September 1-May 31st to be Monday-Thursday, 8:00 a.m. - 4:00 p.m. and Friday, 8:00 a.m. - Noon and motion carried unanimously.*
 - Clarification that Village Hall will be open outside of those hours as required by state statute for election related timelines.
- **Discussion - One year update with video from Somerset Champions**
 - Cathy Ness and Kym Dunleap shared an update from Somerset Champions
- **Discussion/Possible Approval - Authorizing paid leave for Village President**
 - No action taken
- **Discussion/Possible Approval - Request Village President to take voluntary paid leave of absence**
 - No action taken
- **Discussion/Possible Approval - Ordinance 13-1-140 and Ordinance 15-1-4**
 - Public hearing and Class 2 notice required
 - *Motion by Sicard, second by Garn to have Attorney Mahler review and motion carried unanimously*

Unfinished Business

- **Discussion/Possible Approval - Village Seal and Flags**
 - *Motion by Krohn, second by Sicard, to table to August Village Board meeting and motion carried unanimously.*
- **Discussion/Possible Approval - Update on landowner complaints in River Hills/Aspen Dr drainage**
 - Village storm water engineer and developer's engineer are working through plan and an update is expected this week

Closed Session

- *Motion by Kappers, second by Sicard to convene to closed session 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-Capital Investments Group. Roll call vote carried unanimously.*

Reconvene to Open Session

- *Motion by Krohn, second by Garn to reconvene to open session. Motion carried unanimously.*
- *Motion by Sicard, second by Kern to authorize execution of Capital Investments developer's agreement and purchase agreement and motion carried unanimously.*

Adjourn

- *Motion by Garn, second by Kern to adjourn and motion carried unanimously. Meeting adjourned at 7:12 p.m.*

Tasia Berger, Village Clerk

Special Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Monday, August 12, 2024

Village President Pro Tem, Ryan Sicard called the Special meeting to order at 4:46 p.m. Present via Zoom were Ryan Sicard, Donnie Kern, Caleb Garn, and Chris Dubak.

Public Comment

None.

New Business

- **Discussion/Possible Approval - Class “A” Beer and “Class A” Liquor Original Application for 2024-2025: Dick’s Fresh Market, NIL9 Somerset Enterprises LLC; 107 Parent Street, Somerset WI 54025**
 - Ownership and agent change
 - Agent: Jason Nilssen
 - *Motion by Garn, second by Dubak to approve.*
 - Kern asked for confirmation that the necessary background checks were completed.
 - *Motion carried unanimously.*

Adjourn

- *Motion by Kern, second by Garn to adjourn and motion carried unanimously. Meeting adjourned at 5:54 p.m.*

Tasia Berger, Village Clerk

Minutes are not official until approved by the Village Board.

Total Bills
\$216,964.11

8/14/2024 1:39 PM 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: 8/21/2024 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/21/2024	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	320.00
	8/21/2024	BOMMAR APPRAISAL INC ASSESSOR SERVICES	3,300.00
	8/21/2024	DECLAN PROPERTIES LLC REFUND UTILITY OVERPAYMENT	13.67
	8/21/2024	HAGLUND, BOBBIE & RHONDA REFUND UTILITY OVERPAYMENT	17.63
	8/21/2024	HAWKINS INC. CHEMICALS	3,610.32
	8/21/2024	JAY, JASON REFUND UTILITY OVERPAYMENT	9.74
	8/21/2024	JOHNSON, MARGUERITE REFUND UTILITY OVERPAYMENT	31.37
	8/21/2024	LOGISTICS RECYCLING INC SHRED BIN	10.00
	8/21/2024	NELSON, JACKIE REFUND UTILITY OVERPAYMENT	9.69
	8/21/2024	OEHLKE, CONNIE REFUND UTILITY OVERPAYMENT	7.81
	8/21/2024	OLSON SANITATION LLC REFUSE & RECYCLING SERVICES-JULY	21,577.00
	8/21/2024	PICARD, CRAIG REFUND UTILITY OVERPAYMENT	9.88
	8/21/2024	RISTOW, LISA REFUND UTILITY OVERPAYMENT	45.23
	8/21/2024	ROBERTS, STEPHANIE REFUND UTILITY OVERPAYMENT	28.14
	8/21/2024	ST CROIX COUNTY TREASURER JULY COURT	140.00
	8/21/2024	ST CROIX ECONOMIC DEVELOPMENT CORP HOUSING STUDY SPONSOR	2,000.00
	8/21/2024	STAAB CONSTRUCTION CORPORATION WWTB PAY APP-FINAL	10,000.00
	8/21/2024	STATE OF WISCONSIN COURT FINES & SURCHARGES JULY COURT	616.36
	8/21/2024	SWENSON, DEIDRA REFUND UTILITY OVERPAYMENT	15.24

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In Progress Checks - Quick Report - ALL

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ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2024

From Account:

Thru: 8/21/2024

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/21/2024	TRANSUNION RISK AND ALTERNATIVE CT/JULY SEARCHES	75.00
		Grand Total	41,837.08

Dated From:1/01/2024From Account:

Thru:8/21/2024Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	27,771.52
Total Expenditure from Fund # 610 - WATER UTILITY FUND	93.60
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	13,971.96
Total Expenditure from all Funds	41,837.08

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Reprint Check Register - Quick Report - ALL

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ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/18/2024 From Account:
Thru: 8/21/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62480	7/25/2024	JACK & HIS GOATS GOATS AT VILLAGE PARK	1,300.00
62481	7/31/2024	1ST CHOICE PEST SOLUTIONS BAT REMOVAL AT VILLAGE HALL	325.00
62482	7/31/2024	ABT MAILCOM JULY UTILITY BILLING	1,058.12
62483	7/31/2024	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	640.00
62484	7/31/2024	AMERICAN PEST SOLUTIONS GEN/PEST CONTROL SERVICES	115.89
62485	7/31/2024	BAIKE NORMAN SC CT/ATTORNEY SERVICES	\$41.25
62486	7/31/2024	BRADY, BRIAN & JULIE REFUND UTILITY OVERPAYMENT	21.45
62487	7/31/2024	CINTAS FLOOR MAT SERVICES	123.95
62488	7/31/2024	DAVISON, LINCOLN & EILEEN REFUND UTILITY OVERPAYMENT	17.75
62489	7/31/2024	HYDALLA, DEWAYNE & DONNA REFUND UTILITY OVERPAYMENT	98.11
62490	7/31/2024	JOHN DEERE FINANCIAL PW/EQUIPMENT MAINTENANCE	\$1.97
62491	7/31/2024	KRONGARD, JESSE REFUND UTILITY OVERPAYMENT	9.14
62492	7/31/2024	MELCOCH, JOHN REFUND UTILITY OVERPAYMENT	65.55
62493	7/31/2024	MENARDS - HUDSON PW/SHOP REPAIRS	1,074.75
62494	7/31/2024	MENARDS-STILLWATER SHOP/VILLAGE HALL MAINTENANCE	85.05
62495	7/31/2024	MIDWEST NATURAL GAS INC. JUNE SERVICES	447.13
62496	7/31/2024	NINKE, ARIC REFUND UTILITY OVERPAYMENT	36.44
62497	7/31/2024	NORTHWOOD TECHNICAL COLLEGE POL/TRAINING	218.00
62498	7/31/2024	OLSON SANITATION LLC GEN/JUNE SERVICES	130.00

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/19/2024 From Account:
Thru: 8/21/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62499	7/31/2024	RANGEL, GREGORY REFUND UTILITY OVERPAYMENT	24.85
62500	7/31/2024	SOMERSET FIRE/RESCUE	26,644.37
62501	7/31/2024	TRI STATE BOBCAT INC PW/TOOLCAT PARTS	320.17
62502	7/31/2024	TROJAN TECHNOLOGIES SU/BULBS	3,264.74
62503	8/12/2024	AQUAFIX INC. SU/AQUABAC	424.69
62504	8/12/2024	BAILLARGEON, DEB ENGRAVED PLATES FOR PLANTERS	120.00
62505	8/12/2024	BAKER & TAYLOR BOOKS LIB/AUDIO-VIDEO	102.64
62506	8/12/2024	BAKER & TAYLOR BOOKS LIB/BOOKS	590.70
62507	8/12/2024	BLOMBERG, DYLAN POL/TRAINING MEAL REIMBURSEMENT 7/30-31	22.00
62508	8/12/2024	CLIFTONLARSONALLEN 2023 AUDIT SERVICES	5,700.00
62509	8/12/2024	DARL L. HALL ANIMAL CONTROL	61.80
62510	8/12/2024	EO JOHNSON COMPANY GEN/WU/SU/COPIER LEASE	107.10
62511	8/12/2024	EO JOHNSON COMPANY GEN/WU/SU/MAINTENANCE AGREEMENT COPIER	87.00
62512	8/12/2024	FERGUSON WATERWORKS #2516 WU/METERS	1,356.15
62513	8/12/2024	GARDEN EXPRESSIONS INC PW/MAIN STREET PLANTERS	926.50
62514	8/12/2024	GUARDIAN SUPPLY CONCERTS-TRAFFIC WANDS	193.96
62515	8/12/2024	IMPACT GROUP AUGUST BARRACUDA	382.00
62516	8/12/2024	KELLEY-JOHNSON, KRISTINA MILEAGE & SUPPLIES REIMBURSEMENT	174.09
62517	8/12/2024	METRO SALES INC. POL/COPIER LEASE	359.08

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/18/2024 From Account:
Thru: 8/21/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
62518	8/12/2024	NORTHWEST COMMUNICATIONS TELEPHONE EXPENSE	1,410.97
62519	8/12/2024	O'ROURKE MEDIA GROUP LEGAL NOTICE-7/25/24	15.57
62520	8/12/2024	SOMERSET FOODS INC REFUND 2024-2025 PRORATED LICENSE	420.35
62521	8/12/2024	SOMERSET UTILITIES JUNE SERVICES	8,520.51
62522	8/12/2024	STEINER LIB/REPAIR	170.00
62523	8/12/2024	SWANBERG, DEAN PW/SHOP REPAIRS-DRAINTILE & SLAB REPAIR	5,020.00
62524	8/12/2024	TF INSPECTION AGENCY LLC JULY BUILDING PERMITS	8,490.00
62525	8/12/2024	USA BLUEBOOK SU/SAMPLERS	365.17
62526	8/12/2024	VERIZON WIRELESS PW/PKS/WU/SU/CELLPHONES	542.21
62527	8/12/2024	WISCONSIN PROFESSIONAL POLICE ASSOC AUGUST UNION DUES	222.50
62528	8/14/2024	WISCONSIN DNR WASTEWATER GENERAL & SUBCLASS D - MOSER	50.00
EFT 070424-1	7/04/2024	WEX BANK Manual Check PW/PKS/SU/GASOLINE CHARGES	601.44
EFT 071924-1	7/19/2024	AFLAC Manual Check EMPLOYEE PREMIUMS	388.66
EFT 072224-1	7/22/2024	XCEL ENERGY Manual Check ELECTRIC EXPENSE	9,063.82
EFT 072624-1	7/26/2024	FEDERAL TAX PYMT Manual Check FEDERAL TAX DEPOSIT	14,956.97
EFT 072624-2	7/26/2024	HSA BANK Manual Check EMPLOYEE CONTRIBUTIONS	1,316.24
EFT 072624-3	7/26/2024	HSA BANK Manual Check MONTHLY ACCOUNT FEES	17.50
EFT 072624-4	7/26/2024	WISCONSIN DEFERRED COMP PROGRAM Manual Check EMPLOYEE CONTRIBUTIONS	1,104.53
EFT 072624-5	7/26/2024	WISCONSIN DEPT OF REVENUE Manual Check STATE TAX DEPOSIT 7/1/24-7/15/24	2,369.83

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Reprint Check Register - Quick Report - ALL

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ADCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/18/2024 From Account:
Thru: 8/21/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 072924-1	7/29/2024	PITNEY BOWES-SUPPLIES	107.88
	Manual Check	INK FOR POSTAGE MACHINE	
EFT 072924-2	7/29/2024	PITNEY BOWES	142.53
	Manual Check	POSTAGE MACHINE LEASE	
EFT 073024-1	7/30/2024	XCEL ENERGY	113.64
	Manual Check	ELECTRIC EXPENSE	
EFT 073124-1	7/31/2024	BP BUSINESS SOLUTIONS	408.43
	Manual Check	PW/SU/GASOLINE CHARGES	
EFT 073124-2	7/31/2024	QUILL CORPORATION	51.98
	Manual Check	PAPER & PAPER CLIPS	
EFT 073124-3	7/31/2024	WISCONSIN RETIREMENT SYSTEM	16,517.20
	Manual Check	JUNE RETIREMENT	
EFT 073124-4	7/31/2024	WM CORPORATE SERVICES INC	418.89
	Manual Check	JULY SERVICES	
EFT 073124-5	7/31/2024	XCEL ENERGY	26.13
	Manual Check	ELECTRIC EXPENSE	
EFT 080124-1	8/01/2024	DELTA DENTAL OF WISCONSIN	1,908.64
	Manual Check	AUGUST DENTAL INSURANCE PREMIUMS	
EFT 080124-2	8/01/2024	HEALTH PARTNERS	29,298.61
	Manual Check	AUGUST HEALTH INSURANCE PREMIUMS	
EFT 080124-3	8/01/2024	PRINCIPAL LIFE INSURANCE CO	161.51
	Manual Check	AUGUST PREMIUMS	
EFT 080224-1	8/02/2024	WEX BANK	651.81
	Manual Check	PW/PKS/WU/GASOLINE CHARGES	
EFT 080724-1	8/07/2024	WISCONSIN DEPT OF REVENUE	2,612.95
	Manual Check	STATE TAX DEPOSIT 7/16/24-7/31/24	
EFT 080724-2	8/07/2024	XCEL ENERGY	1,421.66
	Manual Check	ELECTRIC EXPENSE	
EFT 080824-1	8/08/2024	XCEL ENERGY	67.17
	Manual Check	ELECTRIC EXPENSE	
EFT 080924-1	8/09/2024	FEDERAL TAX PYMT	14,052.11
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 080924-2	8/09/2024	HSA BANK	1,366.24
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 080924-3	8/09/2024	WISCONSIN DEFERRED COMP PROGRAM	1,092.93
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 081224-1	8/09/2024	AFLAC	358.66
	Manual Check	EMPLOYEE PREMIUMS	

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/18/2024 From Account:
Thru: 8/21/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
Grand Total			175,127.03

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/18/2024 From Account:
Thru: 8/21/2024 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	140,040.25
Total Expenditure from Fund # 220 - CONCERT FUND	8,259.94
Total Expenditure from Fund # 420 - TAX INCREMENTAL DISTRICT #4	1,500.00
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	7,564.75
Total Expenditure from Fund # 610 - WATER UTILITY FUND	6,187.59
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	11,574.50
Total Expenditure from all Funds	175,127.03

Change Order

No. 8 (Final)

Date of Issuance:	August 6, 2024	Effective Date:	August 6, 2024
Project	Owner	Owner's Contract No.	
Somerset WWTF Upgrades – Phase 1	Village of Somerset		
Contract	Date of Contract		
Village of Somerset – Somerset WWTF Upgrades – Phase 1	April 27, 2022		
Contractor	Engineer's Project No.		
Staab Construction Corporation	08783059		

The Contract Documents are modified as follows upon execution of this Change Order:

Description

1. Change in Unit Price Quantity: Work related to Unit Price Bid Items is complete. Quantity for Bituminous Tack Co was under bid quantity due to part of the pavement area being installed in one lift. Final quantity results in reduction in contract cost of \$350.00.

Attachments (list documents supporting change):

Contractor's cost breakdowns, email with paving credit, truck ticket summary for unit price quantities.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price	Original Contract Times ☐ Working days ☒ Calendar days
\$4,067,000.00	Substantial completion (days or date): October 13, 2023
	Ready for final payment (days or date): November 17, 2024
Increase from previously approved Change Orders No. 0 to No. 6	(Increase) (Decrease) from previously approved Change Orders No. 0 to No. 6
\$31,144.66	Substantial completion (days): N/A
	Ready for final payment (days): N/A
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$4,098,144.66	Substantial completion (days or date): November 17, 2023
	Ready for final payment (days or date): June 1, 2024
Decrease of this Change Order:	Increase in time of this Change Order
(\$350.00)	Substantial completion (days or date): N/A
	Ready for final payment (days or date): N/A
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders
\$4,097,794.66	Substantial completion (days or date): November 17, 2023
	Ready for final payment (days or date): June 1, 2024

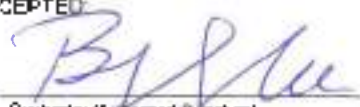
RECOMMENDED:

By: 
Engineer (Authorized Signature)

ACCEPTED

By: _____
Owner (Authorized Signature)

ACCEPTED

By: 
Contractor (Authorized Signature)
Benjamin J. Lee,
President

Date: August 6, 2024

Approved by Funding Agency (if applicable):

Date: _____

Remit to: STAAB CONSTRUCTION CORPORATION
1300 LAEMLE AVE
MARSHFIELD, WI 54449

Contractor's Application for Payment No.

20

To (Owner): WILLAGE OF SOMERSET	Application Period: 04/30/24 to 7/18/2024	Application Date: 07/16/24
Project: 4531- SOMERSET WWTF	From (Contractor): Staab Construction Corporation	Via (Engineer): M S A PROF. SERVICES
Owner's Contract No:	Contract's Project No 4531-	Engineer's Project No 05783059

Application for Payment
Change Order Summary

Change Orders approved in Previous months by Owner	\$80,235.66	-\$49,092.00
Number	Additions	Deductions
8	0.00	-350.00
TOTALS	\$80,235.66	-\$49,442.00
Net Change by Change Orders		\$30,794.66

1. ORIGINAL CONTRACT PRICE	\$4,087,000.00
2. Net Change By Change Orders	\$30,794.66
3. Current Contract Price (Line 1+2)	\$4,097,794.66
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate)	\$4,097,794.66
5. RETAINAGE:	
0.00% of Completed Work	
c. Total Retainage (Line 5a + 5b)	\$0.00
6. AMOUNT ELEGIBLE TO DATE (Line 4 - Line 5c)	\$4,097,794.66
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) ..	\$4,087,784.66
8. AMOUNT DUE THIS APPLICATION	\$10,000.00
9. BALANCE TO FINISH, P.L.'S RETAINAGE	
(Column H on Progress Estimate + Line 5 above)	\$0.00

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment.
- (2) Title of all Work, materials and equipment incorporated in said Work, as otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Lien, security interest or encumbrance); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

STAAB CONSTRUCTION CORPORATION

By:  Date: 8-5-24
Benjamin J. Lee President

Payment of: \$10,000.00
Line 8 or other - attach explanation of other amount)

Is recommended by:  8-6-2024
(Engineer) (Date)

Payment of: \$10,000.00
Line 8 or other - attach explanation of other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
(Funding or Financing Agency (if applicable)) (Date)

CONTINUATION SHEET (FOR UNIT PRICE APPLICATION FOR PAYMENT)

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column D on Contracts where variable retainerage for line items may apply.

Application #: 20
Application Date: 07/16/24
Period To: 07/16/24
Architect's Project No.: 00753059

Invoice #: 20 Contract: 4631- SOMERSET WWTF

A	B	C				D				E	F	G		H
Item #	Description of Work	Schedule of Values				Work Completed				Materials Presently Stored (Not in D or	Total Completed and Stored to Date	% G / C)	Balance to Finish (C-B)	
		Contract Quantity	UM	Unit Price	Contract Amount	Previous Periods (D-1) Qty	Amount	This Period Qty	Amount					
010010	PM/Supervision	1.00	LS	0.00	88,000.00	0.00	88,000.00	0.00	0.00	0.00	88,000.00	100.00%	0.00	
012200	Bonds & Insurance	1.00	LS	0.00	46,000.00	0.00	46,000.00	0.00	0.00	0.00	46,000.00	100.00%	0.00	
013100	Misc Job Expenses	1.00	LS	0.00	53,000.00	0.00	53,000.00	0.00	0.00	0.00	53,000.00	100.00%	0.00	
015000	Temporary Facilities	1.00	LS	0.00	46,000.00	0.00	46,000.00	0.00	0.00	0.00	46,000.00	100.00%	0.00	
016000	Yard & Equipment	1.00	LS	0.00	75,000.00	0.00	75,000.00	0.00	0.00	0.00	75,000.00	100.00%	0.00	
024100	Demolition	1.00	LS	0.00	23,000.00	0.00	23,000.00	0.00	0.00	0.00	23,000.00	100.00%	0.00	
024135	Equipment Demo	1.00	LS	0.00	17,000.00	0.00	17,000.00	0.00	0.00	0.00	17,000.00	100.00%	0.00	
030000	Concrete	1.00	LS	0.00	185,000.00	0.00	185,000.00	0.00	0.00	0.00	185,000.00	100.00%	0.00	
034113	Precast Plank	1.00	LS	0.00	25,000.00	0.00	25,000.00	0.00	0.00	0.00	25,000.00	100.00%	0.00	
042000	Masonry	1.00	LS	0.00	65,000.00	0.00	65,000.00	0.00	0.00	0.00	65,000.00	100.00%	0.00	
055000	Metals	1.00	LS	0.00	48,000.00	0.00	48,000.00	0.00	0.00	0.00	48,000.00	100.00%	0.00	
071400	Fluid Applied Waterproofing	1.00	LS	0.00	5,500.00	0.00	5,500.00	0.00	0.00	0.00	5,500.00	100.00%	0.00	
072113	Board Insulation	1.00	LS	0.00	2,500.00	0.00	2,500.00	0.00	0.00	0.00	2,500.00	100.00%	0.00	
075300	Single Ply Roofing	1.00	LS	0.00	15,000.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	100.00%	0.00	
076200	Wall Panel	1.00	LS	0.00	43,000.00	0.00	43,000.00	0.00	0.00	0.00	43,000.00	100.00%	0.00	
079200	Joint Sealants	1.00	LS	0.00	2,600.00	0.00	2,600.00	0.00	0.00	0.00	2,600.00	100.00%	0.00	
081800	FRP Doors	1.00	LS	0.00	19,000.00	0.00	19,000.00	0.00	0.00	0.00	19,000.00	100.00%	0.00	
083100	Access Doors	1.00	LS	0.00	3,000.00	0.00	3,000.00	0.00	0.00	0.00	3,000.00	100.00%	0.00	
099100	Painting	1.00	LS	0.00	47,000.00	0.00	47,000.00	0.00	0.00	0.00	47,000.00	100.00%	0.00	
101423	Signs & Fire Extinguishers	1.00	LS	0.00	500.00	0.00	500.00	0.00	0.00	0.00	500.00	100.00%	0.00	
220500	Plumbing	1.00	LS	0.00	30,000.00	0.00	30,000.00	0.00	0.00	0.00	30,000.00	100.00%	0.00	
230500	HVAC	1.00	LS	0.00	167,000.00	0.00	167,000.00	0.00	0.00	0.00	167,000.00	100.00%	0.00	
260500	Elec - Mobilization & Demobi	1.00	LS	0.00	37,700.00	0.00	37,700.00	0.00	0.00	0.00	37,700.00	100.00%	0.00	
260500	Elec - Site Conduit & Cabling	1.00	LS	0.00	235,000.00	0.00	235,000.00	0.00	0.00	0.00	235,000.00	100.00%	0.00	
260500	Elec - Str 10 Headworks Bldg	1.00	LS	0.00	199,950.00	0.00	199,950.00	0.00	0.00	0.00	199,950.00	100.00%	0.00	
260500	Elec - Str 20 Control Bldg	1.00	LS	0.00	9,400.00	0.00	9,400.00	0.00	0.00	0.00	9,400.00	100.00%	0.00	
260500	Elec - Str 30 S&R	1.00	LS	0.00	23,500.00	0.00	23,500.00	0.00	0.00	0.00	23,500.00	100.00%	0.00	
260500	Elec - Str 40 Sludge Storg Ta	1.00	LS	0.00	11,850.00	0.00	11,850.00	0.00	0.00	0.00	11,850.00	100.00%	0.00	
260500	Elec - Str 70 L/V Disinfectio	1.00	LS	0.00	8,200.00	0.00	8,200.00	0.00	0.00	0.00	8,200.00	100.00%	0.00	
260500	Elec - Str 80 Decant Pump St	1.00	LS	0.00	15,300.00	0.00	15,300.00	0.00	0.00	0.00	15,300.00	100.00%	0.00	
260500	Elec - Energeneics	1.00	LS	0.00	893,700.00	0.00	893,700.00	0.00	0.00	0.00	893,700.00	100.00%	0.00	
260500	Elec - Aqua Aerobics	1.00	LS	0.00	171,700.00	0.00	171,700.00	0.00	0.00	0.00	171,700.00	100.00%	0.00	

A	B	C				D		E		F	G		H
Item #	Description of Work	Schedule of Values				Work Completed				Materials Presently Stored (Not in Q or	Total Completed and Stored to Date	% G / C)	Balance to Finish (C-G)
		Contract Quantity	Unit	Unit Price	Contract Amount	Previous Period (D +		This Period					
						Qty	Amount	Qty	Amount				
250500	Elec - Temporary Power	1.00	LS	0.00	20,500.00	0.00	20,500.00	0.00	0.00	0.00	20,500.00	100.00%	0.00
260500	Elec - Fabrick Generator	1.00	LS	0.00	138,200.00	0.00	138,200.00	0.00	0.00	0.00	138,200.00	100.00%	0.00
260500	Elec - Startup & Commission	1.00	LS	0.00	16,200.00	0.00	16,200.00	0.00	0.00	0.00	16,200.00	100.00%	0.00
260500	Elec - Close Out and O&M's	1.00	LS	0.00	10,800.00	0.00	10,800.00	0.00	0.00	0.00	10,800.00	100.00%	0.00
312000	Earthwork	1.00	LS	0.00	229,020.00	0.00	229,020.00	0.00	0.00	0.00	229,020.00	100.00%	0.00
312000	UP1 - Saw Cut Bituminous P	190.00	LF	8.00	1,520.00	190.00	1,520.00	0.00	0.00	0.00	1,520.00	100.00%	0.00
312000	UP2 - Bituminous Pavement	3,600.00	SY	7.00	25,200.00	3,600.00	25,200.00	0.00	0.00	0.00	25,200.00	100.00%	0.00
312000	UP4 - Aggregate Base	330.00	TN	22.00	7,260.00	330.00	7,260.00	0.00	0.00	0.00	7,260.00	100.00%	0.00
312000	UP6 - Imported Granular Fill	500.00	TN	40.00	20,000.00	500.00	20,000.00	0.00	0.00	0.00	20,000.00	100.00%	0.00
321124	UP3 - Bituminous Pavement	670.00	TN	120.00	80,400.00	670.00	80,400.00	0.00	0.00	0.00	80,400.00	100.00%	0.00
321124	UP5 - Tack Coat	200.00	GAL	5.00	1,000.00	130.00	650.00	70.00	350.00	0.00	1,000.00	100.00%	0.00
330000	Underground Process Piping	1.00	LS	0.00	217,000.00	0.00	217,000.00	0.00	0.00	0.00	217,000.00	100.00%	0.00
400500	Exposed Process Pipe / Valv	1.00	LS	0.00	164,000.00	0.00	164,000.00	0.00	0.00	0.00	164,000.00	100.00%	0.00
400593	Temporary Bypassing	1.00	LS	0.00	75,000.00	0.00	75,000.00	0.00	0.00	0.00	75,000.00	100.00%	0.00
404200	Piping Insulation	1.00	LS	0.00	16,000.00	0.00	16,000.00	0.00	0.00	0.00	16,000.00	100.00%	0.00
407170	Parshall Flume	1.00	LS	0.00	5,500.00	0.00	5,500.00	0.00	0.00	0.00	5,500.00	100.00%	0.00
432513	Submersible Pumps	1.00	LS	0.00	53,000.00	0.00	53,000.00	0.00	0.00	0.00	53,000.00	100.00%	0.00
434111	Ground Storage Tank	1.00	LS	0.00	290,000.00	0.00	290,000.00	0.00	0.00	0.00	290,000.00	100.00%	0.00
452113	Fine Screen and Wash Press	1.00	LS	0.00	190,000.00	0.00	190,000.00	0.00	0.00	0.00	190,000.00	100.00%	0.00
463300	Chemical Feed Equipment	1.00	LS	0.00	18,000.00	0.00	18,000.00	0.00	0.00	0.00	18,000.00	100.00%	0.00
464140	Sludge Mixing Equipment	1.00	LS	0.00	66,000.00	0.00	66,000.00	0.00	0.00	0.00	66,000.00	100.00%	0.00
466353	SBR Diffuser Replacement	1.00	LS	0.00	13,000.00	0.00	13,000.00	0.00	0.00	0.00	13,000.00	100.00%	0.00
C.O. # 0	Change Order #1	1.00	LS	0.00	-5,000.00	0.00	-5,000.00	0.00	0.00	0.00	-5,000.00	100.00%	0.00
C.O. # 0	Change Order #2	1.00	LS	0.00	-31,869.00	0.00	-31,869.00	0.00	0.00	0.00	-31,869.00	100.00%	0.00
C.O. # 0	Change Order #3	1.00	LS	0.00	-12,223.00	0.00	-12,223.00	0.00	0.00	0.00	-12,223.00	100.00%	0.00
C.O. # 0	Change Order #4	1.00	LS	0.00	19,789.00	0.00	19,789.00	0.00	0.00	0.00	19,789.00	100.00%	0.00
C.O. # 0	Change Order #5	1.00	LS	0.00	7,594.00	0.00	7,594.00	0.00	0.00	0.00	7,594.00	100.00%	0.00
C.O. # 0	Change Order #6	1.00	LS	0.00	10,441.00	0.00	10,441.00	0.00	0.00	0.00	10,441.00	100.00%	0.00
C.O. # 0	Change Order #7	1.00	LS	0.00	42,412.66	0.00	42,412.66	0.00	0.00	0.00	42,412.66	100.00%	0.00
C.O. # 0	Change Order #8	1.00	LS	0.00	-350.00	0.00	0.00	0.00	-350.00	0.00	-350.00	100.00%	0.00
Grand Totals:					4,097,794.66		4,097,794.66		0.00	0.00	4,097,794.66	100.00%	0.00



J & S General Contracting

651 State Rd 35
PO Box 27
Oscoda WI 54026-0027

Office: 715-294-2748 Fax: 715-294-2748
www.jsgeneralcontracting.com

Estimate

DATE	ESTIMATE #
7/18/2024	11495
Terms	Due on receipt

Name and Address
Village of Somerset PO Box 356 Somerset, WI 54025

PROJECT
2024-Person Building - Utility Work

DESCRIPTION	QTY	COST	TOTAL
Setup signage for detour as needed for road closure. Saw cut and remove asphalt, curb, and sidewalk. Excavate and install a 6" D.I.P. water service and 6" Schedule 40 sanitary sewer service from Village mains to proposed building. Includes all materials, labor, and testing. Backfill and restore road base as needed. Replace curb and sidewalk. Fine grade and pave road surface. Apply striping.		46,638.00	46,638.00
		TOTAL	\$46,638.00

If this estimate is acceptable and you would like us to proceed with your project, please e-mail us or call our office at 715-294-2748 so we can add you to our schedule.

****Please note that if you plan to pay for this via credit card or debit card, we do charge a 1% convenience fee for use of a credit/debit card ****

Finance charges will accrue on unpaid balance at a rate of 18% per annum, 1.5% per month. Minimum charge is \$1.00



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651 State Rd 35

PO Box 27

Osceola WI 54020-0027

Office: 715-294-2748 Fax: 715-294-2748

www.jsgeneralcontracting.com

Estimate

DATE	ESTIMATE #
7/18/2024	11496
Terms	Due on receipt

Name and Address
Village of Somerset PO Box 356 Somerset, WI 54025

PROJECT
2024 Peterson Building - Public Parking

DESCRIPTION	QTY	COST	TOTAL
Construct approximately 2100 sq ft of public parking along east side of proposed site. Includes base course, curb/gutter, asphalt surface, and striping.		11,380.00	11,380.00
		TOTAL	\$11,380.00

If this estimate is acceptable and you would like us to proceed with your project, please e-mail us or call our office at 715-294-2748 so we can add you to our schedule.

****Please note that if you plan to pay for this invoice card or debit card, we do charge a 3% convenience fee for use of a credit/debit card****

Finance charges will accrue on unpaid balance at a rate of 1.8% per annum, 1.5% per month. Minimum charge is \$1.00.

Somerset Fire/Rescue

from the office of Chief Belisle

August 2nd, 2024

Dear Board Members –

This is the update for July 2024. This month we responded to 41 calls for service. The breakdown is as follows: 19 calls in the Village consisting of 14 medicals and 5 fire/rescue call; 15 in the Township consisting of 9 medicals and 6 fire/rescue calls; and 7 auto aid calls, 6 in St. Joe and 1 in Star Prairie. This brings us to a total of 299 runs for the year compared to 244 for the same time in 2023.

The Tahoe was sold this past month on Wisconsin Surplus, bringing in \$5,750 which will be deposited into our savings. We are still waiting on delivery of the new tender, it should be by the end of August.

Pea Soup days update, we raised an additional \$8,000 at the festival itself and checks are still coming in from the mailing that went out to the 54025 zip code. We will have some final numbers next month.

We are currently operating with 25 members of which 17 are full members, 5 are probationary, 1 is a part time employee, 1 is a High School Cadet and 1 is an honorary member. We currently have 3 applications on file and will be interviewing those candidates soon. 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

St. Croix Economic Development Corporation | SCEDC
 2424 Monetary Blvd, #117
 Hudson, WI 54016
 Tel (715) 690-2110



INVOICE 25	PO NUMBER	7/25/2024
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BILL TO

MESSAGE

Village of Somerset
 Bob Gunther
 110 Spring St PO Box 356
 Somerset, WI 54025

ITEMS	QUANTITY	UNIT PRICE	PAID
Event Sponsorship - Housing Study Sponsor	1	2,000.00	0.00

SUBTOTAL	2,000.00
SALES TAX	0.00
SHIPPING & HANDLING	0.00
TOTAL	2,000.00
PAYMENT/CREDIT/WRITE OFF/DISCOUNTS APPLIED	(0.00)
TOTAL DUE BY 8/24/2024	2,000.00

Thank you for your business!

CURRENT	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	TOTAL OPEN INVOICE
2,000.00	0.00	0.00	0.00	2,000.00

[Submit payment online here](#)

ATTACHMENT I – ST. CROIX COUNTY HOUSING STUDY

SCOPE OF WORK

Key Study Questions

The primary questions to be explored and answered throughout the study process include:

- What is the current supply of housing in St. Croix County?
- What is the demand for housing in St. Croix County?
- What are the housing gaps that need to be filled within St. Croix County?
- Why does the County have the identified housing gaps and what are the hurdles/challenges to filling these gaps?
- What actions can the County, its communities, and partners take to address the housing needs and overcome the identified challenges?
- What are priority housing goals for the County and what are specific actions that can be taken to work towards each goal?

We will work with St. Croix EDC and partners to identify any questions unique to St. Croix County. Our approach to facilitating and preparing a countywide housing study for St. Croix County is multi-faceted and comprehensive.

Proposed Approach

PROJECT KICKOFF

To initiate the project, a kickoff meeting will be held with the St. Croix Economic Development Corporation Board and other partners to discuss the scope of work and get feedback on initial data findings.

DATA GATHERING & ANALYSIS

A variety of quantitative and qualitative data will be collected throughout the study process. The primary source of quantitative data comes from the U.S. Census Bureau, both the 2020 Decennial Census (complete count) as well as the 5-year American Community Survey (ACS) estimates. Other data sources will include St. Croix County (building permits, zoning, etc.), WI Realtors Association, WI Home Builders Association, among others.

COMMUNITY ENGAGEMENT

In addition to the quantitative data that will be collected and analyzed, our approach involves significant community engagement opportunities which provide qualitative data. The people who live and work in St. Croix County are the resident experts and provide lived experiences that cannot be captured in other data sources. It's important that the observations of those who are "boots on the ground" each day, be documented and considered as part of the data analysis. Tools to engage the community and collect these lived-experiences include an online public survey, interviews, focus groups and public housing forums.

Online Public Survey: An online survey will be generated and promoted to residents, employees, and visitors of the County. The survey will ask questions about the respondents' current housing situation, desired housing type(s), why they live where they do, and challenges with obtaining their preferred type of housing. While the survey will provide data on respondent opinions, it will not be statistically significant. WCWRPC will prepare a promotional flyer, social media graphic, and press release that St. Croix EDC and partners can use to help promote participation in the survey.

Interviews: WCWRPC will conduct up to 30 half-hour phone interviews with local officials, builders, realtors, developers, landlords, housing advocates, community members, and other partners. We will work with St. Croix EDC staff to identify key informants for St. Croix County.

Focus Groups: Four focus groups, each approximately 2-hours long, will provide an opportunity to dig into more specific challenges related to each group. Each focus group meeting will include a presentation and discussion on data findings as well as a hands-on activity centered around the group's needs. We will work with St. Croix EDC staff to identify 10-15 individuals to participate in each focus group.

Identified focus groups include:

- Seniors
- Employers
- Developers & Builders
- To be determined based on data findings

Countywide Housing Forums: Two countywide housing forums will be held, likely one on the east side and one on the west side of the County. The housing forums provide an opportunity to present initial housing data to the public and get feedback on the data. It also provides a time for education and conversation surrounding housing challenges and needs.

WORK SESSION WITH ST. CROIX EDC BOARD & PARTNERS

Following the extensive data collection and analysis, WCWRPC will meet with the St. Croix EDC Board and partners to share the study findings and discuss action planning.

Project Timeline & Milestones

MONTH 1 DATA GATHERING

- Begin compiling data (Census, permits, programs, plans, etc.)
- Complete St. Croix County Housing Snapshot
- Prep for kickoff meeting with St. Croix EDC

MONTH 2 KICKOFF MEETING WITH ST. CROIX EDC BOARD & PARTNERS

- Review project scope of work
- Discuss project goals along with issues & opportunities
- Identify contacts for phone interviews & focus groups
- Present preliminary quantitative data via the St. Croix County Housing Snapshot
- Discuss online public survey

MONTH 3 ONLINE PUBLIC SURVEY

- Promote online public survey via survey flyer
- Finalize & distribute online public survey using SurveyMonkey

MONTH 4 INTERVIEWS & FOCUS GROUPS

- **Phone Interviews:** Complete up to thirty (30), 30-minute phone interviews with local experts such as realtors, developers, builders, local officials, housing advocates, employers, and others
- **Focus Groups:** Hold four (4) focus groups – seniors, employers, developers/buildings, and one additional group to be determined by the St. Croix EDC

MONTH 5 COUNTYWIDE HOUSING FORUMS

- Hold two (2) countywide housing forums to present data and gather feedback from attendees.

MONTH 6 WORK SESSION WITH ST. CROIX EDC BOARD & PARTNERS

- Summarize data and findings, including identified housing needs

- Discuss potential approaches and strategies that can applied to address identified needs

MONTH 7-8 PREPARE ST. CROIX COUNTY HOUSING NEEDS ASSESSMENT REPORT

- Prepare County housing report that incorporates data findings, priorities, and recommendations

MONTH 9 PRESENT STUDY FINDINGS TO COUNTY BOARD

- Present the study findings, priorities, and recommendations to the St. Croix County Board

MONTH 10 FINALIZE ST. CROIX COUNTY HOUSING NEEDS ASSESSMENT & COUNTYWIDE HOUSING TOOLBOX

- Finalize the project deliverables: St. Croix County Housing Needs Assessment, St. Croix County Housing Toolbox and 21 community housing snapshots.
- Provide two (2) bound copies of the Assessment, Toolbox, and community snapshots to the St. Croix EDC along with an electronic PDF file of each document.

Study Deliverables

As a result of the study process, as described above, the following products will be prepared for the EDC:

- St. Croix County Housing Needs Assessment
- St. Croix County Housing Toolbox
- St. Croix County Housing Snapshot
- Community Housing Snapshots



About the St. Croix County Housing Needs Assessment

The St. Croix County Housing Needs Assessment will detail the housing supply, demand, gaps between the supply and demand and the main hurdles/challenges to filling these gaps. It will document all of the study findings and recommended actions.



About the St. Croix County Housing Toolbox

The St. Croix County Housing Toolbox will provide a detailed inventory of strategies and programs that can be used to address housing challenges.



About the St. Croix County Housing Snapshot

The St. Croix County Housing Snapshot serves as a useful summary document of the County's current housing supply, projected housing demand, goals and any recommended actions. St. Croix EDC and partners can share this summary with developers and other partners to market the County's housing needs.

In addition to a county-level housing snapshot, **community-level housing snapshots** will be prepared for the following 21 communities:

City of Glenwood City	Village of North Hudson	Town of Cylon
City of Hudson	Village of Roberts	Town of Hudson
City of New Richmond	Village of Somerset	Town of Richmond
City of River Falls	Village of Star Prairie	Town of St. Joseph
Village of Baldwin	Village of Wilson	Town of Somerset
Village of Deer Park	Village of Woodville	Town of Star Prairie
Village of Hammond	Town of Baldwin	Town of Troy

The snapshots will summarize demographic and housing data within the community, along with the County's housing needs and goals, as documented in the county-wide housing study.

EXHIBIT 1. DRAFT ST. CROIX COUNTY HOUSING NEEDS ASSESSMENT (HNA) OUTLINE

- I. Introduction
 - a. About the Needs Assessment
 - b. Scope
 - c. Definitions (affordability, workforce housing, low-to-moderate income, etc.)
 - d. Study Process
 - e. Data Sources, Methods and Limitations
- II. Demographics & Economics of St. Croix County
 - a. Population
 - b. Age
 - c. Households
 - d. Race
 - e. Incomes
 - f. Employment
- III. Housing Supply in St. Croix County
 - a. Community Housing Supply
 - b. Owner vs. Rental supply
 - c. Housing for Low-and-Moderate Income (LMI) & Workforce
 - d. Housing for Seniors
 - e. Housing Conditions – age, value
- IV. Land Availability & Development Costs
 - a. Land availability
 - b. Land Use Planning & Regulations, other factors
- V. Housing Needs Analysis
 - a. Overall Housing Market
 - b. Rental Market
 - c. Owner Market
 - d. Housing Unit Demand Projections
 - e. Target Population Groups
 - i. LMI
 - ii. Workforce
 - iii. Seniors

The proposed St. Croix County Housing Needs Assessment will not include:

- a detailed analysis of infrastructure availability and its influence on local housing;
- the analysis of specific properties, including potential rehabilitation and re-use; and
- in depth analysis of the individual components of housing costs (e.g., trends in the construction trades, housing material costs, specific reasons for foreclosures, costs of maintaining a home).



2424 Monetary Blvd. Suite #117 Hudson, WI 54016 • (715) 690-2110 • www.stcroixedc.com

To: Municipal Leaders of St. Croix County

From: Melissa Meschke, Executive Director, St. Croix Economic Development Corporation

Date: July 12, 2024

Subject: The Need for a County-Wide Housing Study in St. Croix County

Introduction

St. Croix County is experiencing significant challenges in its housing market due to population growth, economic shifts, and evolving community needs. These challenges have only been further compounded by rising housing prices, high building costs and high interest rates. Despite these changes, a comprehensive, county-wide housing study has never been conducted, from our understanding. This study is crucial for understanding the current housing landscape and planning effectively for future development.

Benefits of a County-Wide Housing Study

SCEDC believes there are many benefits to conducting a county-wide housing study:

1. **Data-Driven Decision Making:** A housing study provides data and insights into the county's housing needs. It helps identify gaps in the current housing market, such as shortages in affordable housing, senior living options, and family-sized homes. With concrete data, municipal leaders and developers can make informed decisions that align with the true needs of the community.
2. **Strategic Planning:** The study will offer a detailed analysis of current housing conditions and future trends. This foresight allows for strategic planning in zoning, infrastructure development, and community services. By understanding where and what type of housing is needed, municipalities can better allocate resources and plan for sustainable growth.
3. **Attracting Developers:** A comprehensive housing study acts as a powerful marketing tool to attract developers. Clear evidence of housing demand, backed by data, can entice developers to invest in the county. It showcases the potential for profitable development projects tailored to the specific needs of St. Croix County residents.
4. **Enhancing Community Well-being:** By identifying and addressing housing shortages, the study will contribute to improving the quality of life for residents. Adequate housing options led to stronger communities, better health outcomes, and increased economic stability. Ensuring that housing meets the diverse needs of the population supports overall community well-being.
5. **Leveraging Funding Opportunities:** A well-documented housing study can enhance the county's eligibility for state and federal housing grants. It provides the necessary justification for financial assistance aimed at addressing housing issues. Additionally, it strengthens applications for public and private funding sources by demonstrating a clear understanding of housing needs and planned solutions.
6. **Long-term Economic Growth:** Adequate and appropriate housing is a cornerstone of economic development. By addressing housing needs, the county can attract and retain a diverse workforce, support

local businesses, and foster an environment conducive to economic growth. Housing stability is closely linked to economic vitality and community resilience.

Deliverables

SCEDC has selected the West Central Wisconsin Regional Planning Commission to conduct this study with a target completion deadline of Q1 2025. There will be four main deliverables to this housing study:

1. **St. Croix County Housing Needs Assessment:** This will detail the housing supply, demand, gaps between the supply and demand and the main hurdles/challenges to filling these gaps. It will document all the study findings and recommended actions.
2. **St. Croix County Housing Toolbox:** This will provide a detailed inventory of strategies and programs that can be used to address housing challenges.
3. **St. Croix County Housing Snapshot:** This serves as a useful summary document of the county's current housing supply, projected housing demand, goals and any recommended actions.
4. **Housing Snapshots for Specific Municipalities:** Community-level snapshots will be prepared for multiple municipalities within the County. The snapshots will summarize demographic and housing data within the community, along with the County's housing needs and goals, as documented in the county-wide housing study.

Conclusion

Conducting a county-wide housing study in St. Croix County is not just a beneficial initiative—it is a necessary step towards ensuring sustainable development and improving the quality of life for all residents. This study will provide the foundation for data-driven decisions, strategic planning, and successful development efforts. We seek your support and financial contribution to make this critical project a reality, ensuring a prosperous future for St. Croix County. SCEDC has pledged to commit up to \$10,000 to this important initiative and St. Croix County has also contributed \$10,000. We are asking for \$2,000 from our municipalities to commit to the project. We have a goal of raising \$35,000 to cover the cost of the study as well as outreach afterwards.

By investing in this study, we are investing in the future of our community. Let's work together to build the housing we need and create a thriving St. Croix County for generations to come.

Melissa Meschke
Executive Director, SCEDC
melissa@stcroixedc.com
262-689-2089

Sec. 10-1-28. Parking prohibited or limited at certain times and places.

- (a) *All Night Parking Prohibited.* No person shall park or leave standing a vehicle whether attended or unattended between the hours of 4:30 a.m. and 7:00 a.m. in any given year, on any of the following streets:
- (1) On Main Street and Church Hill Road (State Highway #35) from the west Village limits to the north Village limits.
 - (2) On Main Street (State Highway #35) from Church Hill Road to the east Village limits.
 - (3) On Spring Street and Sunrise Drive from the north Village limits to the south Village limits.
 - (4) On Cloutier Drive from Sunrise Drive to Depot Street.
 - (5) The Municipal Parking Lot located at 110 Spring Street.
 - (6) Somerset Public Library parking at 208 Hud Street.
- (b) *Parking Prohibited.*
- (1) No person shall stop, park or allow any vehicle to stand at any time on either side of the highway of Church Hill Road (State Highway #35), beginning at its intersection with Main Street (State Highway #35) thence Northerly for a distance of nine hundred forty (940) feet all in the Village of Somerset, St. Croix County, Wisconsin.
 - (2) No person shall stop, park or allow any vehicle to stand at any time on either side of the roadway of Main Street (State Highway #35), beginning at its intersection with Church Hill Road (State Highway #35) thence Easterly for a distance of one thousand three hundred twenty (1,320) feet, all in the Village of Somerset, St. Croix County, Wisconsin.
 - (3) No person shall stop, park or allow any vehicle to stand at any time on either side of Main Street from the intersection of Spring Street Easterly to the intersection of Church Hill Road.
 - (4) No person shall stop, park, or allow any vehicle to stand at any time on the northeasterly side of Spring Street from River Street eighty-three (83) feet northwest.
 - (5) No person shall stop, park or allow any vehicle to stand at any time on either side of the roadway of Main Street (Cty Road VV) beginning at the intersection of Depot Street thence westerly two thousand one hundred fifty (2,150) feet to the western part of the Village limits, Village of Somerset.
 - (6) No person shall stop, park or allow any vehicle to stand, at any time, except for an emergency as defined in Sec. 346.50, Wis. Stats., from Memorial Day weekend through Labor Day weekend of each year, except "floaters" buses loading at a designated bus stop, on the following street:
River Street from Spring Street to Main Street.
 - (7) The only exceptions to this Subsection are those enumerated in Sec. 346.50, Wis. Stats., and they are hereby incorporated by reference, with the same effect as if set out in full herein.
 - (8) No person shall stop, park or allow any vehicle to stand at any time on the south side of Schachtner Street.
 - (9) No person shall stop, park or allow any vehicle to stand at any time on the southerly side of Meadow Lane beginning at the intersection of Cty Road VV and Meadow Lane going easterly to the intersection of Meadow Lane and Somerset Lane.
 - (10) No person shall stop, park, or allow any vehicle to stand at any time on the west side of Depot Street.**

-
- (c) *Stopping Prohibited.* No person shall stop, park, or allow any vehicle to stand, at any time except for an emergency as defined in Sec. 346.50, Wis. Stats., on Parent Street from the intersection of Main Street (State Highway #35) southeasterly to the Village limits.
- (d) *Parking Time Limit.* No person shall park any vehicle longer than one-half (½) hour between the hours of 9:00 a.m. to 3:00 p.m. Monday through Friday on the following streets:
- (1) On the northeasterly side of Spring Street beginning two hundred forty (240) feet northwesterly from the southeasterly corner of Spring Street to three hundred seventy-two (372) feet northwesterly from said corner.
 - (2) No person shall park any vehicle longer than one-half (½) hour on the following streets between the hours of 10:00 a.m. and 10:00 p.m.:
 - (3) On the northeasterly side of Spring Street beginning one hundred thirty-two (132) feet from the southeast corner of Spring Street and Main Street to one hundred forty-eight (148) feet southeast.
 - (4) No person shall park any vehicle longer than one-half (½) hour on the following street between the hours of 11:00 a.m. to 8:00 p.m., Tuesday through Friday:
 - a. On the northeasterly side of Hud Street, beginning twenty (20) feet from the southeast corner of Hud Street and Garfield, then southeasterly fifty (50) feet.
 - (5) No person shall park any vehicle longer than fifteen (15) minutes on the following street:
 - a. On the northeasterly side of Hud Street beginning thirty (30) feet from the southeast corner of Hud Street at Main Street, then northeasterly fifty (50) feet.
- (e) *Winter Parking Restrictions.* No person shall park or leave standing a vehicle or trailer attended or unattended on any street within the Village of Somerset between the hours of 2:30 a.m. and 6:00 a.m. from November 15 through April 1 of the following year.
- (Ord. No. A-586, 2-23-2010; Ord. No. A-601, 9-20-2011; Ord. No. A-603, 10-16-2012; Ord. No. A-621, 4-21-2015)

The following text is intended to be inserted in the Impact Needs Assessment document:

Background

As part of the Impact Needs Assessment, The Village of Somerset (Village) has asked MSA to conduct an abbreviated Water System Evaluation to consider whether the Village should proceed with maintenance of existing Tower #1 or if replacement of Tower #1 is warranted. Tower #1 was constructed in 1973. An inspection report provided by KLM Engineering, dated 2021, has identified that rehabilitation work at the Tower is warranted. Recommended rehabilitation work generally includes removal and replacement of both the interior and exterior coating systems; the report recommended that this work is completed in 2025 or 2026.

Existing Water System Summary

The Village water system includes two active wells (Wells #3 and #5), and two elevated water storage reservoirs all within one pressure zone.

The Village of Somerset Water Utility provides water to residential, commercial, industrial, and public customers within the Village corporate boundaries.

According to the 2023 WI Public Service Commission (PSC) Annual Report, the water system includes 115,493 feet (22 miles) of water main and serves 1,438 customers.

The largest water users in 2023 include the following:

- | | |
|--|---------------------------------|
| - Scientific Molding Corp., 330 SMC Dr | 4.066 MG annual (3.1% of total) |
| - Somerset School District, 625 Sunrise Dr | 3.468 MG annual (2.7% of total) |
| - Somerset School District, 645 Sunrise Dr | 3.134 MG annual (2.4% of total) |

Design Standards

Pressure Requirements are set forth in the Wisconsin Administrative Code and Public Service Commission Code as follows:

NR 811.63 (3) The minimum flow requirement for water mains serving fire hydrants is 500 gpm at 20 psi residual pressure. Note: It is recommended that the actual fire flow design be based on the capacity of any fire pumper which may be connected to the water main and the type of services or buildings to be protected.

NR 811.66 (1) (b) Minimum and maximum pressures. The minimum and maximum pressure in service areas shall be 35 and 100 psi respectively at ground level.

NR 811.70 (4) The system shall be designed and operated to maintain a minimum residual pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow.

PSC 185.82 Pressure standards. (1) Under conditions of normal heavy system demand the residual pressure at the meter outlet shall not be less than 20 p.s.i.g. This standard shall ordinarily require that the distribution main pressure at the corporation stop connection be at least 35 p.s.i.g. The utility is to establish minimum specifications for the service lateral to assure that excessive pressure drop does not occur in the lateral because of its length or for other cause. (2) The maximum pressure at the meter shall not exceed 125 p.s.i.g. The maximum pressure at the meter shall not exceed 100 p.s.i.g. for new systems and, to the extent practical, major additions to existing systems.

Storage Volume are set forth in the Wisconsin Administrative Code as follows:

NR 811.62 (1): VOLUME REQUIREMENTS. A sufficient quantity of water, as determined from engineering studies, shall be maintained in elevated storage when only one pumping unit to the distribution system is available to serve the water system. This shall be at least an average-day supply under normal operating conditions. When more than one distribution pump is available, the storage shall be in accordance with standard engineering practice. Standard engineering practice is based upon an engineering review of existing and future water supply needs including: type of service and population served; average day, maximum day, peak hour and fire flow demands and durations; water source quality, availability and treatment, pump capacities, auxiliary power, storage capacity, water distribution and costs.

Boosted Zone

The booster pumps shall maintain static pressures in the area served within the range of 35 to 100 psi under normal operating conditions.

Pumpstations which serve more than 50 connections shall be designed that the peak demand can be met with the largest pump out of service.

Elevated storage is not required as long as an emergency power source is provided and positive pressure can be supplied to all areas from the low pressure zone storage. (NR 811.75)

NR 811.74 (5) For those stations servicing a boosted zone without elevated storage, ...a small bladder type hydro-pneumatic tank in the station with a 3 minute minimum run timer on the pump to prevent frequent pump cycling is required.

WATER SYSTEM DEMANDS

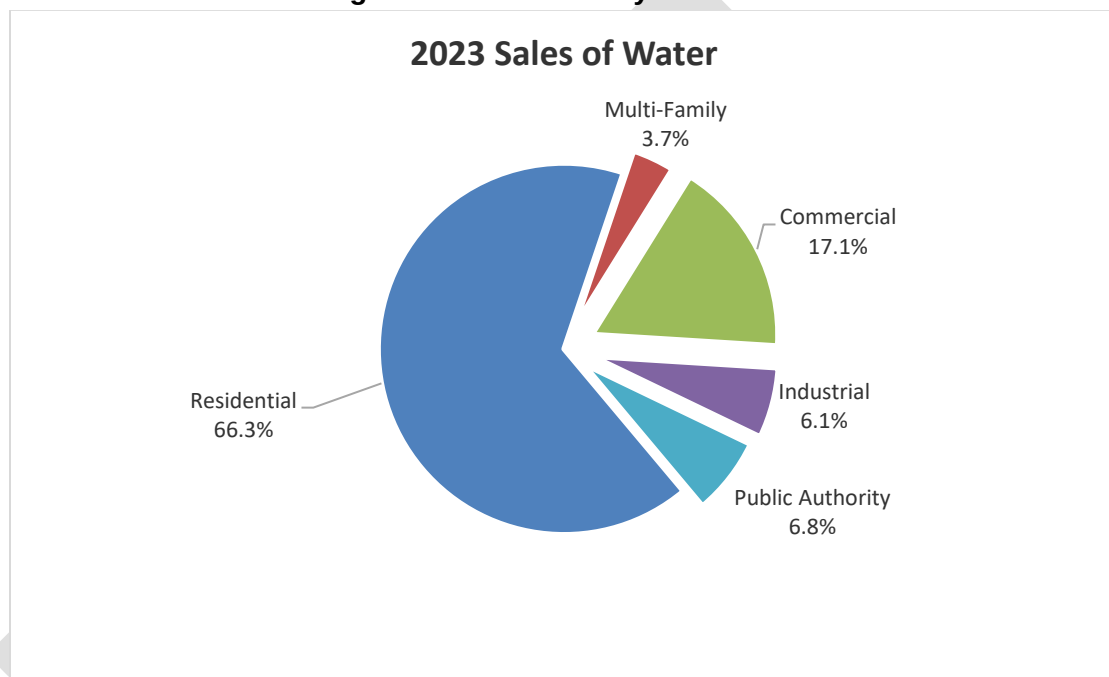
Current Demand

The 2023 PSC Annual Report for the Village of Somerset reported the average daily water pumped to be 358,000 gallons per day or 249 gallons per minute (gpm) when averaged across 24 hours. The maximum day water demand was 743,000 gallons, which was attributed to hydrant flushing on June 8, 2023. The maximum day demand for the last five years (2019 – 2023) was attributed to hydrant flushing or watermain flushing. Because these events are planned and not associated with an actual customer demand, the maximum day demand from

the summer months (June, July, and August) will be used as the ‘maximum day’ demand in this evaluation. More specifically, the maximum day demand is assumed to be the average day in over June, July and August of 2023. This is referred to as “Summer Demand” for the remainder of this report.

The Wisconsin Department of Administration estimated the 2023 population to be 3,239. Water sales by user classification for 2023 are shown in **Figure 1**. Approximately 70% of the water sales in the Village was attributed to residential single-family and multi-family customers. Commercial customers accounted for 17.1% of the water sales, while public authority made up 6.8%, and industrial made up approximately 6.1% of the water sales.

Figure 1 - Water Use by Classification



The average day water demand over the past 10 years for the Village of Somerset is shown in **Figure 2**. As shown, the average day demand has increased since 2019. The average day demand in 2023 was greater than the 5-year average (2019 – 2023) by 58,000 gpd and greater than the 10-year average day demand by 98,000 gpd. The increase in water demand from 2020 to 2023 may be associated with the relative increase in the percent water loss metric as reported to the PSC. A water loss of 11% was reported in 2020, which is generally consistent with years prior. The average percent water loss reported from 2020 through 2023 was 28%, which is considered excessive by DNR standards. **The Village should consider conducting a leak detection survey to identify leaking portions of the water system.**

Figure 2 - Average & Maximum Day Demand 2014 - 2023

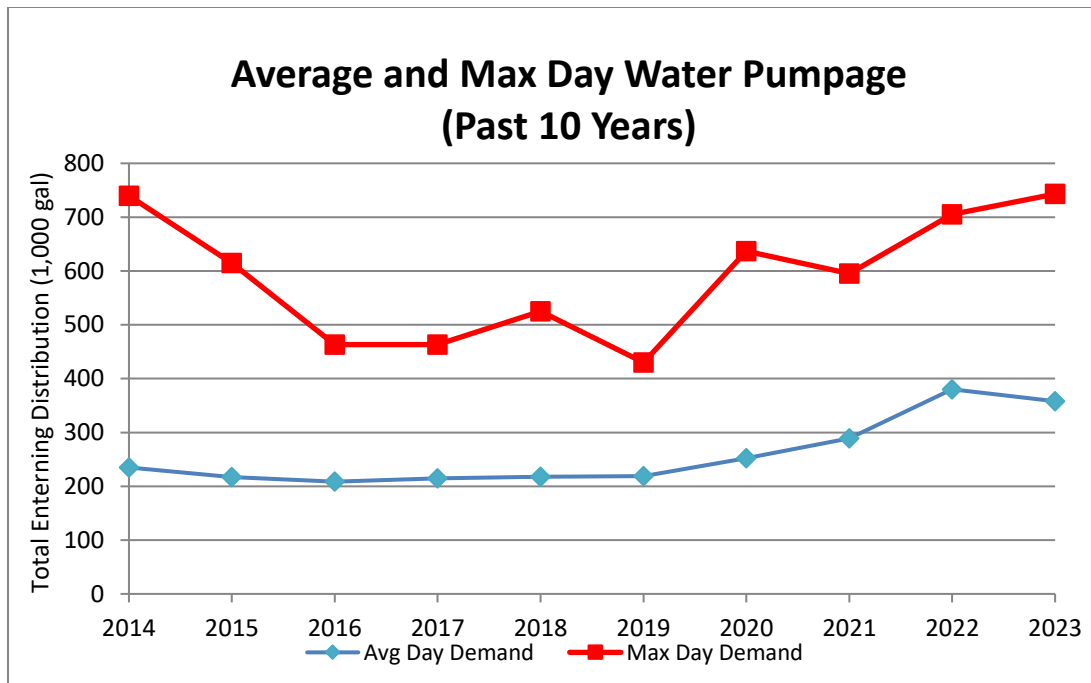
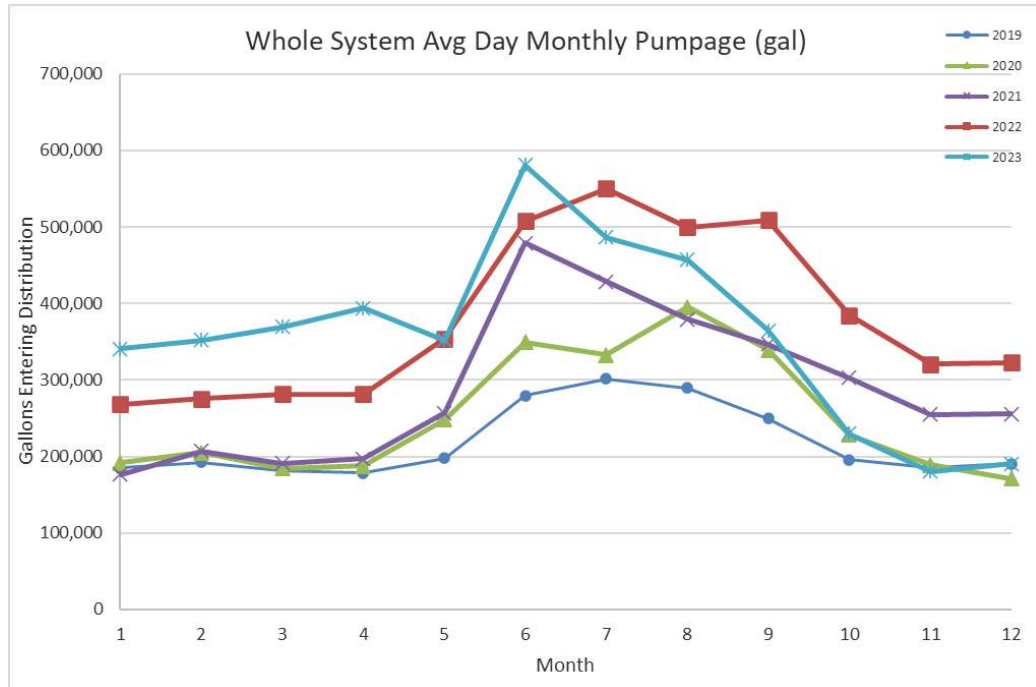


Figure 3 shows the water demands by month for 2019 through 2023. Average month water demands in 2023 ranged from 180,500 gpd to 580,933 gpd. The average summer day demand (June, July, and August) for 2023 was determined to be approximately 510,000 gallons. This summer day demand will be considered the system's 'maximum day demand' for the purpose of this report.

Figure 3 - Water Demand by Month



Future Demand

For the purpose of this evaluation, it is assumed that future water use will increase proportionally with population growth. This is a reasonable assumption for the Village of Somerset as the majority of the water demand is associated with residential use.

The projected population is expected to increase 27% (861 residents) between the years 2023 and 2040 to a total of 4,100 people. Based on the above assumptions the future 2040 design year average day water demand is estimated to be 453,000 gpd (315 gpm). The future summer day demand (maximum day) is estimated to be 647,700 gpd (approximately 450 gpm). A summary of current and projected water demand is included in **Table 1** below.

Table 1 – Water Demand Summary

Design Parameters	Current (2023)	Design Year (2040)
Average Demand (Gallons per Day)	358,000	453,000
Average Demand (Gallons per Minute)	249	315
Summer Demand (Gallons per Day)	510,000	647,700
Summer Demand (Gallons per Minute)	354	450
Population	3,239	4,100

WATER SUPPLY

The Village operates two groundwater wells for water supply, Wells #3 and #5. Well #3 operates at capacity of 1,100 gpm and Well #5 operates at a capacity of 800 gpm. Well pump runtimes are used to evaluate if a water system has adequate water supply. The following engineering standards are used to evaluate well pump runtimes:

- Under firm well capacity (largest well out of service- Well #3), the remaining well(s) should pump for less than 16 hours per day to meet a maximum day demand; and,
- Under firm well capacity, the remaining well(s) should pump less than 12 hours per day to meet an average day demand.

Table 2 summarizes well runtimes under firm well capacity for current and projected future demand.

Table 2 – Current and Projected Future Well Runtimes

Wells Run Time	Well Runtime (hrs)	
	Current Demand	Future Demand
Average Day - Firm Well Capacity (Well #3 off)	7.5	9.4
Summer Day - Firm Well Capacity (Well #3 off)	10.6	13.6

The existing well runtimes fall below the thresholds outlined above; therefore, the existing well network is considered sufficient to meet current and projected future demand.

STORAGE

PSC Equation #3 – Spare Capacity Evaluation

In addition to domestic water supply, the Village's water system provides public fire protection. The fire flow demand is the amount of water needed to provide fire suppression. According to the Insurance Service Office, the needed fire flow in the Village of Somerset is 3,500 gpm for 3 hours; this fire flow demand will be applied to current and project future scenarios.

PSC Equation #3 was utilized to assess the existing water system's ability to fight a fire. Equation 3 evaluates water sources (+) and water demands (-); if the equation results in a negative number, the system is considered deficient in spare capacity, and the construction of additional capacity is warranted. PSC Equation #3 and the variable are shown below:

$$(3) \quad SC = FWC + \frac{ES}{T \times 60} - F - \frac{(R+MD)}{24 \times 60}$$

SC = Spare Capacity
FWC = Firm Well Capacity
ES = Effective Storage
T = Fire Duration
F = Fire Demand

R = Reserve = 0

MD = Maximum Day = Summer Day Demand

PSC Equation 3 Spare Capacity Evaluation – Current Demand

- FWC = 800 gpm
- ES = $0.8 * 400,000 \text{ gal} = 320,00 \text{ gal}$
- F = 3,500 gpm
- T = 3 hours
- MD = 354 gpm
 - **Spare Capacity = -1277 gpm (deficient in spare capacity)**

PSC Equation 3 Spare Capacity Evaluation – Future Demand

- FWC = 800 gpm
- ES = $0.8 * 400,000 \text{ gal} = 320,00 \text{ gal}$
- F = 3,500 gpm
- T = 3 hours
- MD = 450 gpm
 - **Spare Capacity = -1373 gpm (deficient in spare capacity)**

Based on this analysis, the system is deficient in spare capacity to fight a 3,500-gpm fire for a duration of 3 hours.

Fire Flow – WaterCAD Model

The existing WaterCAD model was updated to reflect current system conditions. The ISO fire flow data was used to spot check the model to ensure model outputs were reflective of actual field conditions. The modeled fire flow output is saved as **Attachment 1**. Model parameters included average day demand, towers 75% full, and firm well capacity (Well #3 off).

All portions of the Village's water system meet the code-required minimum fire flow of 500 gpm at 20 psi residual pressure.

Storage Needs Evaluation – Whole System

Wisconsin Administrative Code NR811 requires 24 hours of storage for communities that have a single 'pumping unit'. As the Village has two water sources (Well #3 and Well #5), a total storage volume in excess of the average day demand is not a requirement; however, from a system reliability standpoint, 24 hours of storage is a good standard to achieve. Under current average day demand, the water system has 26.8 hours of storage (if the towers are completely full). Under current summer day demand, the water system has 18.8 hours of storage. When considering the future projected average day and summer day demand, the system would have 18.8 hours and 14.8 hours of storage, respectively.

Based on this evaluation, the whole system storage is considered adequate under current demand. The construction of additional storage should be considered as demand increases.

STATIC PRESSURE

The system wide static pressure is dependent on the elevation of the water level in the towers relative to the elevation of the end water user. The Village's system consists of a single pressure zone that operates on a single hydraulic grade line (HGL) of approximately 1051 feet above mean sea level (ft amsl). The existing WaterCAD model was utilized to assess existing static pressures in the system:

- With the towers completely full, the maximum static pressure was 98 psi which was modeled at the northern extent of Spring St., which is located along the southside of the Apple River
- With the towers at the low operating level (approximately 10' below the HGL), the minimum static pressure was 39 psi which was located along Somerset Lane, which is located in the southwest portion of the Village.

A contour map of the Village is included as **Attachment 2**. An elevation of 960 ft amsl corresponds with a static pressure of less than the code-required minimum of 35 psi; the area that is at the 960 ft contour or above is shaded red. The area shaded light green corresponds with a static pressure of 35-50 psi and the area shaded purple corresponds with 100+ psi static pressure.

A significant portion of the southern area of the Village falls in the 35-50 psi static pressure range, which is code compliant, but not ideal from a service perspective. There are areas along Spartan Drive and Sunset Lane, that if developed, would fall below the code-required threshold of 35 psi.

Based on this evaluation, existing static pressures meet DNR requirements. If growth continues in the southwest portion of the Village, water system infrastructure improvements may be warranted to increase static pressure.

FUNDING CONSIDERATIONS

The DNR Safe Drinking Water Loan Program (SDWLP) will not fund any projects that are primarily to serve future development. A water reservoir or pressure zone project is not considered loan-eligible until there are at least 10 existing services that have a pressure deficiency (<35 psi static); based on the model outputs, no existing water services in the Village have static pressure less than 39 psi.

Additionally, the DNR SDWLP will not fund projects that are primarily for fire protection. Per NR 811, the minimum required fire flow is 500 gpm at 20 psi residual. The DNR does not recognize a deficiency in ISO fire flow requirements as justification for SDWLP eligibility. As noted above, the Village does not have any areas in which the fire flow is less than 500 gpm at 20 psi residual.

In light of these current pressure capabilities, **any project that would increase storage and/or create a pressure zone does not appear to be eligible for SDWLP funding.**

SUMMARY

The findings of this evaluation are summarized below:

- A review of the 2021 KLM Engineering Reservoir Summary Report has indicated the following:
 - The interior was last coated in 2003. The interior coating is in fair to poor condition and replacement of the interior coating is warranted.
 - The exterior was last coated in 2006. The exterior is in fair condition, but field testing identified poor adhesion characteristics to the steel substate as well as between the top coating and the intermediate coating. The poor adhesion has resulted in delamination; due to this, recoating the exterior is not a viable option, a complete recoat is recommended.
 - Some structural modifications may be required during the re-coating project in order to bring the tower into compliance with current OSHA, AWWA, and DNR standards. Structural modifications may include vent modifications, fall arrest system, etc.
 - No significant deficiencies were noted in the Summary Report that would warrant tank decommissioning and demolition.
- Application of PSC Equation #3 indicates a deficiency in spare capacity for current and projected future demand. The Village of Somerset is unique in that there are only two wells, each with high capacities. In this instance, it may be considered 'too conservative' to assume firm well capacity, which ultimately reduces water supply by 1100 gpm. If 'all well capacity' was considered in this equation, the resulting spare capacity would be - 177 gpm and -273 gpm for current summer demand and projected future summer demand, respectively. The Village should consider the opinions of the Village fire department when considering the level of service (in terms of available fire flow) the Village wants to provide for insurance purposes.
- The Village water system currently shows above average water loss. The Village should perform a leak detection study to determine potential causes of this water loss.
- The WaterCAD model was used to confirm Village-wide fire flow exceeds the code-required minimum of 500 gpm at 20 psi residual. Even if the southwest pressure zone is developed completely within Village limits, there would be no areas that couldn't meet this requirement.
- The whole system storage analysis indicated the current storage capacity is sufficiently sized to meet current demands, but additional storage may be warranted as the Village continues to grow and water demand increases.
- Existing static pressure extremes range from 39 psi to 98 psi, which fall within the code-required range of 35 to 100 psi. There are areas within Village-limits that would experience pressures below 35 psi if development proceeds, primary in the southwest portion of the Village along Somerset Lane and Spartan Drive.
- There does not appear to be a need for a high pressure zone in the north part of the Village that is undeveloped.

RECOMMENDATION

Based on this evaluation, the following actions are recommended:

- Phase 1: Proceed with interior, exterior, and minor structural modifications of existing Tower #1
 - Demolishing and replacing the existing tower with a tower of greater volume may result in stagnant water issues due to lack of turnover and does not address possible future pressure issues in the southwest portion of the Village
- Phase 2: If development continues in the southwest portion of the Village, the Village should consider development of a high pressure zone (HPZ). Initial infrastructure improvements in order to serve the proposed HPZ would include the construction of a booster station and a pressure reducing valve (PRV) station. The booster station would increase static pressure in the HPZ by creating a hydraulic grade line higher than the primary zone hydraulic grade line. The booster station will be designed to meet average day demand but would also provide increased fire flow to the HPZ. The PRV station would remain closed during normal operation (delineation between the HPZ and primary zone), but would allow water to flow from the primary zone to the HPZ in an emergency event. **Attachment 3** includes the proposed HPZ and related infrastructure improvements.
- Phase 3: As demand grows in the HPZ, the construction of a water tower in this zone would be warranted. The proposed tower would have a capacity of 100K – 200K gallons, and would provide increased static pressure and fire flow capabilities to the HPZ. The PRV station would be utilized to allow water to flow from the HPZ to the primary zone in the event of a fire in the primary zone, therefore increasing the system wide fire flow capacity.

Future growth will dictate the timeline for Phase 2 and Phase 3 improvements, but as a guide, the Village should plan for Phase 2 improvements (development of HPZ, booster station, and PRV station) in the next 5 to 10 years, and Phase 3 improvements (HPZ tower) in the next 10 to 15 years.

An estimate of probable cost is included below. Note these estimates are based on current day costs and are subject to change dependent on when the proposed improvements are constructed.

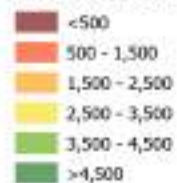
Phase 1 – Recoat Existing Water Tower	\$ 650,000
Phase 2 – Develop HPZ, Booster Station, and PRV Station	
- Booster Station	\$1,500,000
- PRV Station	\$ 500,000
Phase 3 – HPZ Tower	<u>\$3,500,000</u>
Total (Phase 1 – 3)	\$6,150,000



Data Sources:
MSA Professional Services, 21 Clark County
Civic Center, Village of Somers, MSN



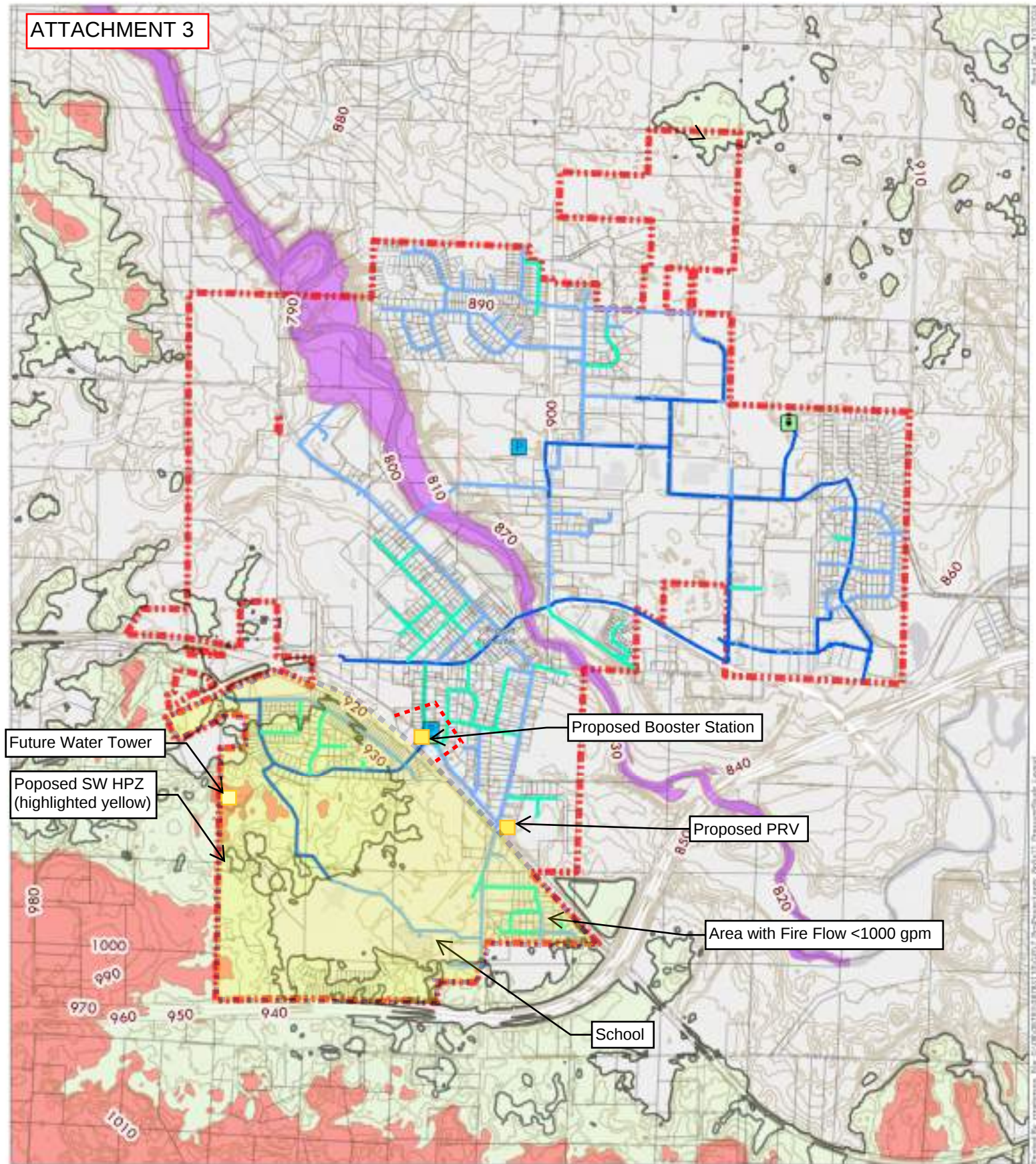
MODELLED AVAILABLE
FIRE FLOW GALLONS
PER MINUTE (GPM)



AVAILABLE FIRE FLOW

VILLAGE OF SOMERSET, ST. CROIX
COUNTY, WI





PROPOSED SW HIGH PRESSURE-ZONE

VILLAGE OF SOMERSET, ST. CROIX COUNTY, WI

Data Sources:
MSA Professional Services, St. Croix County
Data Portal, WISCONSIN, Village of Somerset

- EXISTING INFRASTRUCTURE**
- Water Tower
 - Well

- PROPOSED MAINS**
- 4"
 - 12"
 - 6"
 - 8"
 - 2"

- Elevation > 960' (< 35 psi)
- Elevation < 820' (> 100 psi)
- Elevation 930'-960'
- 10' Contours

- 930' Elevation (< 50 psi)
- Village Boundary
- Parcels



Comprehensive Outdoor Recreation Plan 2023-2029

**Village of Somerset
St. Croix County, Wisconsin
July 2024**

Prepared by:

MSA Professionals Services, Inc.
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Project No. 08783105

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Comprehensive Outdoor Recreation Plan 2024-2029 Village of Somerset

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CHAPTER 1 – INTRODUCTION

1.1 PLAN PURPOSE

The Village of Somerset realizes the importance that parks and open spaces have on the Village's character and quality of life. The Village is committed to providing for the recreational needs of its current and future residents. This plan intends to guide the continual improvement of the Village's parks and open spaces and to maintain the Village's eligibility for state and federal parks and recreation grants. It envisions a connected system of parks and open spaces throughout the community, related to the Village's natural resources, geography, and neighborhoods.

The plan is intended to be a support document and component of the Village of Somerset Comprehensive Land Use Plan. This plan along with other long-range plans and development related ordinances will be used to implement the Village's parks and recreation program.

Specifically, the plan provides:

- Information regarding demographic trends and natural resource concerns.
- An inventory of existing parks and open spaces.
- An analysis of parkland and recreational needs and demands.
- General policy direction regarding park and open space planning and maintenance.
- Recommendations for improving existing park facilities.
- Recommendations for park and open space acquisition and redevelopment projects.
- Implementation strategies.

This plan identifies conceptual locations and recommendations for diverse types of parks, natural areas, and recreational facilities. In nearly every case, more detailed planning, engineering, study, budgeting, and discussion will be necessary before decisions are made to actually acquire land or construct recreational facilities.

1.2 PLANNING PROCESS

Recreation planning has been an essential component of long-range community planning in Somerset. MSA prepared the Outdoor Recreation Plans in 2013 and 2019 for the Village. This plan functions as an update of the 2024 plan and proposes recreation improvements for the next five years, to 2029.

In 2023, the Village contracted with MSA Professional Services, Inc. to assist with the previous outdoor recreation plan. Preparation and adoption of this plan occurred over the subsequent months. Oversight for the project was provided by the Public Works Committee and Village Board. In the preceding month, Village Staff and MSA facilitated an online community survey to gather citizen feedback on desired park and recreational facilities.

It is the Village's intention to update this plan every five years, in part to remain eligible for park and recreation grants and as a best practice to ensure the plan remains relevant to Somerset. This plan was developed following the Guidelines for the Development of Local Comprehensive Outdoor Recreation Plans created by Wisconsin Department of Natural Resources. The plan content and format have been tailored to fit the needs of the community.

1.3 THE ROLE OF PARKS

Proper Planning is essential for the Village's park and open space system to continue to meet the recreational needs of the community, as well as continue to preserve valuable natural areas. Recreational facilities provide the following benefits to the community:

1. Community Image – Local Parks provide opportunities for formal and informal social gatherings. Community festivals, organized recreational events, or chance meetings between residents all provide opportunities for residents to socialize with people they might not otherwise meet or stay connected with. In addition, having excellent park and recreation facilities can be a source of pride for a community. These factors contribute to the community's image of itself.
2. Community Health – With the rising trend of obesity, especially among children, the Village's park and recreational facilities can play a vital role in maintaining and improving the health of residents in the community and aiding in physical development of children. Parks provide sanctuaries and places for residents to recharge.
3. Ecological Health – While parks and open spaces provide opportunities for improvements to the health of residents, they also contribute to the greater ecological health of the Village. Local parks are often tied together with environmentally sensitive areas such as wetlands, floodplains, and woodlands. These areas provide food and shelter to local wildlife and natural stormwater retention. Individual parks can provide "rooms" of natural resource activity; however, they become even more functional when they can be linked together by "hallways" of environmental corridors.
4. Economic Prosperity – Leisure time is a key component of everyone's lifestyle and increasingly people are choosing to live based upon quality-of-life amenities such as the amount and type of recreational facilities that a community can offer. The ability to retain and attract new residents has direct economic benefits to the Village. Studies have concluded that property values generally increase the closer residential lots are to recreational facilities.

1.4 TYPES OF PARKS

There are several types of parks, including:

1. Mini-Parks. Also referred to as a "Tot Lot" or "Pocket Park," these are typically located on a small (less than 2 acre) lot within a residential or business district. Often these sites were originally platted development lots but for any of a multitude of factors were converted into a park. Mini parks are generally limited to small gathering places that include benches and playgrounds.
2. Neighborhood Parks. In addition to the facilities discussed above, Neighborhood Parks often include picnic shelters, active use areas such as basketball courts, tennis courts, pickleball courts, baseball fields or soccer fields. Neighborhood Parks are generally 3-10 acres in size.

3. Community Parks. In addition to the facilities discussed above, Community Parks often include bathrooms, off street-parking and multiple active use areas such as basketball courts, tennis courts, pickleball courts, baseball fields or soccer fields. Community Parks are generally twenty-five acres or more.
4. Natural Area. Natural Areas may be established to conserve woodlands, floodplains, prairies, steep slopes, and wildlife habitats. Improvements may include off-street parking areas, hiking trails and mountain bike trails.

CHAPTER 2 –ABOUT THE VILLAGE OF SOMERSET

The following chapter details community history, demographic data, and some important natural resources in the Village of Somerset. The information comes from a variety of sources including the US Census, the 2023 Comprehensive Plan and the 2019 Outdoor Recreation Plan.

2.1 LOCAL AND REGIONAL CONTEXT

The Village of Somerset is in St. Croix County, approximately twenty miles northeast of the Twin Cities Metropolitan Area and connected thereto by Wisconsin State Highway 35/64. Many residents live in Somerset but work in the Twin Cities Metropolitan Area. The new St. Croix River Crossing Bridge opened in 2017. It provides significantly better transportation access to Minnesota State Highway 36 and eventually to Interstate Highway 494 than what previously existed through downtown Stillwater.

2.2 DEMOGRAPHICS

This section describes some of the historical trends for the Village of Somerset as it pertains to population, age composition, housing, and school enrollment.

Table 2-1 Historical Population in Village of Somerset

Year	1950	1960	1970	1980	1990	2000	2010	2020	2030*
Population	531	729	778	860	1,065	1,556	2,635	3,084	3,725
% Change		37.3%	6.7%	10.5%	23.8%	46.1%	69.3%	17.0%	19.5%

Source: *2021 ACS 5-Year Est., Decennial Census, DOA Population & Household Projections

Table 2-2 Historical Population in Town of Somerset & St. Croix County

Community	2010	2020	Number Difference	% Change
Town of Somerset	4,036	4,777	743	18.4%
St. Croix County	84,345	93,536	9,191	13.8%

Source: *2021 ACS 5-Year Est., Decennial Census, DOA Population & Household Projections

Table 2-3 Population Projections

Year	2010	2015	2020	2025*	2030*	2035*	2040*
Population	2,635	3,225	3,084	3,435	3,725	3,935	4,100

Source: *2021 ACS 5-Year Est., Decennial Census, DOA Population & Household Projections

Table 2-4 Age Composition

Age	2000	2010	2020	Numerical Change between 2000-2020	% Change between 2000-2020
Under 5	145	278	282	137	94%
5 to 9	146	239	226	80	55%
10 to 14	109	217	274	165	151%
15 to 19	122	175	249	127	104%
20 to 24	155	165	269	114	74%
25 to 29	182	270	234	52	29%
30 to 34	120	292	331	211	176%
35 to 39	159	232	202	43	27%
40 to 44	111	163	227	116	105%
45 to 49	83	156	199	116	140%
50 to 54	58	129	99	41	71%
55 to 59	28	108	103	75	268%
60 to 64	31	65	112	81	261%
65 to 69	26	42	69	43	165%
70 to 74	23	41	70	47	204%
75 to 79	25	16	17	-8	-32%
80 to 84	17	25	15	-2	-12%
85 +	14	22	18	-4	29%
Total	1,554	2,635	2,996	1,442	106%

Source: 2000, 2010 and 2020 US Census

According to Wisconsin Department of Administration, the January 1, 2020, population of the Village of Somerset was 3,084.

2.3 PHYSICAL CHARACTER AND ENVIRONMENTAL RESOURCES

The Village of Somerset's physical character is dominated by the Apple River which cuts a deep valley through the center of the Village and the rolling terrain on either side of it that was formed as result of glacial sculpting and deposition of glacial draft. The rolling terrain results in pockets of wetlands that attract wildlife.

2.4 EXISTING LAND USE

Commercial land uses exist mostly along Main Street and State Highway 35. Industrial land uses exist mainly in the northeast portion of the Village generally following La Grandeur Road north of State Highway 35. Residential land uses exist around the periphery of the commercial and industrial areas. Several large campgrounds exist within, and adjacent to, the Village, catering to tourists enjoying tubing on the Apple River and attending music festivals at the Somerset Amphitheater.

2.5 FUTURE LAND USE

According to the 2023 Comprehensive Land Use Plan, future land uses will generally follow existing land uses within the existing development areas. In the future development areas land uses will include:

1. To the southeast, near the State Highway 35/64 interchange, future development will be mixed use.
2. To the northeast, future development will be predominantly industrial.
3. To the east, southwest, west, and northwest, future development will be predominantly residential.

CHAPTER 3 –PARK & RECREATION INVENTORY

The following chapter documents existing park and recreation facilities within the Village of Somerset. Maps of the village facilities can be found in **Appendix A**.

3.1 EXISTING VILLAGE FACILITIES

The Village of Somerset manages eleven existing parks or natural areas:

Table 3-1 Existing Village Parkland

<u>Name</u>	<u>Acres</u>	<u>Description</u>
Joe Casey Park (River Hills)	0.6	Active parkland with playground.
La Grandeur Natural Area	26.0	Passive parkland with wetlands and woodlands. Used for disc golf, hiking and geocaching.
Larry Forrest Memorial Park	11.0	Active parkland with baseball, basketball, and playground. Restrooms.
Montag/Calleja Park	0.8	Active parkland with playground.
Parnell Prairie Reserve	49.5	Jointly owned with Town of Somerset. Passive parkland. Former landfill. Used for hiking and cross-country skiing.
River Hills Natural Area	7.2	Passive parkland with wetlands and grasslands.
Meadows Park (Somerset Meadows)	3.5	Three distinct active parklands. One playground.
Veterans Memorial Park	4.5	Active parkland with Memorial marker, picnic shelters, playground, basketball, and pickleball. Restroom.
Village Park	13.0	Active parkland with baseball, volleyball, and ice rink. Access to Apple River for tubing and boating. Restrooms.
Whispering Pines Natural Area	3.6	Passive parkland with wetlands and woodlands.
Whispering Pines North	7.0	Small park with playground and basketball court
Total	126.7	
Total Without Natural Areas	40.4	

3.2 PRIVATE FACILITIES

Extensive private recreational facilities exist within the Village of Somerset:

Table 3-2 Existing Private Facilities

<u>Name</u>	<u>Acres</u>	<u>Description</u>
Somerset Youth Civic Center (Arthur Montpetit Community Center)	3.2	Indoor and outdoor hockey facility utilized by Somerset Hockey Association
Apple River Campground	68.0	Camping for recreational vehicles and tents. Picnic areas. Pools. Apple River tubing.
Somerset Amphitheater	160	Camping for recreational vehicles and tents. Picnic areas. Outdoor concert stages.

3.3 SCHOOL & CHURCH FACILITIES

Several semi-private recreational facilities exist within the Village of Somerset:

Table 3-3 Existing School and Church Facilities

<u>Name</u>	<u>Acres</u>	<u>Description</u>
School District of Somerset Campus	20.5	Baseball, football, track, soccer, playground.
St. Anne's School	5.3	Baseball, soccer, playground.
Christ Lutheran Church	1.0	Softball.

CHAPTER 4 – ANALYSIS OF DEMAND

This chapter presents an analysis of how well the Village's existing park and recreational facilities satisfy current needs in the community. The adequacy of the existing park and recreation system are evaluated using the following methods:

1. Quantitative Analysis – a comparison of existing parkland acreage and population projections versus park and recreational service standards.
2. Geographic Analysis – An analysis of the geographic distribution of parkland.
3. Qualitative Analysis – A summary of public input regarding Village Parks gathered through the online community survey.

Sidewalks and trails are analyzed based upon their connections to major traffic generators.

4.1 QUANTITATIVE ANALYSIS

One method of determining parkland adequacy is to compare the amount of land set aside for parks and recreational areas. As shown in Table 5, the Village currently has 126.7 acres of parkland, not including private, school and church facilities. This translates to 41.1 acres per 1,000 residents based upon the 2020 population. If one were to ignore the natural areas, the ratio would be 13.1 acres per 1,000 residents.

In 2030, based upon the projected population, the existing parkland (not including natural areas) will drop to 10.8 acres per 1,000 residents.

According to the National Recreation and Park Association, it is recommended that twelve acres of parkland be provided per 1,000 residents. The Village of Somerset currently exceeds this recommendation but by 2030 it will not. Therefore, new parkland must be created as part of future development.

4.2 GEOGRAPHIC ANALYSIS

The Quantitative Analysis summarized above does not consider the location of the park and open space facilities in relation to the resident's homes and workplaces. The National Recreation and Park Association recommends that all residents should live within one-quarter mile of some sort of parkland, within one-half mile of a neighborhood park and within two miles of a community park.

The Village of Somerset is currently well served geographically. As new development occurs along the perimeter of the Village, this will erode. Therefore, new parkland must be created as part of future development.

4.3 QUALITATIVE ANALYSIS

The Quantitative and Geographic Analysis' above do not consider the recreational opportunities provided within the parks. To gauge this, the Village conducted an online community survey. This survey was publicized through the Village of Somerset and School District of Somerset websites and at several Village Board meetings. The results of the survey generally found satisfaction with the amenities provided in the parks. A summary of the survey can be found in **Appendix B**.

4.4 SIDEWALKS AND TRAILS

The Village maintains an extensive sidewalk and trail network. See Maps in **Appendix C**. Major segments include:

1. Sidewalks near Downtown. Sidewalks along Main, Spring, Hud, Garfield, Frances, Depot, Cloutier, Belisle, and Sunrise ensure that residents within a reasonable walking distance of Downtown can access it on foot.
2. Sidewalks within recent new development areas including River Hills North, Whispering Pines North III, and Winesap Prairie. The Pine Vale development is under construction. That development includes sidewalks. These sidewalks ensure that residents can traverse their neighborhoods on foot to visit a neighbor or get exercise.
3. Sidewalks on Sunrise Drive (County Highway I) and Church Hill Road (State Highway 35) provide safe walking accommodations in highly trafficked areas.
4. Trails to/through School District of Somerset Campus provide students with safe routes to school.
5. There are additional trails on Main Street, Church Hill Road, Laser Drive, Le Grandeur Road and near River Hills. As a result of successful TAP grant application, the Village has authorized design of trail segments on Church Hill Road, SMC Drive, Lemire Street, La Grandeur Road, and near River Hills. These trails ensure residents can travel from their neighborhoods to several major employers on foot or by bicycle.

Major deficiencies within the existing sidewalk and trail network are:

1. Lack of a trail or sidewalk from Somerset Meadows to Downtown. Lack of a trail or sidewalk has led to people illegally crossing the railroad tracks from Somerset Lane to Depot Street.
2. Lack of a trail along the Apple River from Village Park to serve the State Trunk Highway 35/64 interchange. A trail would connect Growing Wings facility and the mixed-use area of the Future Land Use map to Village Park and the downtown.

Minor deficiencies (or deficiencies that are dependent upon prior resolution of major deficiencies) within the existing sidewalk and trail network are:

1. Lack of a sidewalk on Parnell and Germain Streets from Spring Street to Frances Street. This limits pedestrian access to Veterans Park.

2. Lack of a sidewalk on Acorn Lane and Oak Street from Montag-Calleja Park to Sunrise Drive. This limits pedestrian access to Montag-Calleja Park.

As new development occurs along the perimeter of the Village, sidewalks and trails must be provided within the developments and must connect to existing sidewalks and trails.

CHAPTER 5 –GOALS, OBJECTIVES AND POLICIES

This chapter describes the long-range vision for the Village's park and open space system. The long-range vision describes the system as it is desired to be in 2029 or sooner.

5.1 GOALS AND OBJECTIVES

1. Protect Sensitive Natural Resources:
 - a. Preserve and protect surface waters, wetlands, shorelands and floodplains.
 - b. Maintain existing natural areas and use for passive recreation and educational purposes.
2. Enhance Access to Natural Resources:
 - a. Acquire additional parklands.
 - b. Provide passive recreational opportunities.
 - c. Conserve and promote natural areas and habitats.
3. Protect and enhance sites of cultural or historical significance:
 - a. Maintain historical identity and links to the past.
 - b. Provide educational activities.
4. Provide quality park facilities and a variety of recreational opportunities and experiences to meet the needs of the community's residents:
 - a. Create active and passive recreational opportunities for all ages and abilities.
 - b. Develop parks in areas where there are residential concentrations.
 - c. Create a dog park.
5. Minimize park maintenance costs:
 - a. Ensure quality recreational opportunities in the future.
6. Expand Sidewalk and Trail System:
 - a. Provide safe passage from residential areas to traffic generators (parks, schools, public buildings, commercial).
 - b. Provide sidewalks and/or trails along highly trafficked streets and highways.
 - c. Provide connectivity to other sidewalks and trails.

5.2 POLICIES

1. The Village strives to ensure that most residents are within one-quarter mile of some sort of parkland and that at least twelve acres of parkland are provided per 1,000 residents.
2. The Village requires that residential developments dedicate one acre of parkland for every 33 *(Revised from 75 in April 2018)* residential units as a condition of approval of new developments as per Village Code 14-1-81-(b).
3. The Village coordinates park and open space planning with civic organizations, Town of Somerset, St. Croix County and State of Wisconsin to enhance regional recreational opportunities and prevent duplication of facilities.
4. The park and recreation system should provide opportunities for all persons regardless of race, creed, age, sex, or economic status. Special efforts should be made to provide for easy access to, and use of, all facilities by the elderly, ill and handicapped, young, and other less mobile groups in the community.
5. Facilities should be centrally located within the area that they are intended to serve and must have safe and adequate access and be distributed so that all persons in the community can be served.
6. Land acquired for use as parks should be suitable for the specific intended purpose and, when possible, for multiple uses.
7. The design of individual parks should be as flexible as possible to reflect the changing patterns of recreational needs in a given service area.
8. Citizen involvement in the recreation and open space decision-making should be encouraged.
9. Facility development must be reviewed with safety in mind, adhering to accepted standards prior to installation.
10. All park names must be reviewed and approved by the Village Board. Names should be purposeful, symbolic, uncontroversial and must fall within one of the following classifications:
 - a. Places or Features – Natural phenomenon, recognizable area, neighborhood, animal, or plant.
 - b. Historic Events – military battles, discoveries, explorations, or community development.
 - c. Person's Name – large donors, local military heroes, national officials, state officials, local officials. Names should not be that of a living person.
 - d. Great Causes – ecological, friendship, independence, or peace.

CHAPTER 6 –RECOMMENDATIONS

The analysis outlined in Chapter 4 reveals the need for improvements to existing facilities as well as acquisition and development of new sites for future recreational use. The recommendations of this plan are divided into four major sections:

1. Recommendations for Existing Parks
2. Recommendations for New Parks
3. Recommendations for Sidewalks and Trails
4. Miscellaneous recommendations

The timeline for completion of the recommendations will likely, due to budgetary restraints, exceed the length of this plan's duration. Many of the recommendations regarding New Parks will be coordinated with the annexation and/or approval of development proposals which will be entirely dependent upon development demand.

6.1 EXISTING PARKS

Enhancing the park system generally means adding new park facilities to them. The Village must simultaneously commit to maintaining the existing park system in a satisfactory condition by providing sufficient funds for operations. The budget should include funding for the following items:

1. Maintaining and replacing existing equipment as needed.
2. Maintaining the landscaping (i.e. mowing) in good condition.
3. Providing sufficient resources in support of recreational programs.
4. Maintaining safe and accessible environment at all parks.
5. Budget additional funds for future park improvements.

The following specific upgrades are recommended in existing parks:

6.1.1 ALL PARKS

The following improvements are recommended for all Village Parks:

1. Research, survey, and monument park boundaries to clearly delineate public and private lands. If discrepancies exist, attempt to resolve them with the adjacent landowner(s).
2. Develop and install standard wayfinding signage to direct users from major roadways to each park.

3. Develop and install standard monument signage at all parks.

6.1.2 GREATEST NEED – VILLAGE PARK

Projects which are considered “Greatest Need” should commence planning within 1-2 years of the adoption of this plan. However, implementation will require coordination with other stakeholders including Somerset School District, sports organizations, adjacent landowners, etc. which may delay implementation. Highest priority improvements is Village Park.

Recommend the Village revisit the December 2018 Village Park Master Plan to confirm plan recommendations and improvement phases are still relevant (See right). Please note a softball and baseball field are a large portion of the mid terrace of the park and are heavily utilized. A plan to construct replacement fields warrants consideration.



6.1.3 JOE CASEY PARK (RIVER HILLS)

Improve signage.

6.1.4 RIVER HILLS NORTH NATURAL AREA

No improvements recommended at this time.

6.1.5 LA GRANDEUR NATURAL AREA

Maintain and consider improvements to the Disc Golf course.

6.1.6 LARRY FORREST MEMORIAL PARK

Upgrade bathroom with commercial-grade fixtures. Add concrete pads under new bleachers.

6.1.7 MEADOWS PARK

Reinstall benches at proper height/angle. Construct paved trail around pond.

6.1.8 MONTAG-CALLEJA PARK

Remove some trees to open park.

6.1.9 PARNELL PRAIRIE

Continue to allow the Town of Somerset to maintain and make improvement decisions to the park.

6.1.10 VETERANS PARK

Construct paved trail from picnic shelters to bathroom to memorial and basketball/pickleball courts. Resurface basketball court and replace bathroom pavilions.

6.1.11 WHISPERING PINES NORTH AND WHISPERING PINES NATURAL AREA

Maintain as-is.

6.2 NEW PARKS

As shown in Figure 1, and discussed in Chapter 4, existing development areas are generally well served. However, if land becomes available that would enable the Village to improve park availability, particularly land along the Apple River or other environmentally sensitive areas, the Village should consider acquisition on a case-by-case basis.

In certain cases, particularly where the new development area is well served by existing parks and/or the land is generally not suitable for parkland, the Village may permit developers to satisfy parkland requirements by paying fees-in-lieu. The Village Board should take care not to accept fees-in-lieu when it would leave a neighborhood underserved by parkland.

The following specific parkland needs are noted in future development areas:

6.2.1 EAST FUTURE DEVELOPMENT AREA

This area includes the expansion of River Hills and development around the State Highway 35/64 interchange (some of which would require annexation). These areas are a significant distance from existing Neighborhood Parks. Therefore, a Neighborhood Park is desired in this vicinity. In addition, Mini-Parks should be provided within one-quarter mile of all residential units.

6.2.2 SOUTHWEST FUTURE DEVELOPMENT AREA

This area includes the expansion of Somerset Meadows around the School District of Somerset Campus. These areas are a significant distance from existing Neighborhood Parks. Therefore, a Neighborhood Park is desired in this vicinity. In addition, Mini-Parks should be provided within one-quarter mile of all residential units.

6.2.3 NORTH FUTURE DEVELOPMENT AREA

This area includes expansion of the Village to the north (some of which will require annexation). These areas are a significant distance from existing Community Parks. Therefore, a Community Park is desired in this vicinity. In addition, Mini-Parks should be provided within one-quarter mile of all residential units.

6.2.4 DOG PARK

Determine a location and construct a dog park. Location is the most important consideration when planning a dog park. An ideal location is an area situated off to the side and preferably towards the back of the community. Dog parks do not necessarily

have to be located on perfectly flat areas. Land that is not suitable for other uses can make a good location for a dog park. A dog park in TID #5 near the Apple River and STH 35/64 warrants consideration.

6.3 SIDEWALKS AND TRAILS

Sidewalks and trail improvements are highly capital intensive. Therefore, it is necessary to prioritize improvements:

6.3.1 GREATEST NEED

Projects which are considered “Greatest Need” should commence planning within 1-2 years of the adoption of this plan. However, implementation will require coordination with other stakeholders including WisDOT and/or adjacent landowners which may delay implementation. Highest priority improvements are:

1. Study best route to provide sidewalk or trail connection from Somerset Meadows to Downtown. May consider sidewalk or trail along Business State Highway 64, formal at-grade pedestrian crossing or pedestrian bridge over the Railroad tracks.

6.3.2 HIGH PRIORITY

High priority recommendations should commence planning 3-5 years from the adoption of this plan. However, implementation will require coordination with other stakeholders including WisDOT and/or adjacent landowners which may delay implementation. Moderate priority improvements are:

1. Construct sidewalks on Acorn Lane and Oak Street from Montag-Calleja Park to Sunrise Drive.
2. Construct trails on SMC Drive and Lemire Street from Laser Drive to Aspen Drive. This would connect River Hills to the existing Laser Drive and La Grandeur Road Trails and complete the east/west backbone through the industrial park. Note this trail is in design.
3. Construct trail on La Grandeur Road from Lemire Street to State Highway 35. This would connect the existing La Grandeur Road Trail to the proposed State Highway 35 Trail (see 6.3.1, above). This would complete the north/south backbone through the industrial park. Note this trail is in design.
4. Construct sidewalks on Parnell and Germain Streets from Spring Street to Frances Street.
5. Construct trail from Village Park along the Apple River to the State Trunk Highway 35/64 interchange. This would connect the Growing Wings facility and the mixed-use area of the Future Land Use map to Village Park and the downtown.

6.3.3 PLANNED

As new development occurs along the perimeter of the Village sidewalks and trails must be provided within the developments in accordance with Village Code 14-1-55. These sidewalks and trails must be extended to connect to existing sidewalks and trails which will, from time to time, require extension of sidewalks and trails along existing roadways or in easements dedicated for this purpose.

CHAPTER 7 –IMPLEMENTATION

This chapter summarizes tools and mechanisms that the Village can use to fund implementation of the park, sidewalk and trail recommendations discussed in Chapter 6.

7.1 TOOLS AND MECHANISMS TO FUND IMPLEMENTATION

Maintenance and operational expenses of the Village's parks are generally funded through property taxes and user fees. As the park system grows, the need to increase funding to meet the basic maintenance needs and operational costs will also grow. Often there are insufficient funds to undertake major capital improvements. There are a variety of potential funding sources to assist with up-front capital costs:

7.1.1 GRANT PROGRAMS

An important source of funding is grant programs offered by state and federal agencies, especially the Wisconsin Department of Natural Resources and Wisconsin Department of Transportation. The following are common state and federal park and trail grant programs:

1. Land and Water Conservation Fund (LAWCON). Administered by WisDNR. Fifty percent local match required. Mainly used for acquiring land for, and constructing, public outdoor recreation facilities.
2. Recreational Trails Program. Administered by WisDNR. Fifty percent local match required. Mainly used for acquiring land for, and constructing, trails and trailhead facilities.
3. Urban Forestry. Administered by WisDNR. Fifty percent local match required, maximum \$25,000. Mainly used for developing urban forestry plan, training village forester, conducting street tree inventory.
4. Knowles-Nelson Stewardship Program. Administered by WisDNR. Fifty percent local match required. Mainly used for parkland acquisition.
5. Transportation Alternatives Program. Administered by WisDOT. 25% local match required. Mainly used for safe routes to schools.

7.1.2 COMMUNITY FUNDRAISING & VOLUNTEER GROUPS

Community groups and civic organizations are sometimes willing to organize fundraising efforts to assist with these costs. In addition, they may be able to marshal volunteer labor to assist with small development projects such as trail creation or playground installation. Local businesses support should be sought.

7.1.3 501(C)3 FOUNDATION

The Village can set up an endowment fund as an additional means to provide continual financial support for park acquisition and development. An endowment fund works like a permanent savings account. The amount individuals give is never spent. Only the interest income is spent thereby providing a continual source of funding. Gifts to an endowment fund may be tax deductible.

7.1.4 TAX INCREMENT FINANCING

As part of a broader plan to redevelop an area, the Village can use tax increment financing to assist with parkland or trail acquisition and development. There are some limitations to what revenues from a TIF can be used to pay for, generally the cost of constructing public buildings, such as restrooms, cannot be funded with TIF.

7.1.5 NEW DEVELOPMENT PARKLAND DEDICATION

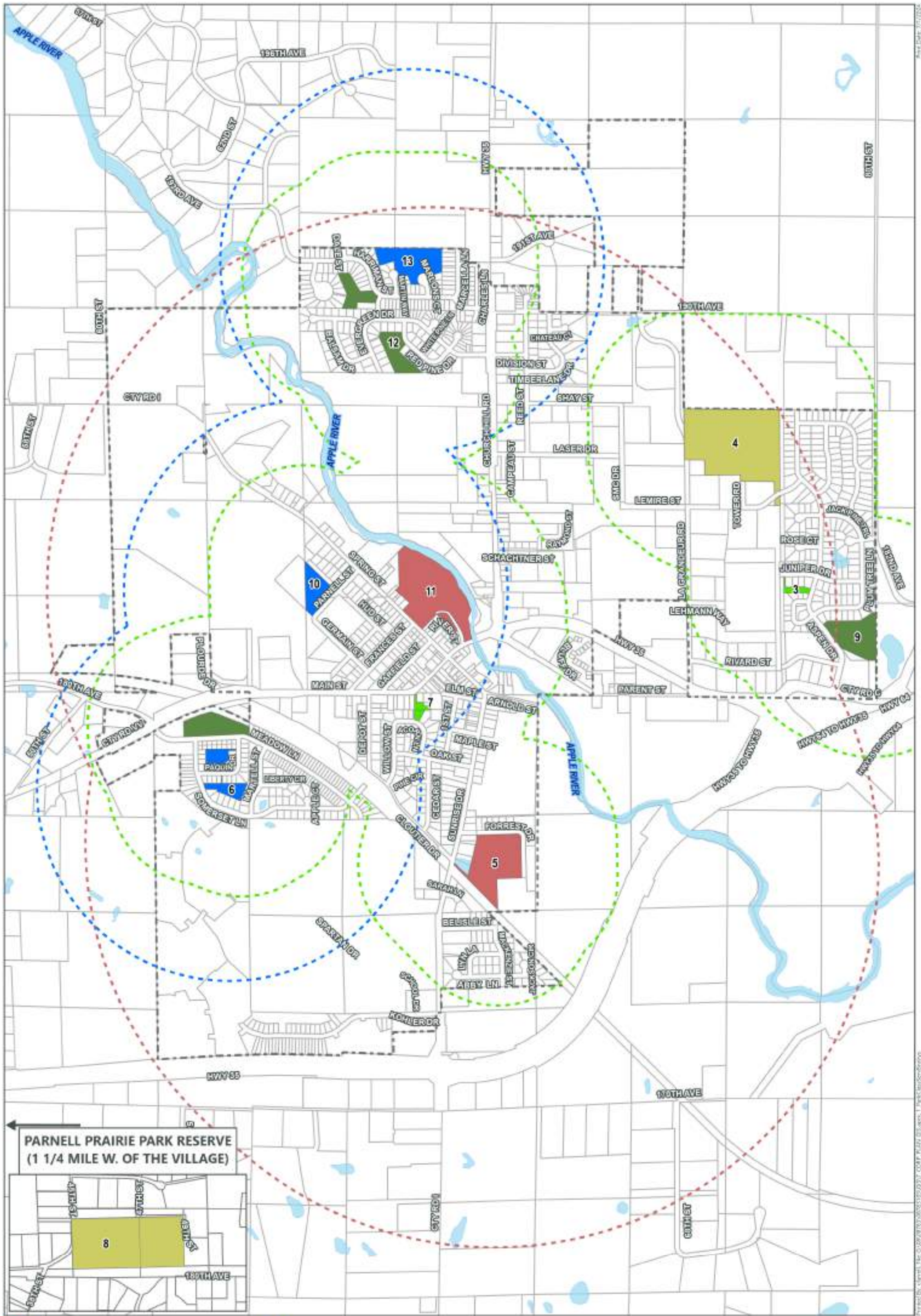
Village Code 14-1-81 requires parkland dedication as a condition of new development. In general, development of new parkland beyond site grading is the responsibility of the Village although this can be negotiated as part of the Development Agreement with the developer.

In certain cases, particularly where the new development area is well served by existing parks and/or the land is generally not suitable for parkland, the Village may permit developers to satisfy parkland requirements by paying fees-in-lieu. The Village Board should take care not to accept fees-in-lieu when it would leave a neighborhood underserved by parkland.

7.1.6 NEW DEVELOPMENT SIDEWALKS AND TRAILS

As new development occurs along the perimeter of the Village, sidewalks and trails must be provided within the developments in accordance with Village Code 14-1-55. These sidewalks and trails must be extended to connect to existing sidewalks and trails that will, from time to time, require extension of sidewalks and trails along existing roadways or in easements dedicated for this purpose.

APPENDIX A: Park Maps





MSA

Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin,
Village of Somerset]



PARK BOUNDARY

VILLAGE BOUNDARY

FIGURE 3

JOE CASEY PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN





Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin]
Village of Somerset

- TRAILS
- PARK BOUNDARY
- VILLAGE BOUNDARY

0 50 100 Feet

FIGURE 4
LA GRANDUER
NATURAL AREA

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN



Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin,
Village of Somerset]

- TRAILS
- PARK BOUNDARY
- VILLAGE BOUNDARY
- MAJOR WATER BODIES



FIGURE 5

LARRY FORREST MEMORIAL PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN



Data Source:
St. Croix County Wisconsin, GeoData Wisconsin,
Village of Somerset

- TRAILS
- PARK BOUNDARY
- VILLAGE BOUNDARY
- MAJOR WATER BODIES

FIGURE 6

MEADOWS PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN



Data Source:
St. Croix County, Wisconsin; GeoData (Wisconsin)
Village of Somerset

- TRAILS
- PARK BOUNDARY
- VILLAGE BOUNDARY

FIGURE 7

MONTAG-CALLEJA PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN





Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin,
Village of Somerset]

PARK BOUNDARY

FIGURE 8

PARNELL PRAIRIE RESERVE

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN





Data Source:
St. Croix County Wisconsin, GeoData/Wisconsin
Village of Somerset

-  PARK BOUNDARY
-  VILLAGE BOUNDARY
-  MAJOR WATER BODIES

FIGURE 9

RIVER HILLS NATURAL AREA

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN



Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin]
Village of Somerset

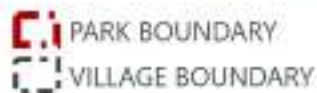
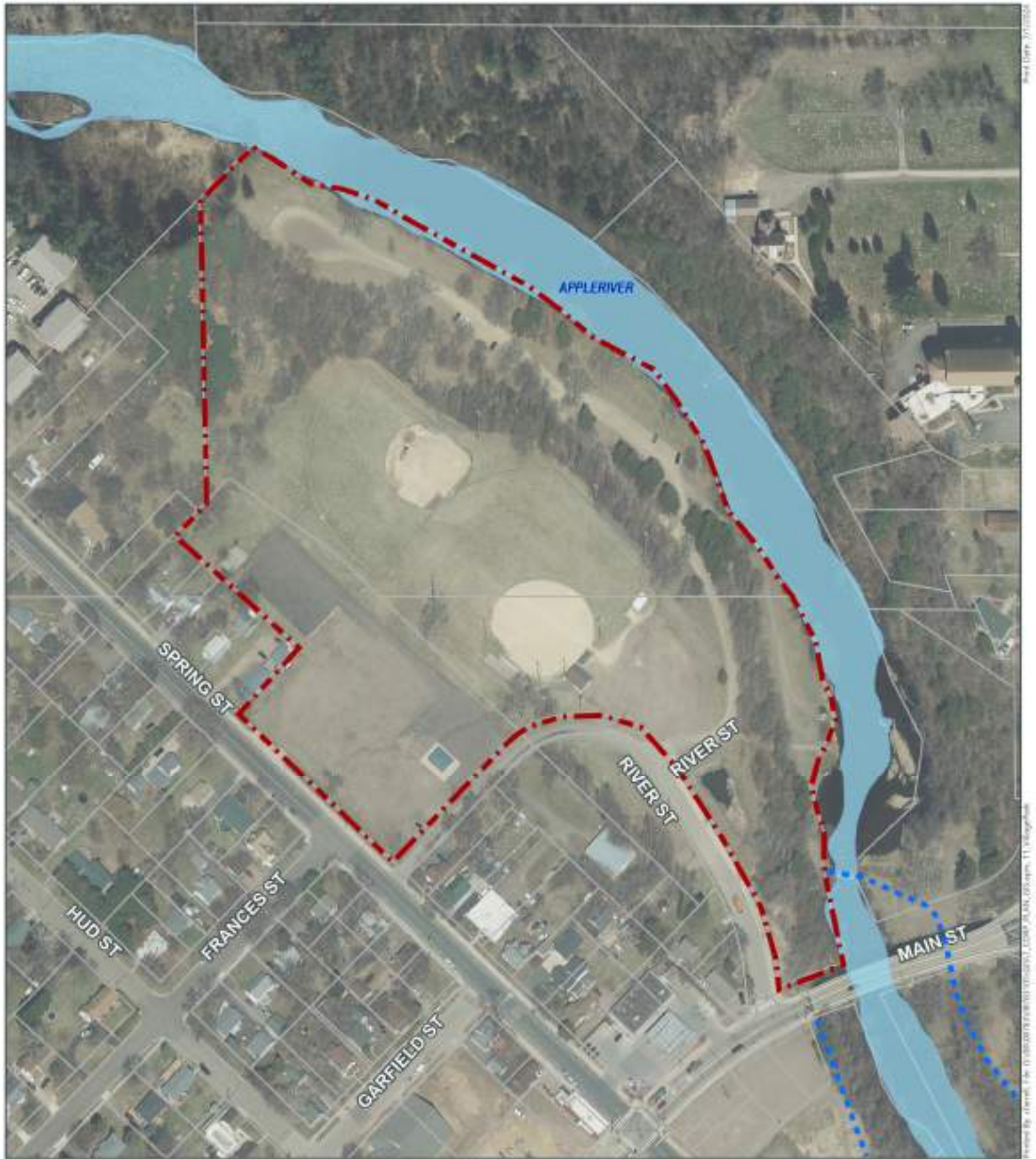


FIGURE 10

VETERANS PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN





Data Source:
St. Croix County, Wisconsin; GeoData, Wisconsin;
Village of Somerset

 PARK BOUNDARY
 VILLAGE BOUNDARY
 MAJOR WATER BODIES

FIGURE 11

VILLAGE PARK

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

 0 100 200 Feet



Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin]
Village of Somerset

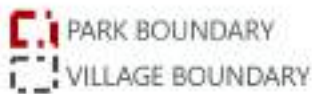


FIGURE 12
WHISPERING PINES
NATURAL AREA

VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN





Data Source:
St. Croix County Wisconsin, GeoData[Wisconsin]
Village of Somerset

- TRAILS
- PARK BOUNDARY
- VILLAGE BOUNDARY



FIGURE 13
WHISPERING PINES
NORTH PARK
VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

APPENDIX B: Community Survey

To: Public Works Committee
From: Charles D. Schwartz
Subject: CORP Public Input Survey
Date: June 12, 2024

T O R P CORP I S T V C S D
 T 5- - 242 T 51

M

1 0 V N Q 1 E
 6 60

2 S - 69 I V I E
 I

3 T L M P V P V P

4 M 50 P P 5

5 T /
 T

6 S M 57 47
 45 41 D
 21 2 I

7 A V
 L G N A

S

9 R

R

1 C

TID 5



2 C

C

3 C

V H V P M CORP U
V

4 C

5 C

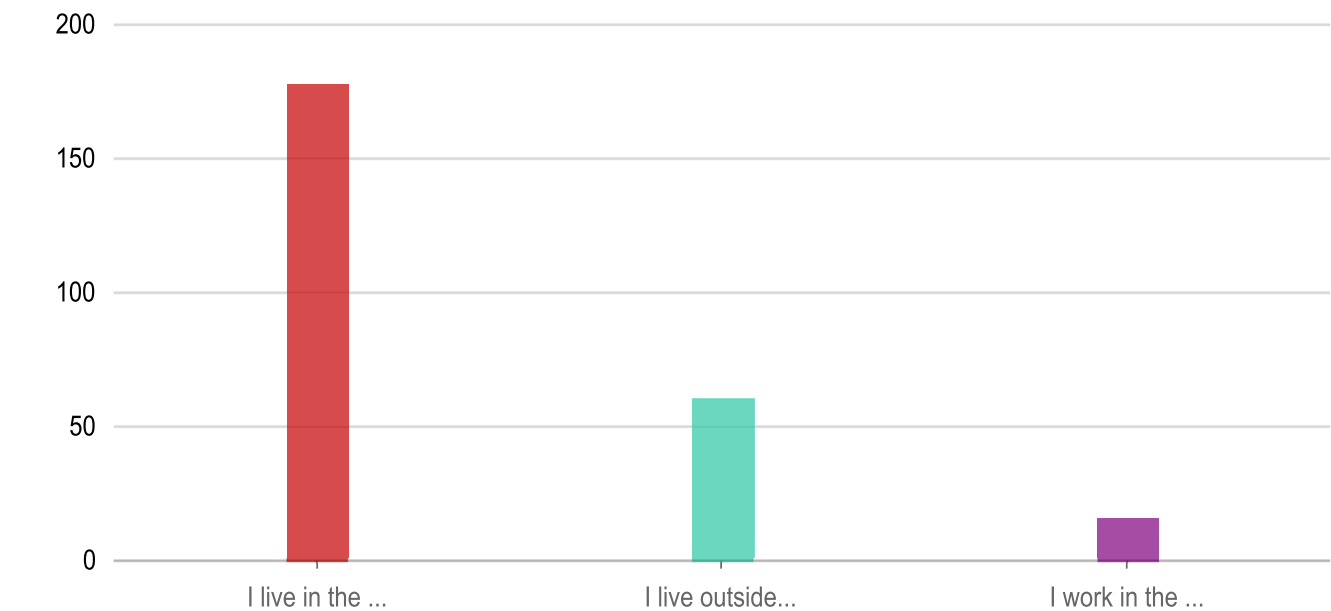
/

6 C

V P - L M P V P

CORP Feedback Survey

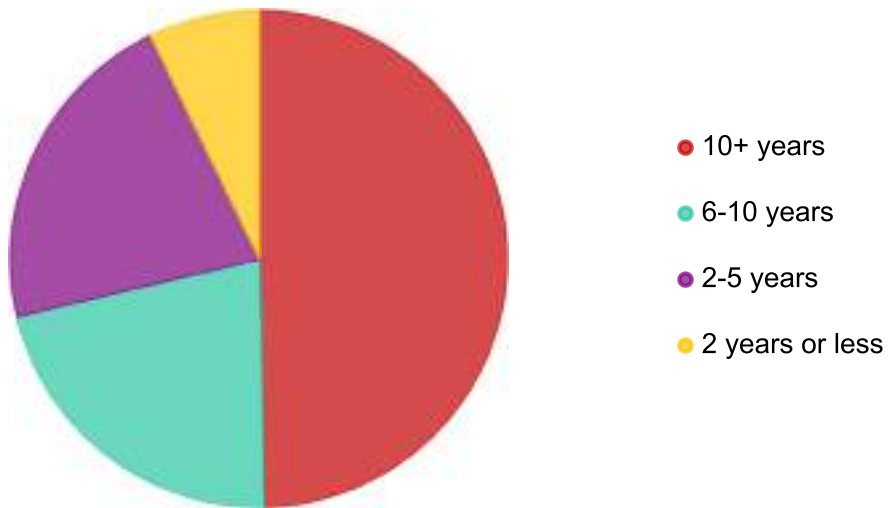
What is your connection to the Village of Somerset? (Check all that apply)



Answers	Count	Percentage
I live in the Village of Somerset	178	73.55%
I live outside the Village of Somerset	61	25.21%
I work in the Village of Somerset	16	6.61%

Answered: 242 Skipped: 0

If you live in the Village of Somerset, how long have you lived here?



Answers

Count

Percentage

10+ years

97

40.08%

6-10 years

42

17.36%

2-5 years

42

17.36%

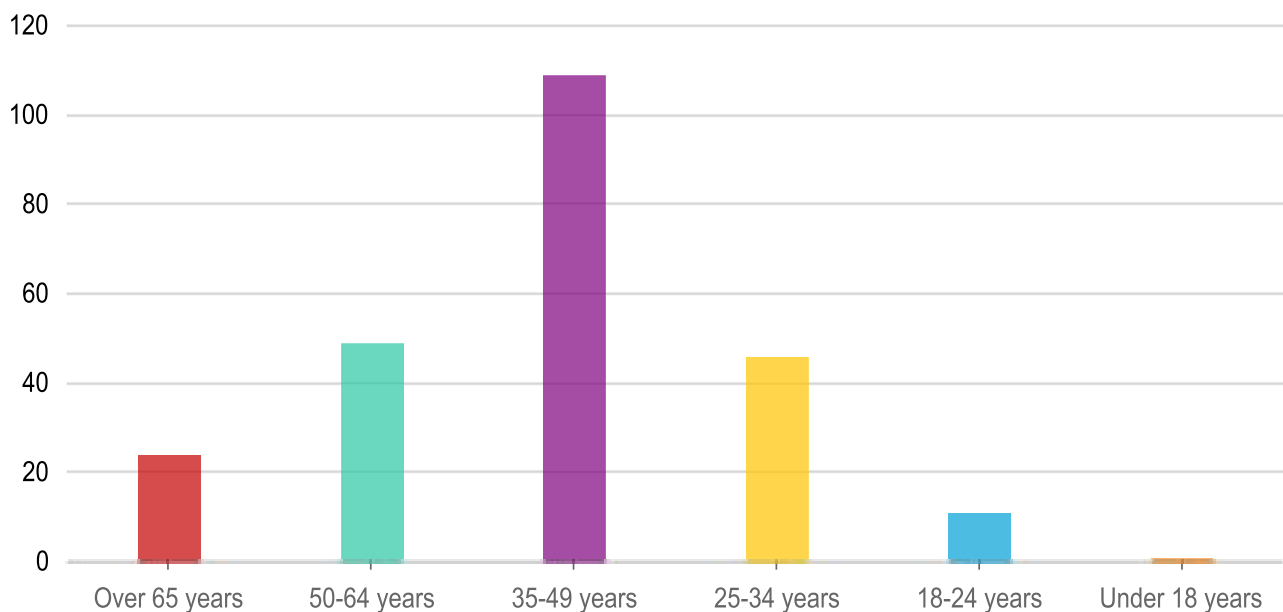
2 years or less

14

5.79%

Answered: 195 Skipped: 47

What is your age?



Answers

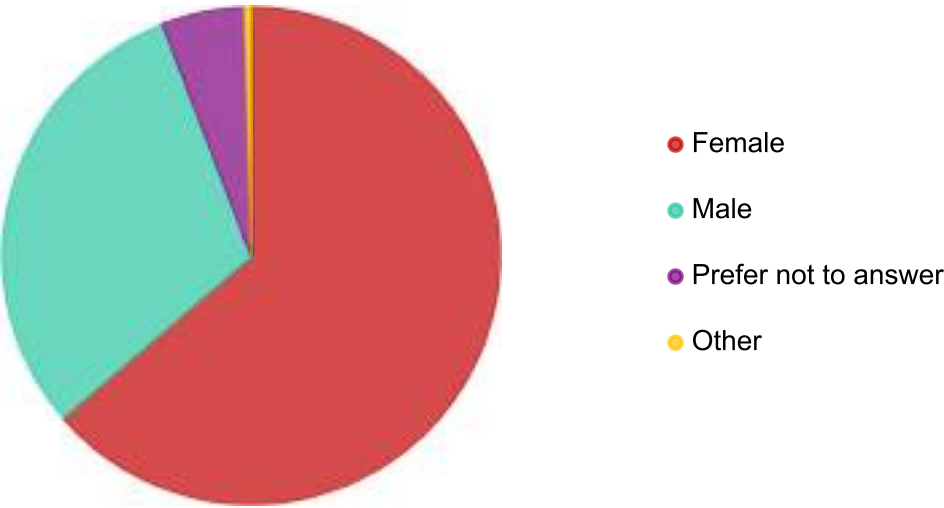
Count

Percentage

Over 65 years	24	9.92%
50-64 years	49	20.25%
35-49 years	109	45.04%
25-34 years	46	19.01%
18-24 years	11	4.55%
Under 18 years	1	0.41%

Answered: 240 Skipped: 2

What is your gender?



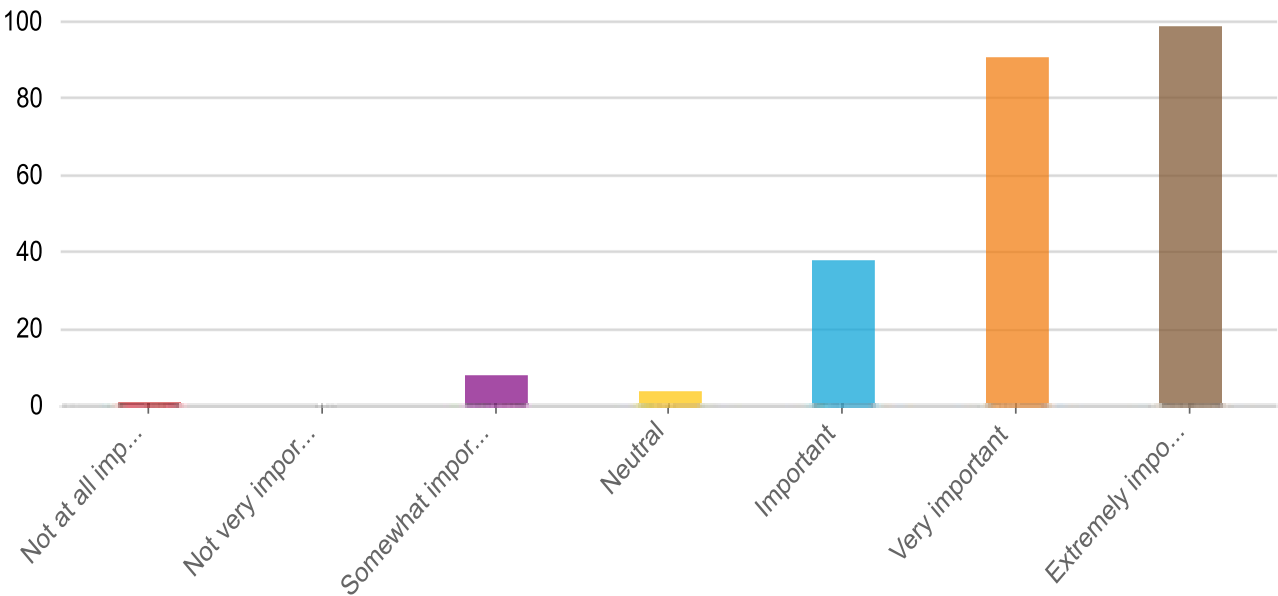
Answers

Count

Percentage

Female	154	63.64%
Male	74	30.58%
Prefer not to answer	13	5.37%
Other	1	0.41%

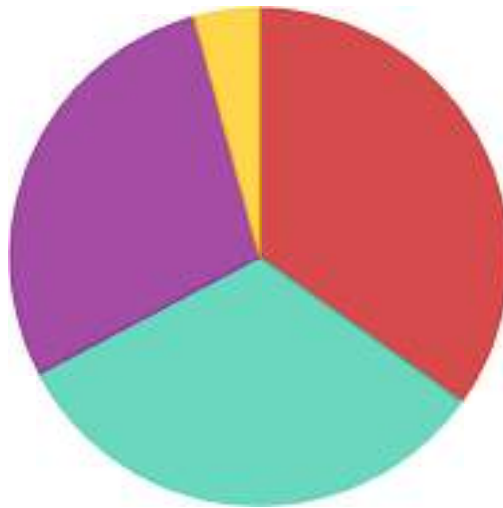
How important are parks and recreation to the overall quality of life in the...



Answers	Count	Percentage
Not at all important	1	0.41%
Not very important	0	0%
Somewhat important	8	3.31%
Neutral	4	1.65%
Important	38	15.7%
Very important	91	37.6%
Extremely important	99	40.91%

How often do you visit the following parks on an annual basis?

o Village Park



- Frequently (1+ times a week)
- Sometimes (1-2 times a month)
- Rarely (less than 5 times a year)
- Never

Answers

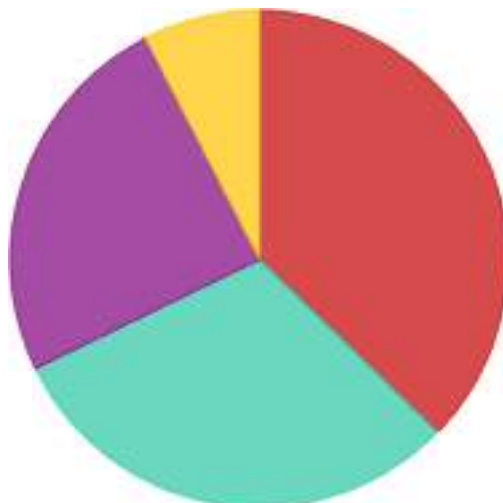
Count

Percentage

Frequently (1+ times a week)	83	34.3%
Sometimes (1-2 times a month)	77	31.82%
Rarely (less than 5 times a year)	68	28.1%
Never	10	4.13%

Answered: 238 Skipped: 4

o Veteran's Park



- Rarely (less than 5 times a year)
- Sometimes (1-2 times a month)
- Frequently (1+ times a week)
- Never

Answers**Count****Percentage**

Rarely (less than 5 times a year)

89

36.78%

Sometimes (1-2 times a month)

73

30.17%

Frequently (1+ times a week)

59

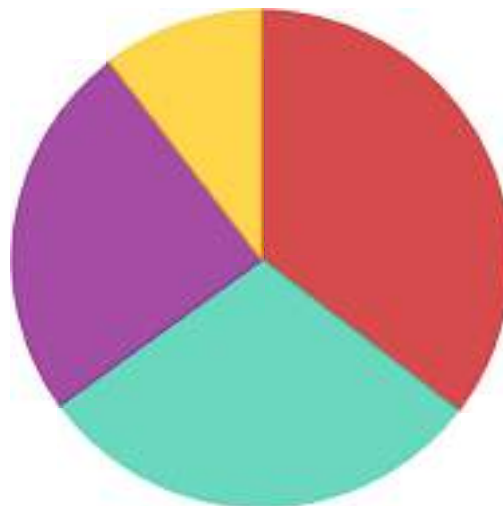
24.38%

Never

18

7.44%

Answered: 239 Skipped: 3

o Larry Forrest Park

- Sometimes (1-2 times a month)
- Rarely (less than 5 times a year)
- Frequently (1+ times a week)
- Never

Answers**Count****Percentage**

Sometimes (1-2 times a month)

85

35.12%

Rarely (less than 5 times a year)

71

29.34%

Frequently (1+ times a week)

59

24.38%

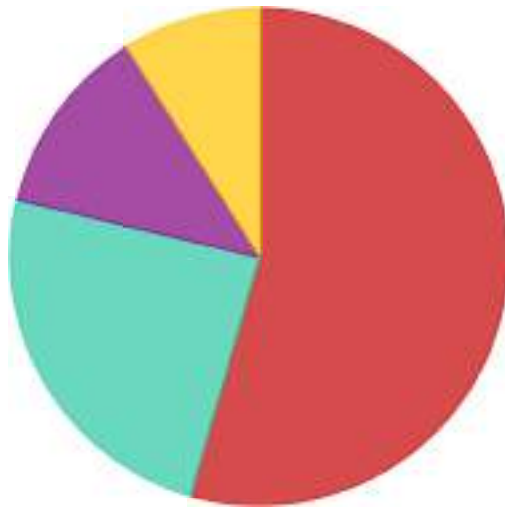
Never

25

10.33%

Answered: 240 Skipped: 2

o Joe Casey Park



- Never
- Rarely (less than 5 times a year)
- Sometimes (1-2 times a month)
- Frequently (1+ times a week)

Answers

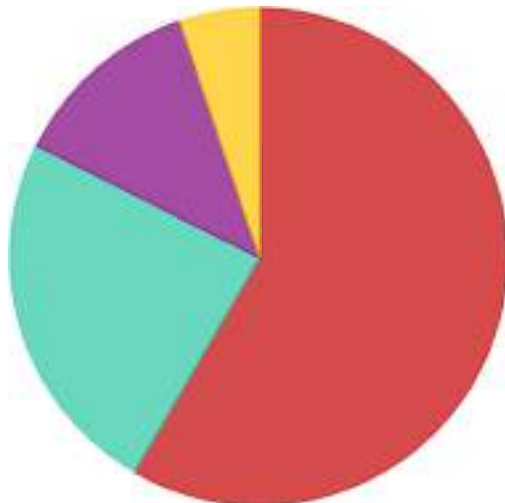
Count

Percentage

Never	128	52.89%
Rarely (less than 5 times a year)	57	23.55%
Sometimes (1-2 times a month)	29	11.98%
Frequently (1+ times a week)	21	8.68%

Answered: 235 Skipped: 7

o Whispering Pines North Park



- Never
- Rarely (less than 5 times a year)
- Frequently (1+ times a week)
- Sometimes (1-2 times a month)

Answers**Count****Percentage**

Never

136

56.2%

Rarely (less than 5 times a year)

56

23.14%

Frequently (1+ times a week)

29

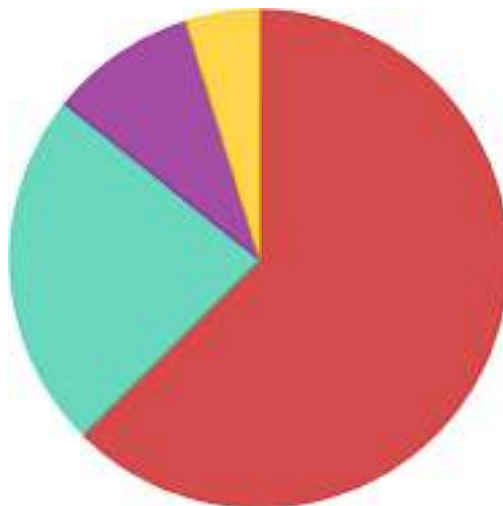
11.98%

Sometimes (1-2 times a month)

12

4.96%

Answered: 233 Skipped: 9

Montag-Calleja Park

● Never

● Rarely (less than 5 times a year)

● Sometimes (1-2 times a month)

● Frequently (1+ times a week)

Answers**Count****Percentage**

Never

145

59.92%

Rarely (less than 5 times a year)

54

22.31%

Sometimes (1-2 times a month)

22

9.09%

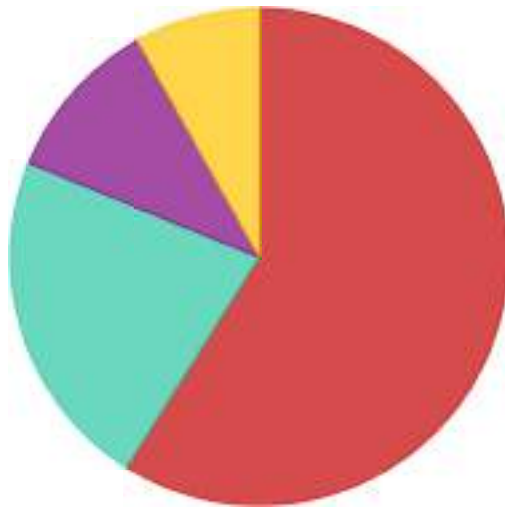
Frequently (1+ times a week)

11

4.55%

Answered: 232 Skipped: 10

Meadows Park



- Never
- Rarely (less than 5 times a year)
- Frequently (1+ times a week)
- Sometimes (1-2 times a month)

Answers

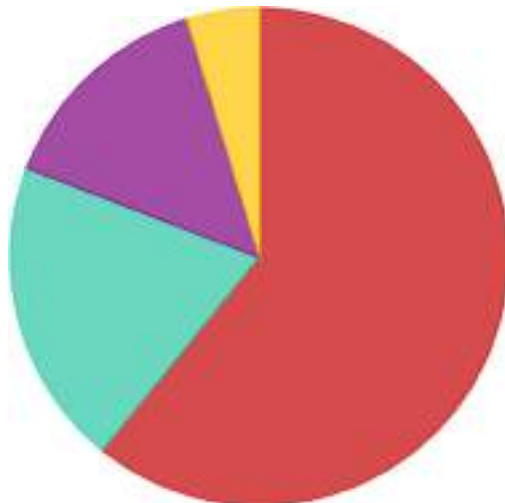
Count

Percentage

Never	138	57.02%
Rarely (less than 5 times a year)	52	21.49%
Frequently (1+ times a week)	25	10.33%
Sometimes (1-2 times a month)	19	7.85%

Answered: 234 Skipped: 8

o Disc Golf



- Never
- Rarely (less than 5 times a year)
- Sometimes (1-2 times a month)
- Frequently (1+ times a week)

Answers**Count****Percentage**

Never

143

59.09%

Rarely (less than 5 times a year)

47

19.42%

Sometimes (1-2 times a month)

34

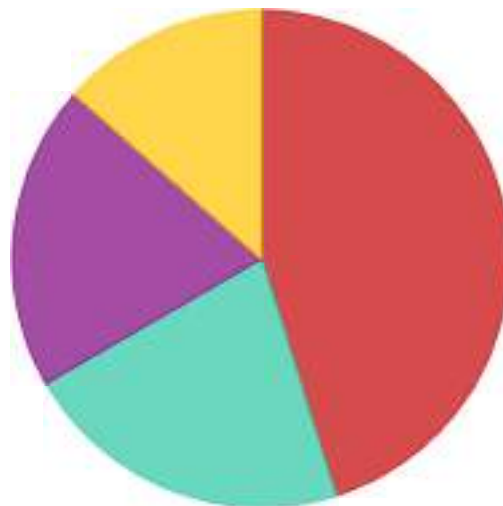
14.05%

Frequently (1+ times a week)

11

4.55%

Answered: 235 Skipped: 7

o Parnell Prairie

● Never

● Rarely (less than 5 times a year)

● Sometimes (1-2 times a month)

● Frequently (1+ times a week)

Answers**Count****Percentage**

Never

107

44.21%

Rarely (less than 5 times a year)

51

21.07%

Sometimes (1-2 times a month)

47

19.42%

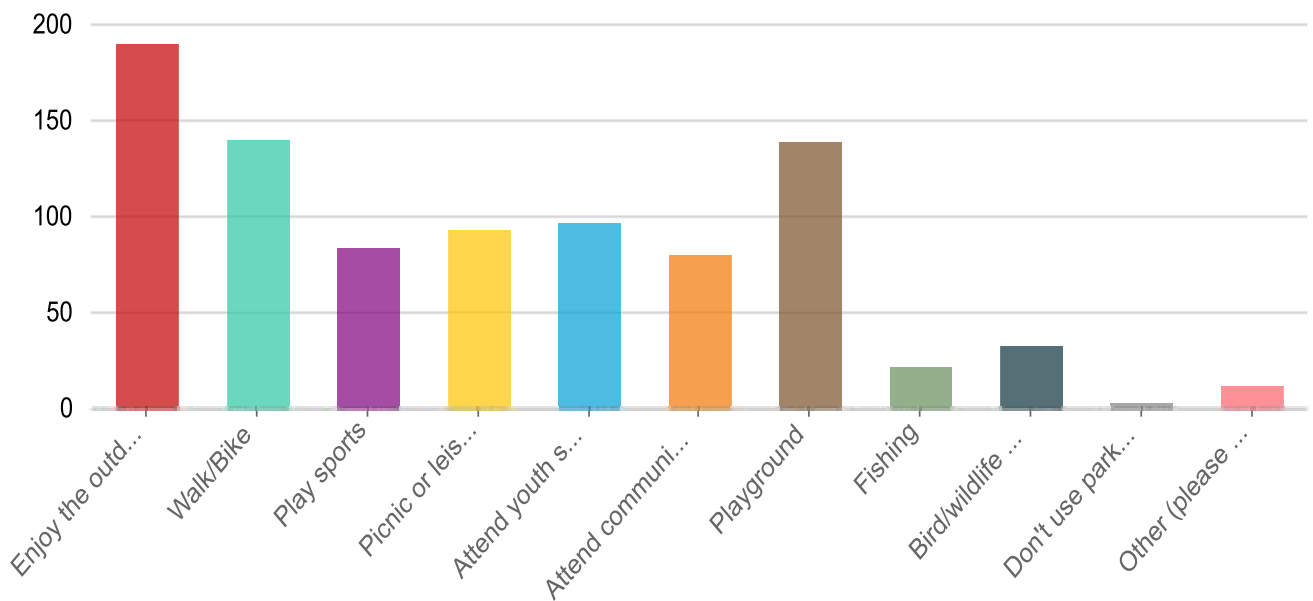
Frequently (1+ times a week)

32

13.22%

Answered: 237 Skipped: 5

What are the primary reason(s) you use parks in the Village of Somerset? (Check at all...



Answers

Count

Percentage

Enjoy the outdoors	190	78.51%
Walk/Bike	140	57.85%
Play sports	84	34.71%
Picnic or leisure activities	93	38.43%
Attend youth sporting events	97	40.08%
Attend community or civic festivals/events	80	33.06%
Playground	139	57.44%
Fishing	22	9.09%
Bird/wildlife watching	33	13.64%
Don't use parks	3	1.24%
Other (please list)	12	4.96%

Answered: 241 Skipped: 1

If you answered "other" to the previous question, please list the reasons you use parks in...

The word cloud requires at least 20 answers to show.

Word	Count
------	-------

pickleball	3
------------	---

dog	3
-----	---

dogs	2
------	---

walking	2
---------	---

court	2
-------	---

Walk	1
------	---

Toddler	1
---------	---

loves	1
-------	---

Swimming	1
----------	---

river	1
-------	---

Running	1
---------	---

reasons	1
---------	---

kayaking	1
----------	---

Lemire	1
--------	---

family	1
--------	---

reunion	1
---------	---

meadows	1
---------	---

put	1
-----	---

oval	1
------	---

pickle	1
--------	---

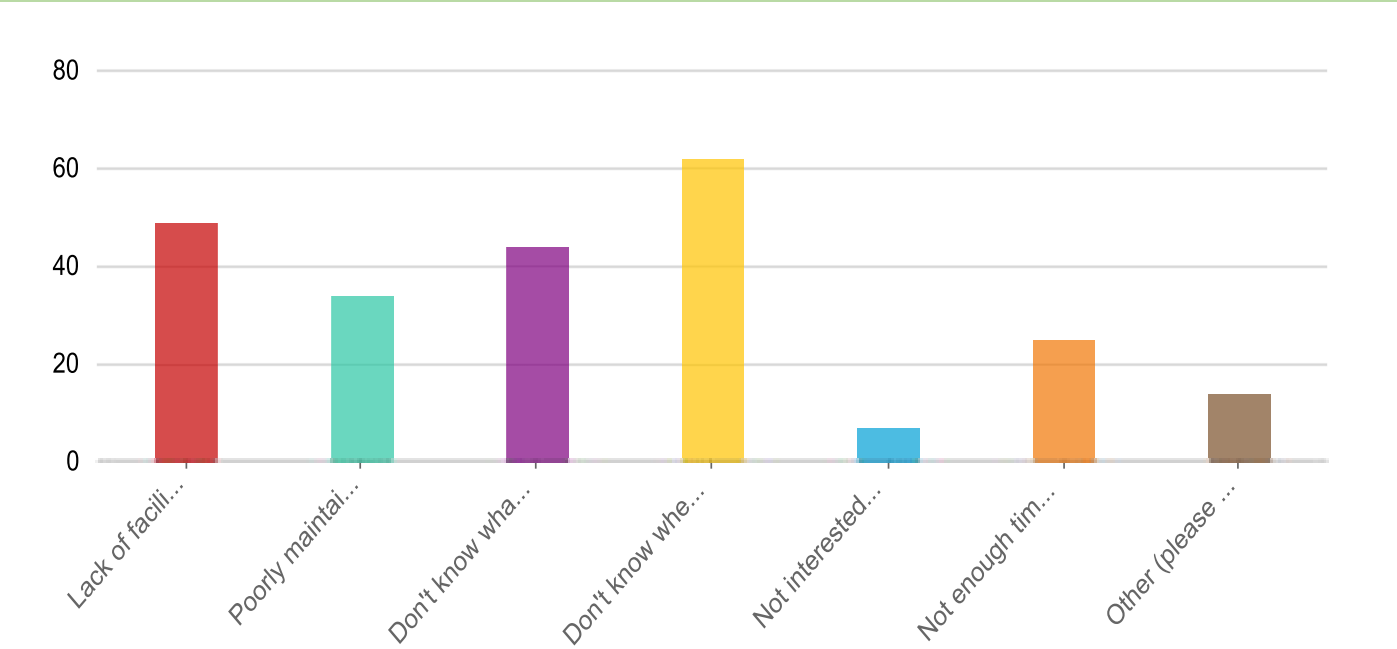
ball	1
------	---

love	1
------	---

playing	1
tennis	1
Exercise	1
walking.	1
Bring	1
Bike	1

Answered: 14
 Skipped: 228

If you rarely or never use the parks in the Village of Somerset, what are the reasons why...



Answers	Count	Percentage
Lack of facilities/amenities	49	20.25%
Poorly maintained	34	14.05%
Don't know what is available	44	18.18%
Don't know where the parks are located	62	25.62%
Not interested in parks	7	2.89%

Not enough time	25	10.33%
Other (please list)	14	5.79%

Answered: 140 Skipped: 102

If you answered "other" to the previous question, please list the reasons you rarely/never...

The word cloud requires at least 20 answers to show.

Word	Count
Parks	5
isn't	2
live	2
playgrounds	2
kids	2
Location	2
walking	1
trails	1
Whispering	1
pinos	1
close	1
village.	1
end	1
areas	1
bigger	1
/	1
inclusive	1

kid	1
focused	1
grown.	1
swings.	1
kids.	1
"sometimes"	1
grandkids	1
there.	1
bike	1
paths	1
joining	1
together!!!	1
There's	1
afew	1
street	1
son	1
older	1
visit	1
home;	1
closer	1
amenities	1
convenient	1
me.	1

Equipment	1
age	1
toddler	1
Don't	1
area	1

Answered: 16 Skipped: 226

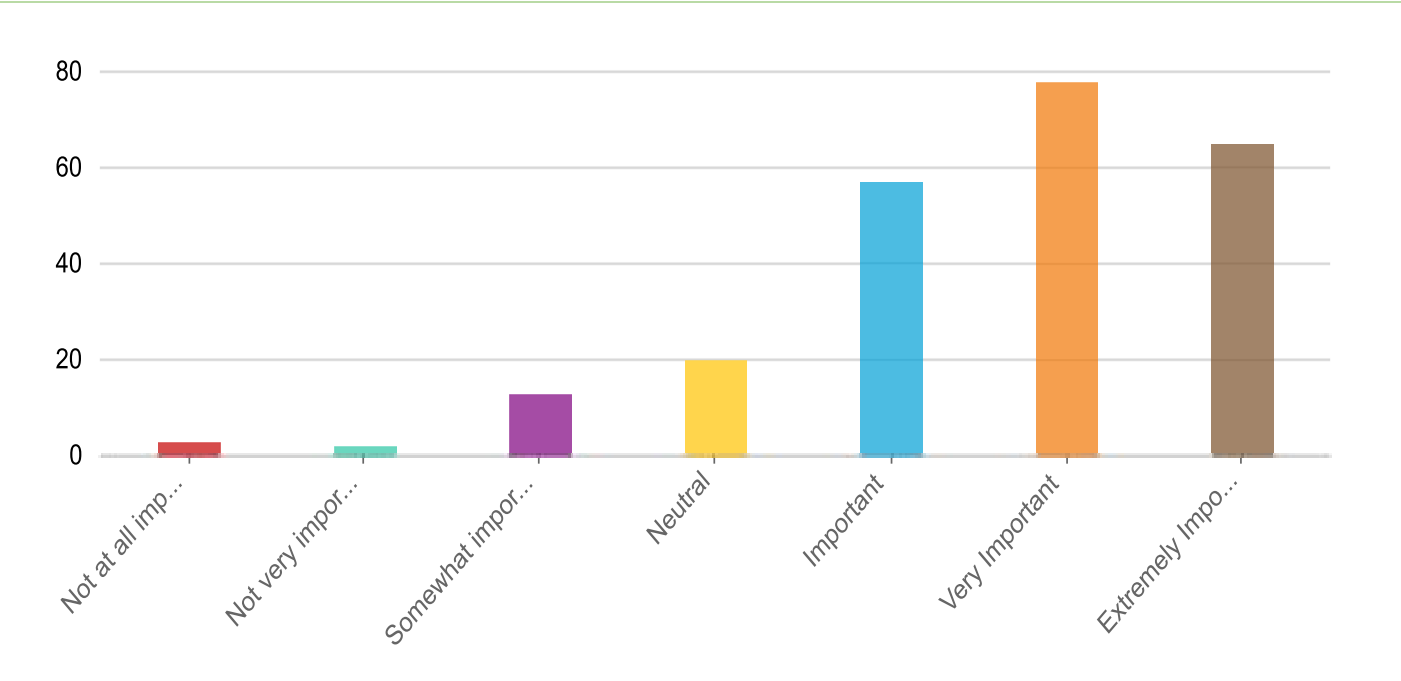
How would you rate the general condition and maintenance of parks and...



Answers	Count	Percentage
Poor	19	7.85%
Okay	89	36.78%
Good	91	37.6%
Very good	37	15.29%
Excellent	3	1.24%

Answered: 239 Skipped: 3

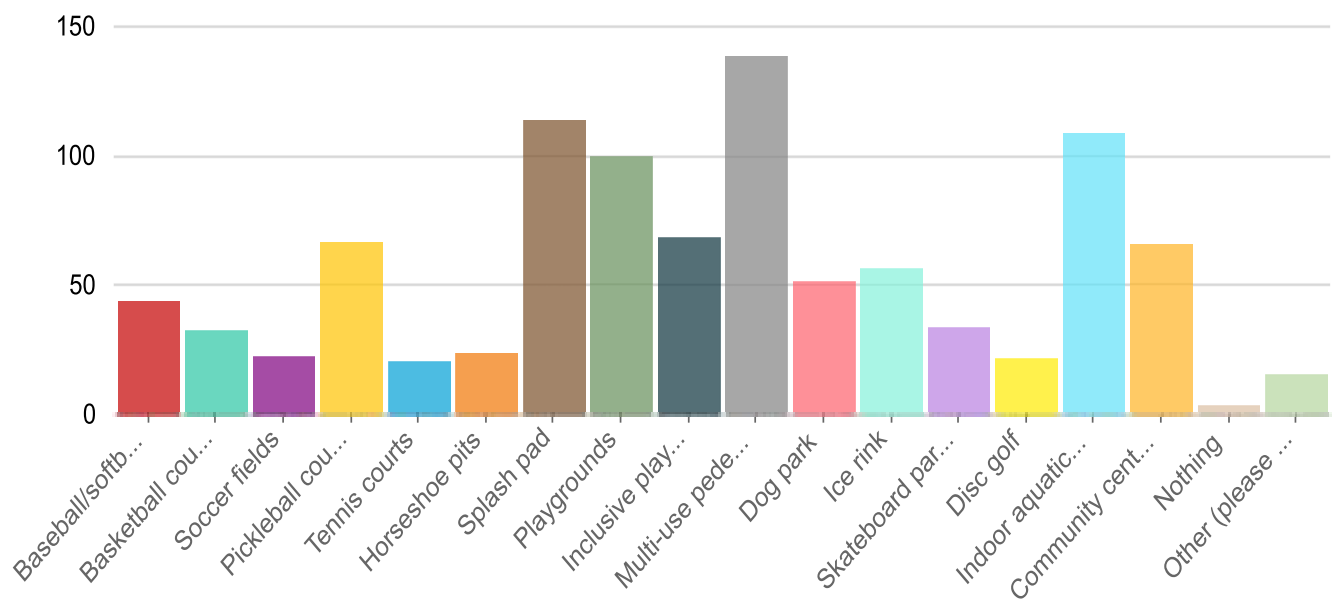
How would you rate the importance of natural open spaces in the Village of...



Answers	Count	Percentage
Not at all important	3	1.24%
Not very important	2	0.83%
Somewhat important	13	5.37%
Neutral	20	8.26%
Important	57	23.55%
Very Important	78	32.23%
Extremely Important	65	26.86%

Answered: 238 Skipped: 4

What additional park and recreation amenities/facilities would you like to see in the Villa...



Answers	Count	Percentage
Baseball/softball fields	44	18.18%
Basketball courts	33	13.64%
Soccer fields	23	9.5%
Pickleball courts	67	27.69%
Tennis courts	21	8.68%
Horseshoe pits	24	9.92%
Splash pad	114	47.11%
Playgrounds	100	41.32%
Inclusive playgrounds	69	28.51%
Multi-use pedestrian trails	139	57.44%
Dog park	52	21.49%
Ice rink	57	23.55%
Skateboard park	34	14.05%
Disc golf	22	9.09%

Indoor aquatic center	109	45.04%
Community center (no pool)	66	27.27%
Nothing	4	1.65%
Other (please list)	16	6.61%

Answered: 237 Skipped: 5

If you answered "other" to the previous question, please list additional amenities/facilities...

The word cloud requires at least 20 answers to show.

Word	Count
trails	6
park	5
river	4
walking	3
Community	3
Bike	3
picnic	3
courts	2
walk	2
area	2
center	2
upgraded	2
5	1
Sonerset	1
ice	1

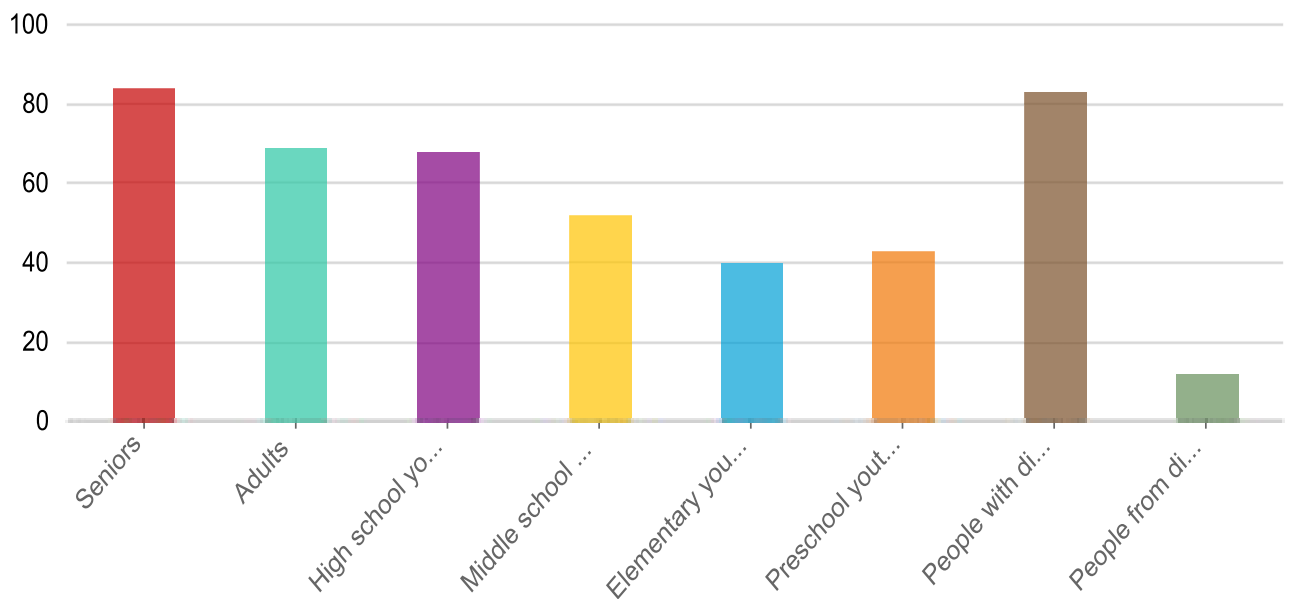
year	1
round	1
benefit	1
support	1
building.	1
add	1
indoor	1
basketball	1
pickle	1
ball	1
central	1
activity	1
centered	1
hockey	1
rink.	1
tubers	1
Deserves	1
it.	1
Volleyball.	1
village	1
vets	1
permanent	1
gym/workout	1

equipment	1
Nature	1
limited	1
sidewalk	1
space	1
biking/walking	1
dog	1
to.	1
special.	1
Lighting	1
tables.	1
can't	1
enjoy	1
night	1
tables	1
dangerous	1
sit	1
on.	1
Fishing	1
pier	1
beach	1
Garden	1
paths	1

town	1
joins	1
path	1
maintained	1
sidewalks	1
gardens	1
trees	1
updated	1
palygrounds.	1
kids	1
playgrounds	1
stink	1
date	1
reflect	1
poorly	1
community.	1
trail	1

Answered: 18 Skipped: 224

Which groups do you feel are most underserved by current park amenities/facilities?...



Answers

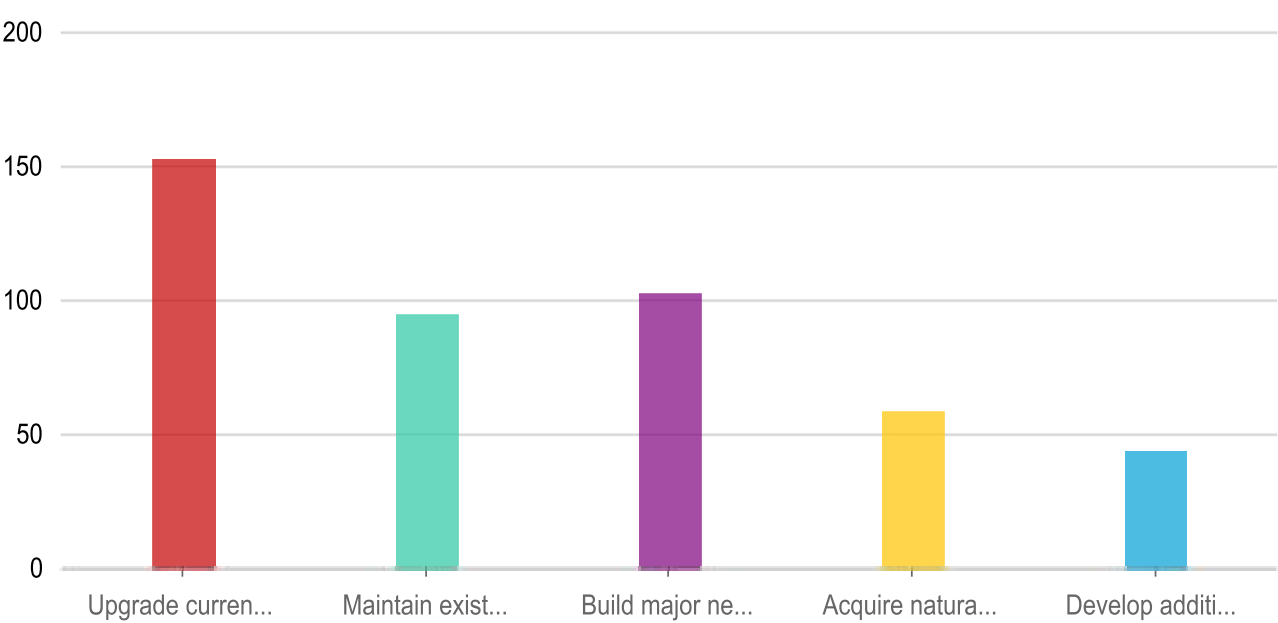
Count

Percentage

Seniors	84	34.71%
Adults	69	28.51%
High school youth	68	28.1%
Middle school youth	52	21.49%
Elementary youth	40	16.53%
Preschool youth	43	17.77%
People with disabilities	83	34.3%
People from diverse cultures	12	4.96%

Answered: 200 Skipped: 42

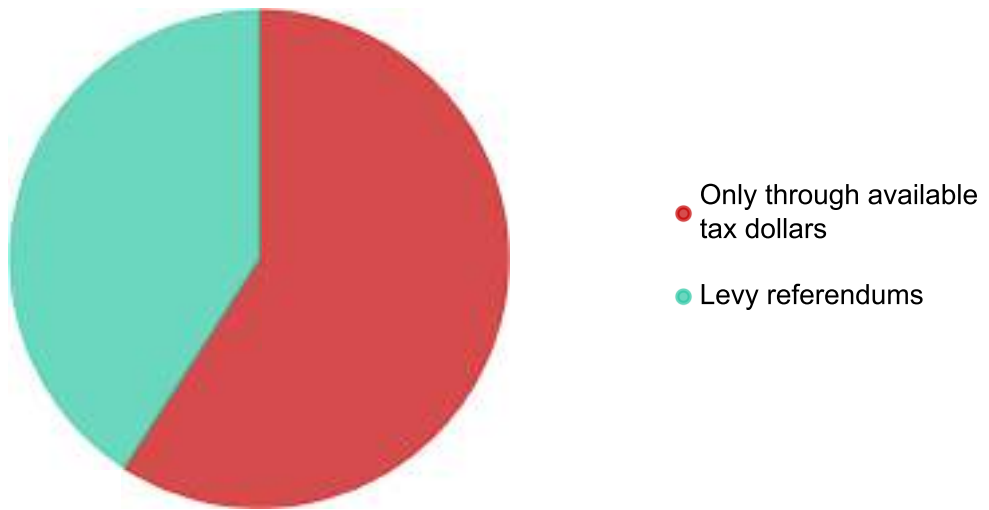
How can the Village of Somerset's park system be improved? (Please check top 2...



Answers	Count	Percentage
Upgrade current parks and facilities	153	63.22%
Maintain existing parks and facilities	95	39.26%
Build major new facilities (e.g. multi-sports complex, community center, aquatic center)	103	42.56%
Acquire natural areas	59	24.38%
Develop additional parks	44	18.18%

Answered: 237 Skipped: 5

How do you feel parks and recreation facilities should be funded?



Answers

Count

Percentage

Only through available tax dollars

136

56.2%

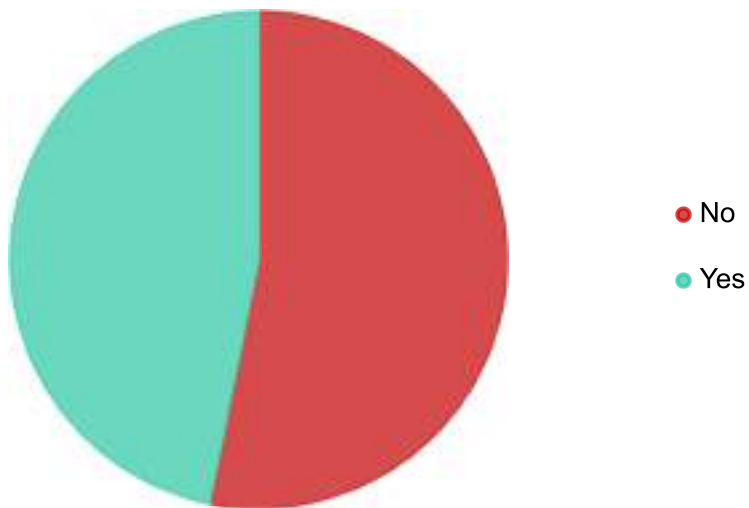
Levy referendums

94

38.84%

Answered: 230 Skipped: 12

Would you support a dog park in the Village of Somerset?



Answers**Count****Percentage**

No

126

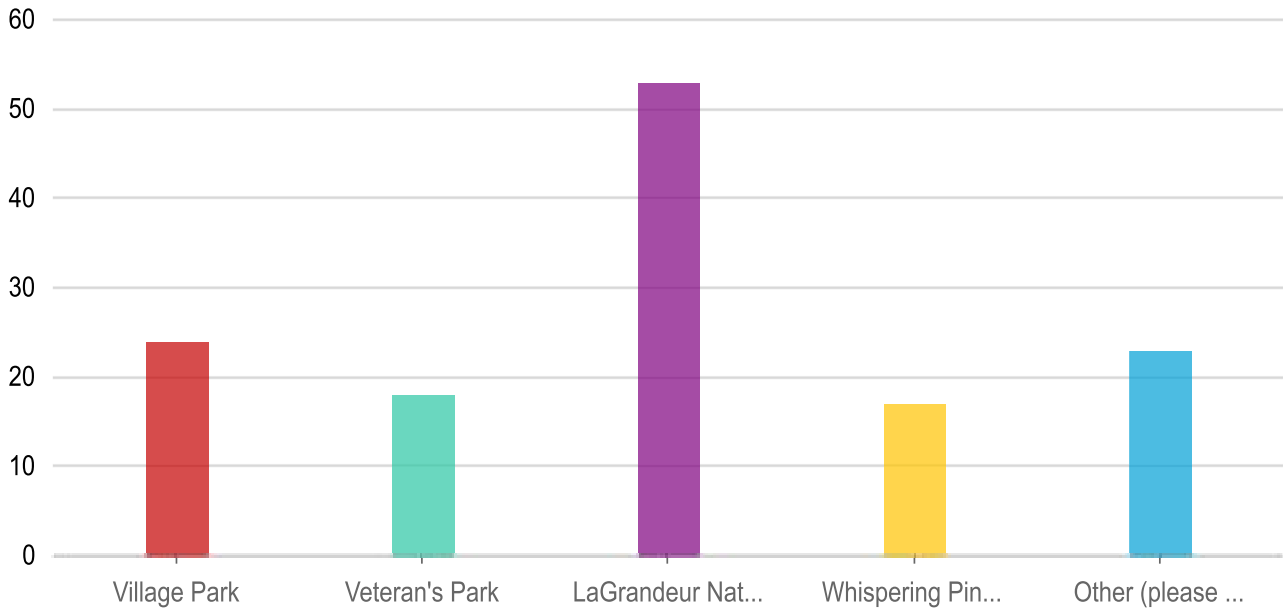
52.07%

Yes

111

45.87%

Answered: 237 Skipped: 5

If you answered yes to the previous question, which area of the Village woul...**Answers****Count****Percentage**

Village Park

24

9.92%

Veteran's Park

18

7.44%

LaGrandeur Natural Area/Disc Golf Course

53

21.9%

Whispering Pines North Park (green space area)

17

7.02%

Other (please list)

23

9.5%

Answered: 135 Skipped: 107

If you answered "other" to the previous question, please list alternative possible...



Word	Count
park	27
village	10
dog	10
Parnell	7
prairie	6
dogs	6
land	5
Legrandeur	4
village.	4
township	4
Whispering	3
Pines	3
North	3
kids	3

Barking	3
industrial	3
River	3
work	3
close	2
Awful.	2
vets	2
find	2
houses	2
possibly	2
space	2
community	2
Veteran's	2
Apple	2
west	2
St.	2
Anne's	2
Church	2
big	1
run	1
play	1
people's	1
homes.	1

protected.	1
streets	1
dangerous	1
Harriman.	1
Adding	1
traffic	1
busy-	1
playing	1
pickle	1
ball	1
basketball	1
tennis	1
flying	1
kites	1
hanging	1
hammocks	1
trees	1
scenic.	1
disrupt	1
tranquil	1
setting	1
scare	1
wild	1

life.	1
lots	1
space.	1
donate	1
land.	1
Small	1
smaller	1
Preseve	1
top	1
playground	1
nervous.	1
high	1
profile	1
areas	1
suggestion	1
house	1
love	1
friends	1
large	1
enough.	1
people	1
houses.	1
noise	1

smell	1
poop	1
Somerset.	1
buying	1
back	1
unutilized	1
green	1
current	1
business.	1
country	1
appropriate.	1
great	1
prefer	1
instead.	1
put	1
existing	1
located	1
well.	1
village-owned	1
feel	1
piece	1
residential	1
area	1

ooportunity	1
upgraded	1
use.	1
Finding	1
open	1
field	1
wooded	1
trails	1
hills	1
woodsy	1
ideal	1
stuff	1
loud	1
bark	1
play.	1
Richmond	1
country.	1
disc	1
golf	1
course!	1
place	1
good	1
thing	1

Is there anything else we should know about parks and recreation in the Village of...



Word	Count
park	63
dog	39
parks	28
Village	27
Park.	15
kids	14
Somerset	13
area	12
river	12
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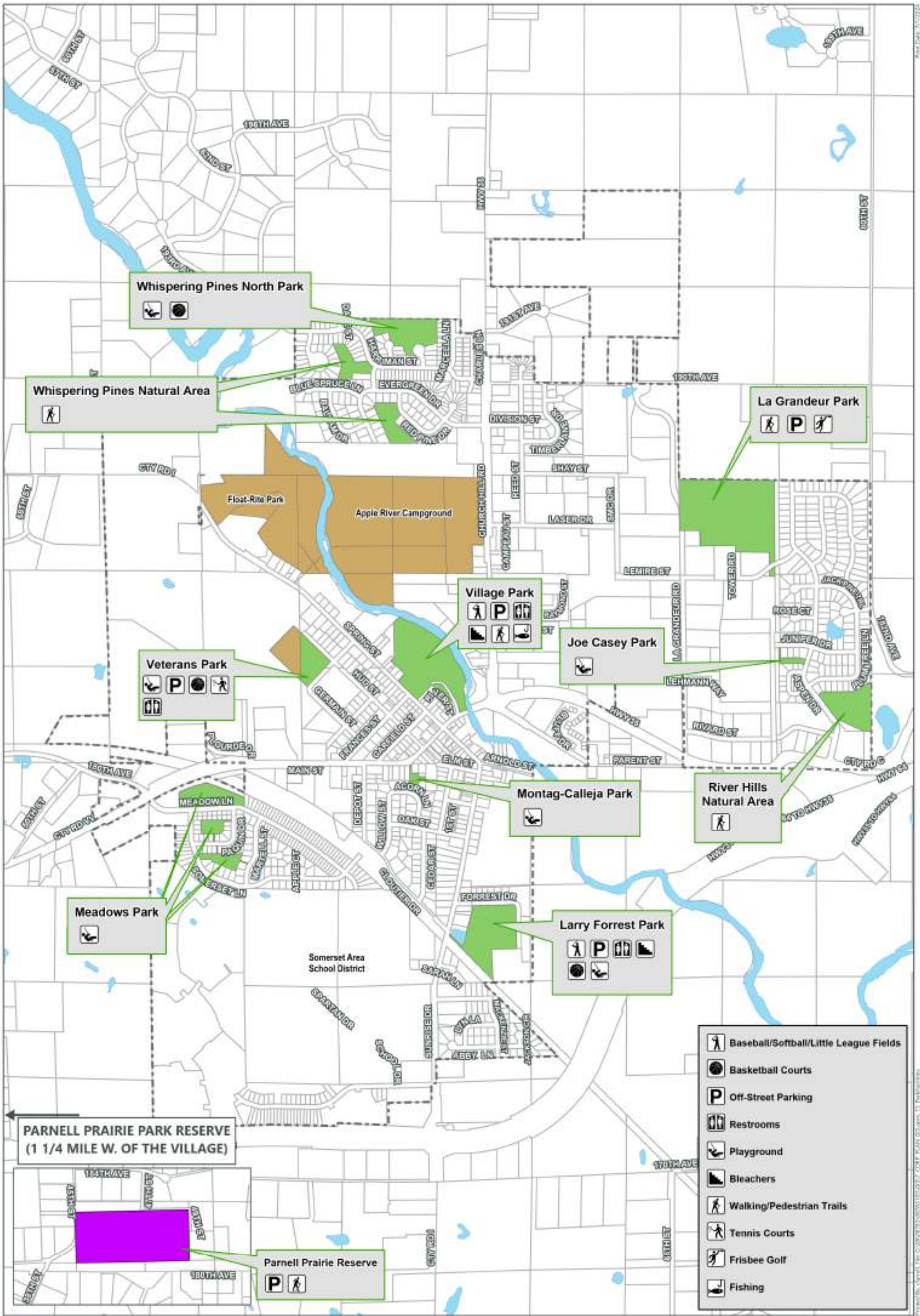
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APPENDIX C: Sidewalk and Trail Maps



City of Hudson Grandview/Burton User Fees

Facility use rental requests may be directed to:

Deb Andrews dandrews@hudsonwi.gov

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Priority 6	Priority 7
Grandview per field	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$20.00/hr	\$30.00/hr
Grandview Scoreboards per field	N/C	N/C	N/C	N/C	N/C	\$10.00/hr	\$10.00/hr
Grandview Lights per field	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Grandview Field Marking per Field	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Burton Per Field	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$10.00/hr	\$20.00/hr	\$30.00/hr
Burton Field Marking per Field	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00

Field Prep and Marking: Additional fees added for field striping, lining, or other prep work. The cost for striping is \$50.00 per field. Users may chalk and/or strip grass fields but must be approved by Public Works staff.

Organizations will be invoiced at the end of each season based on scheduled times. Any discrepancies between the calendar and actual filed use may be challenged during the invoice period.

***The fields are open for public use if they are not reserved or have been prepped for future use.**

*** A single time user is exempt from submitting insurance documentation.**

Priority Classes

Highest priority is 1, lowest priority is 7.

Priority 1

Hudson Adult Softball Association

Priority 2

Hudson School District Athletic Director Scheduled Event(s)

Priority 3

Hudson Boosters

Priority 4

Other local non-profit youth sports organizations serving groups with 85% Hudson child/youth participation.

Priority 5

Documented non-profit groups or organizations that reside in the City of Hudson.

Priority 6

Documented non-profit groups or organizations with mailing address outside the City of Hudson.

Priority 7

For-profit or commercial groups or organizations.

Priority Class Required Documentation

Priority 1 Required Documentation

- 1) Voided Check from Hudson Adult Softball Association (address:)
- 2) Certificate of Insurance with the "Insured" being a Hudson mailing address.

Priority 2 Required Documentation

- 1) Credential demonstrating position held within the Hudson School District

Priority 3 Required Documentation

- 1) Certificate of Insurance with the "Insured" being a Hudson mailing address.
- 2) Listed as a 501 (c) 3 on <https://501c3lookup.org/state/WI>
- 3) Certificate of Exempt Status issued by the Wisconsin Department of Revenue
- 4) IRS Form 990 showing tax exempt status and year of formation. <https://www.irs.gov/charities-and-nonprofits>

Priority 4 Required Documentation

- 1) Certificate of Insurance.
- 2) Listed as a 501 (c) 3 on <https://501c3lookup.org/state/WI>
- 3) Certificate of Exempt Status issued by the Wisconsin Department of Revenue
- 4) IRS Form 990 showing tax exempt status and year of formation. <https://www.irs.gov/charities-and-nonprofits>

Priority 5 Required Documentation

- 1) Certificate of Insurance.
- 2) Listed as a 501 (c) 3 on <https://501c3lookup.org/state/WI>
- 3) Certificate of Exempt Status issued by the Wisconsin Department of Revenue
- 4) IRS Form 990 showing tax exempt status and year of formation. <https://www.irs.gov/charities-and-nonprofits>

Priority 6 Required Documentation

- 1) Certificate of Insurance.
- 2) Listed as a 501 (c) 3 on <https://501c3lookup.org/state/WI>
- 3) IRS Form 990 showing tax exempt status and year of formation. <https://www.irs.gov/charities-and-nonprofits>

Priority 7 Required Documentation

- 1) Certificate of Insurance

Policies

Field Allocation Process:

- 1) Field requests will be processed beginning March 1.
- 2) All field reservations must contain the following for each team:
 - a. Name of Coach/contact person
 - b. Telephone number of Coach/contact person
 - c. E-Mail address of Coach/contact person
- 3) On March 1st, department staff will begin the allocation process of assigning Athletic Fields, dates, and times to various organizations based submitted requests and the priorities listed in this policy (See priority group classification). **It may not be possible to grant all requests.**
- 4) Once allocations are determined, they will not be changed during the season, except for rescheduling games due to weather, or as approved by the City of Hudson.
- 5) Sanctioned League Games take precedence over practice, regardless of priority ranking, including rescheduling of games.
- 6) If two or more organizations in the same priority level submit competing applications, allocations will be done via lottery.
- 7) Once completed, a link to the on-line schedule will provided to the requesting organizations.
- 8) For larger events, such as tournaments where commitments must be made and published in advance, no priority displacement will occur.

- 9) During high demand times, expect multiple teams scheduled per field. If exclusivity is required, consider requesting a low demand day like Friday, Saturday, or Sunday.
- 10) If field demand is high, as determined by the City of Hudson.
 - a. City of Hudson may designate two practice times per field 5-7, and 7-9 to accommodate field requests.
 - b. In the event demand is high enough to require practice times to be set by the City of Hudson, the City of Hudson will not charge the later practice times for the use of ballfield lights if the lights are required.
 - c. In the event demand is high enough to require practice times to be set by the City of Hudson, expect a rotating schedule of 5-7 and 7-9 practice times to make access to all fair and equal.

Cancellation Policy:

- 1) Cancellation received more than 72 hours in advance of scheduled event will not be charged.
- 2) Cancellation received LESS than 72 hours in advance will be charged for the requested time.
- 3) *Cancellation due to weather will not be charged.***
- 4) The determination of whether or not to charge for a cancellation will be made by the City of Hudson.

Sec. 12-1-5. Reservation policy.

- (a) *Policy on Reservation.* The Village-owned park and park facilities and shelter areas are primarily for the nonexclusive use of the residents and visitors of the Village. However, under proper circumstances, exclusive use of the same or parts thereof may be permitted. This Section is intended to regulate exclusive use of municipality-owned parks, park facilities, park shelters or parts thereof, in the Village of Somerset to the end that the general welfare of the Village is protected.
- (b) *Reservation of Park Space.*
 - (1) A person or group, firm organization, partnership or corporation may reserve the use of a park facility or a park shelter by written application filed with the Village Clerk-Treasurer for referral to the Village Board chairperson for a permit for exclusive use of the same. The Village Board chairperson shall issue permits for exclusive use of a portion of a park or park shelter, while the Village Board shall issue permits for the exclusive use of Village parks. All reservations shall be made on application forms in the office of the Village Clerk-Treasurer and shall be on a first-come, first-served basis, provided however, that any Village-based church or civic group may make reservations for dates used by it in past years on a continuing basis, at any time. Reservation of a designated area shall give the party to whom reserved the right to use such area to the exclusion of others for and during the period of reservation. Areas not reserved shall be open to use by all.
- (c) *Application.* Applications shall be filed with the Village Board at least fourteen (14) days prior to the date on which the exclusive use of the entire park is requested, or at least three (3) days prior to the date on which a park shelter or a portion of a park is to be used, and shall set forth the following information regarding the proposed exclusive use:
 - (1) The name, address and telephone number of the applicant.
 - (2) If the exclusive use is proposed for a group, firm, organization, partnership or corporation, the name, address and telephone number of the headquarters of the same and the responsible and authorized heads or partners of the same.
 - (3) The name, address and telephone number of the person who will be responsible for the use of the said park, area or facility.
 - (4) The date when the exclusive use is requested and the hours of the proposed exclusive date.
 - (5) The anticipated number of persons to use the said park, area or facility.
 - (6) Any additional information which the Village Board, Chief of Police or Clerk-Treasurer finds reasonably necessary to a fair determination as to whether a permit should be issued.
- (d) *Action on Application.* The Village Board shall act promptly on all applications for permits for exclusive park use (not shelter use) after consulting with the applicant, if necessary.
- (e) *Reasons for Denial.* Applicants under this Section may be denied for any of the following reasons:
 - (1) If it is for a use which would involve a violation of Federal or State law or any provision of this Code.
 - (2) If the granting of the permit would conflict with another permit already granted or for which application is already pending.
 - (3) If the application does not contain the information required by Subsection (c) above.
 - (4) The application is made less than the required days in advance of the scheduled exclusive use.

-
- (5) If it is for a use of the park or park facility at a date and time when, in addition to the proposed use, anticipated nonexclusive use by others of the park or park facility is expected and would be seriously adversely affected.
 - (6) If the law enforcement requirements of the exclusive use will require so large a number of persons as to prevent adequate law enforcement to the park, park facility or shelter area involved or of the rest of the Village.
 - (7) The exclusive use will reasonably create a substantial risk of injury to persons or damage to property.
 - (8) The exclusive use is so poorly organized that participants are likely to engage in aggressive or destructive activity.
- (f) *Indemnification.* Prior to granting any permit for exclusive use of the park, the Village may require the permittee to file evidence of good and sufficient sureties, insurance in force or other evidence of adequate financial responsibility, running to the Village and such other third parties as may be injured or damaged, in an amount depending upon the likelihood of injury or damage as a direct and proximate result of the exclusive use sufficient to indemnify the Village and such third parties as may be injured or damaged thereby, caused by the permittee, its agents or participants.
- (g) *Permit Not Required For Village Activity.* A permit is not required for exclusive use of the park or a park facility sponsored by the Village of Somerset.
- (h) *Permit Revocation.* The Village Board, or Chief of Police may revoke a permit already issued if it is deemed that such action is justified by an actual or potential emergency due to weather, fire, riot, other catastrophe or likelihood of a breach of the peace or by a major change in the conditions forming the basis of the issuance of the permit.
- (i) *Form of Permit.* Each permit shall be in a form prescribed by the Village Board and shall designate the park, park facility or shelter area involved, date, hours of the exclusive use, purpose of the exclusive use and the name of the person, group, firm, organization, partnership or corporation to which the permit is issued.
- (j) *Class B Fermented Malt Beverage Licenses.* When fermented malt beverages are sold at any event authorized by this Section, a valid Fermented Malt Beverage license shall be obtained and the provisions of Sections 7-2-11 and 11-4-1 shall be fully complied with. Said license must be held by the person who filed the original license and shall be presented to any law enforcement officer upon request.
- (k) *Care of Facilities.* Persons reserving Village facilities shall be completely responsible for cleaning up the facilities after the event to the satisfaction of Village officials. All reserved areas shall be left in a clean condition, with refuse placed in containers provided for such purpose. Any organization or corporation reserving any area in a Village park shall agree to assume full responsibility for all damage to Village property by any invitee of said organization or corporation and shall make full payment therefore upon billing by the Village Clerk-Treasurer. Failure to do so shall deny future use of park facilities until such payment be made, in addition to any other remedy which the Village may have.
- (l) *Use of Concession Stand.* Any person or group desiring to use a park concession stand must complete the Concession Stand Agreement (form obtainable from the Village Clerk's office) and submit it to the Village Clerk. A refundable security deposit of one hundred dollars (\$100.00) must be submitted with the Agreement. The fee for the use of a concession stand shall be set annually by the Village Board in the fee schedule. The Concession Stand Agreement, security deposit and use fee shall be submitted to the Village Clerk at least seven (7) days prior to the date of intended use of a concession stand. Upon completion of the use of a concession stand, the Village shall inspect the premises and if the condition of the stand complies with Subparagraph "(k)" of this Ordinance, then the person or group's security deposit shall be refunded within seven (7) days of the completed use.

(m) *Special Provisions for Use of Park Space by Sports Leagues.* The provisions of this Subparagraph "(m)" shall apply to use of park space by sports leagues in lieu of the application procedure outlined in Subparagraphs "(b)" and "(c)" of Section 12-1-5.

- (1) League schedules, park space to be used, contact information and number of participants shall be submitted to the Village Clerk's office on or before May 15th of the year in which the league play is to occur.
- (2) A season fee of ten dollars (\$10.00) per participant must be paid to the Village Clerk's office on or before May 15th of the year in which the league play is to occur. This fee shall entitle the league to have one weekend tournament (Friday, Saturday and Sunday) during the season.
- (3) Any additional tournaments beyond the one referenced in Subparagraph "(2)" above, and any tournaments organized by groups not paying the season fee provided for in that Subparagraph shall pay a tournament fee of one hundred dollars (\$100.00) per tournament. This fee shall be paid in full to the Village Clerk's office at least 7 days prior to the anticipated tournament.

(Ord. No. 544, § I, 3-28-2006; Ord. No. A-606, 7-16-2013)

Impact Fee Needs Assessment Update

**Village of Somerset
St. Croix County, Wisconsin
August 2024**

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Impact Fee Needs Assessment Update Village of Somerset

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CHAPTER 1 – INTRODUCTION

1.1 INTRODUCTION

The Village of Somerset has a history of being proactive when developing infrastructure for the provision of services to serve new development, as well as serve existing residents and businesses. To do so they have utilized a full range of planning and finance options, including grants, taxes, impact fees and utilities.

Beginning in 2001, the Village began to utilize impact fees to address these and other issues. A law enacted in 1995 allows the Village to charge impact fees for public improvements. Impact fees are cash contributions, contributions of land, or interests in land or any other items of value that are imposed on a developer by a political subdivision. Impact fees can be used to recover costs to construct, expand, or improve public facilities. Public facilities include:

- highways and other transportation facilities
- traffic control devices
- facilities for collection and treating of sewage
- facilities for collection and treating storm and surface water
- facilities for pumping, storing, and distributing water
- parks, playgrounds, and land for athletic fields
- solid waste and recycling facilities
- fire protection facilities
- law enforcement facilities
- emergency medical facilities
- libraries

The impact fee or cost to future and/or existing users to use the facilities is determined by the impact each connection/user will place on the facility. For instance, a single-family home will send less wastewater to the treatment plant than an industry such as a car wash. The larger flow from the car wash will have a greater impact on the life of the equipment, labor, energy costs, etc for these public facilities.

For each impact fee, the Village must prepare a Needs Assessment that will identify the new public facility or improvements and/or expansion of the existing public facility that will be required because of land development.

Historically, impact fees have been assessed and collected on a community wide basis – that is, all new development pays the impact fee, regardless of its location. However, state law does allow impact fees to be assessed on a regional, or area basis.

The following documents contain the Needs Assessments for the impact fees proposed in this report. They demonstrate compliance with Sec. §66.0617 Wis. Stats. and are on file and available for public inspection in the office of the Village Clerk.

- This report, Impact Fee Needs Assessment Update, Village of Somerset, 2024, prepared by MSA Professional Services.
- *Village of Somerset 2043 Comprehensive Plan, 2024 by MSA Professional Services.*
- *Village of Somerset Water System Evaluation, 2024, by MSA Professional Services.*

- *Impact Fee Needs Assessment Update, Village of Somerset, 2010 by SEH.*
- *Impact Fee Needs Assessment, Village of Somerset, 2004, by Cedar Corp.*
- *Impact Fee Needs Assessment, Village of Somerset, 2001, by Cedar Corp.*

1.2 POPULATION PROJECTIONS

Growth projections are an important tool and qualification for accurately preparing an Impact Fee Needs Assessment. The Village of Somerset is in a unique location of the state and country, which makes it more difficult to correctly estimate future growth. Several factors have and will continue to impact growth in and around Somerset, including the local, regional, and national economies, proximity to the Twin Cities metropolitan area, the new St. Croix River Crossing, and small-town atmosphere, just to name a few.

The big picture to consider is how the Village population has grown in recent years and how the Village is expected to grow over the next 20-years as outlined in the Village's Comprehensive Plan, updated in 2024. Table 1-1 below shows the projections used in the Somerset Comprehensive Plan update.

RESIDENTIAL

The Wisconsin Department of Administration (DOA) population projection, which is by state statute the official population projections for Wisconsin municipalities, predicts that by 2040 the Village of Somerset will have approximately 4,100 residents. This is 985 (32%) more than Somerset's 2020 Census population of 3,115. St. Croix County's population is expected to increase at a slightly faster rate (36%) than the Village.

Table 1-1 Comprehensive Plan Population Projections

	Census		Projections					Change	
	2010	2020	2023	2025	2030	2035	2040	Numerical	Percent
V. Somerset	2,635	3,115	3,239	3,430	3,725	3,935	4,100	985	32%
St. Croix County	84,345	96,985	99,929	104,465	111,470	115,692	119,010	34,665	36%

Table 1-2 Comprehensive Plan Acreage Projections

	2020	2025	2030	2035	2040
	(Current)				
Residential	340.8	363.6	384.9	400.1	412
Commercial	398.8	425.5	450.4	468.2	482.1
Industrial	126.8	135.3	143.2	148.9	153.3
Institutional*	150.0	155.0	160.0	165.0	170.0

Source: Village of Somerset 2043 Comprehensive Plan update

* 20 acres of additional development are projected over 20 years. This equates to an average of 5 acres every 5 years.

Based on these projections, it was determined that approximately 71.2 additional acres would be needed with a single-family density of 3 units per acre and a multi-family density of 12 units per acre.

COMMERCIAL

The Somerset Comprehensive Plan update projects 4.2 acres of commercial growth per year from 2020 to 2040. Based on this assumption, over the next ten years (through 2030), it would be expected to see another 42 acres of commercial growth. The primary areas identified for commercial growth in the Comprehensive Plan update include the area adjacent to the STH 35/64 bypass interchange southeast of the Village, adjacent to existing commercial development

between County Trunk Highway VV and Rivard Street, west of City Limits near Main Street, and north of City Limits west of State Trunk Highway 35 (Brand Buggy, LLC area).

INDUSTRIAL

The Somerset Comprehensive Plan update projects 1.3 acres of industrial growth per year from 2020 to 2040. Based on this assumption, over the next ten years (through 2030), it would be expected to see another 13 acres of industrial growth. The primary areas identified for industrial growth in the Comprehensive Plan update includes land north of the existing Somerset Industrial Park (north and east of City Limits).

1.3 REGIONAL CONTEXT

The Twin Cities area has maintained its role as a crucial employment center for the residents of St. Croix, Pierce, and Polk Counties in Wisconsin. The trend of commuting to the Twin Cities metropolitan area has remained steady, with a significant portion of the workforce crossing state lines for job opportunities. In recent years, the Twin Cities have continued to attract workers from these counties, reflecting the region's economic draw and the interlinked nature of the two states' labor markets.

The Twin Cities Metropolitan Council has consistently reported on development trends, emphasizing the ongoing commercial, industrial, and public construction within the Twin Cities Region. While Somerset, Wisconsin, was not a direct subject of these studies, the insights provided are pertinent to understanding the regional development patterns, especially those near the Minnesota-Wisconsin border. Recent projects, such as the expansion of infrastructure and public facilities, underscore the substantial commercial and industrial activities that have been shaping the economic landscape of Somerset and its neighboring areas.

This updated summary underscores the enduring economic interdependence between Minnesota and the Wisconsin counties of St. Croix, Pierce, and Polk. The cross-border workforce movement and regional development have been pivotal in molding the area since the early 2000s and are expected to continue influencing its trajectory well into the future. The region's commitment to infrastructure and development, as evidenced by recent projects, speaks to its dynamic economic environment and its readiness to embrace growth and change.

CHAPTER 2 – NEEDS ASSESSMENT UPDATE

2.1 WISCONSIN STATUTE & AUTHORITY TO IMPOSE IMPACT FEES

The foundational statute, created by Wisconsin Act 305 in 1993 and codified as Section §66.55 (now §66.0617), grants municipalities the authority to levy impact fees on new developments to cover the capital costs of public facilities. These fees are instrumental in supporting a range of infrastructure needs, including transportation networks, sewage treatment plants, water management systems, recreational areas, waste management facilities, and essential services such as fire, police, emergency medical services, and libraries.

The statute has undergone several amendments to refine the scope of facilities eligible for impact fees and to clarify the procedural requirements for municipalities enacting impact fee ordinances. Notable amendments include Wisconsin Acts 206 and 477 in 2006, Wisconsin Act 44 in 2007, and most recently, Wisconsin Act 243 in 2017.

- Impact fees for water supply, police services, and fire protection, as stipulated under Wisconsin Statutes §66.0617.
- Sewer service fees for new or expanded connections, governed by the wastewater utility's fee structure under Wisconsin Statutes §66.0821.
- Parks facilities fees granted to municipalities by Wisconsin Statutes §236.45(6), which allows for the imposition of fees instead of land dedication for park development during the subdivision approval process. These fees are allocated for the procurement and initial outfitting of parklands, encompassing activities such as grading, landscaping, utility setup, sidewalk construction, playground installation, and the establishment of restroom amenities.

IMPACT FEE DEVELOPMENT PROCEDURE

In preparation for the adoption or modification of an impact fee ordinance, municipalities are obliged to compile a Public Facilities Needs Assessment. This assessment should encompass:

- An inventory of current public facilities, highlighting any deficiencies in their capacity or condition that might necessitate the implementation of an impact fee for new development.
- The identification of new public facilities, or the necessary upgrades or expansions to existing facilities, prompted by new land development. This process should be informed by clearly defined service areas and standards.
- An itemized estimate of the capital costs associated with delivering new public services/facilities or upgrading existing ones. This includes assessing the overall impact of both proposed and current impact fees on the affordability of housing within the municipality.

Additionally, municipalities are required to conduct a public hearing regarding the proposed impact fee ordinance and ensure that the Public Facilities Needs Assessment and draft ordinance are available for public viewing at least 30 days before the hearing.

ELIGIBLE FACILITIES

It's essential to note that impact fees must be strictly used for the facilities explicitly listed in the statutes. Under Wisconsin impact fee law, municipalities have the authority to utilize impact fees for a diverse range of public facilities projects that will support new development. These fees can be allocated to cover the proportionate capital costs associated with highways, traffic control facilities, sewerage systems, stormwater management, water supply infrastructure, parks development, solid waste and recycling facilities, fire protection services, law enforcement

facilities, emergency medical services, and libraries—essential components required to support new commercial and residential growth.

ELIGIBLE COSTS

Impact fees are designated solely for the capital expenses associated with public facilities, which encompass the expenditures for construction, enlargement, or enhancement of such facilities. These fees can cover a range of eligible expenses, including the acquisition of land and costs related to legal services, planning, engineering, and design. However, it is important to note that impact fees are not applicable for the procurement of vehicles and equipment, nor can they be utilized for operational and maintenance costs.

DETERMINATION OF FEE AMOUNT

Impact fee legislation stipulates a direct correlation between impact fees and the necessity for new or enhanced public facilities. This implies that if a new development does not increase the demand for a particular type of public facility, then impact fees should not be levied on it. For instance, impact fees for parks are typically not charged to nonresidential developments, as they are less likely to utilize these recreational services. Additionally, the calculation of impact fees must be grounded in a realistic expectation of the new development's demand for public facilities. In cases where services such as water and sewer are utilized by both residential and nonresidential properties, it is essential to establish a fair method for apportioning the capital costs of facilities between residential and nonresidential developments.

Impact fees may not be used to correct existing deficiencies in the public facilities for which they are imposed. Examples of existing deficiencies may include:

- Facilities or segments thereof that are essential to achieve the targeted service level for current development.
- Facilities or segments thereof that necessitate replacement due to natural deterioration or becoming outdated.
- Enhancements to current facilities required to comply with state or federal mandates or to incorporate more advanced technology.

State regulations mandate that impact fees must not exceed the proportional share of capital expenditures necessary for accommodating new development relative to existing development. The allocation of costs between new and existing development must be calculated based on service level standards that are clearly specified, although not stipulated by state law. These standards must be established by the local government instituting the impact fees. An analysis of each facility is required to establish the proportion of the facility demanded to maintain the service level for present development, in contrast to the surplus capacity that can accommodate to new development. The same service level criteria should be uniformly applied to both existing and future development to determine if a segment of the facilities is essential to deliver the anticipated service level to current development. Should new facilities be partly necessary to achieve the desired service level for existing development, then a segment of the overall capital costs might need to be allocated to address any existing shortfalls when calculating the total eligible costs that can be recouped through impact fees.

The 2017 Wisconsin Act 243 introduced a refined measure for impact fees, stating that the fees should not account for any increase in service capacity beyond what is necessary for the development in question. This directive is more precise compared to the previous requirement that fees must not exceed the proportional share of capital costs needed for land development relative to existing land uses within the municipality. Currently, this standard has not been judicially interpreted, leaving open the question of what benchmarks municipalities need to meet

to demonstrate that an impact fee does not exceed the cost of the capacity required for a particular development.

The total amount recoverable through impact fees must be adjusted to reflect deductions for any other financial obligations placed on new land development. These obligations could include special assessments, land dedications, or fees that are charged instead of land dedication, all aimed at defraying the capital costs of new facilities. Additionally, impact fees should be proportionately decreased to account for any state or federal grants that a municipality has secured to fund the facilities that are subject to these fees.

2.2 GENERAL

The service area for the Needs Assessment is the area planned as part of the Village of Somerset Comprehensive Plan Update 2023-2043. This Impact Fee framework is designed to ensure that the Village of Somerset's infrastructure keeps pace with its growth, fostering a sustainable and well-equipped community for the future.

The Village of Somerset historically financed municipal improvements through several mechanisms, including developer negotiation, annexation agreement, impact fees, property tax, as well as requiring construction of municipal facilities to be paid for as part of the subdivision development process. The Village of Somerset has observed a consistent trajectory of growth in both its residential and commercial sectors, with projections indicating this trend will persist. In response, the Village has instituted a series of development fees to offset the capital expenditures of public facilities, ensuring that the infrastructure evolves in tandem with the community's expansion. Based upon the projected land uses and densities identified for the area by the Village's adopted Comprehensive Plan, the Village has estimated the amount of future development that will occur on a parcel-by-parcel basis.

2.3 SERVICE STANDARDS

Wisconsin Law requires municipalities adopt a service standard for each public improvement that is collecting an impact fee. The Village of Somerset has established service standards for a variety of public infrastructure, as part of previous impact fee needs assessments, as well as other professional studies and plans. This report summarizes those standards, as identified in this report, and incorporates them by reference. All service standards are in accordance with Section 66.0617(1)(h) Wis. Stats., as adopted by the Village of Somerset.

CHAPTER 3 –WATER NEEDS ASSESSMENT

3.1 WATER NEEDS ASSESSMENT

The Village's water system is comprised of two wells (Well #3 and Well #5), two water towers (Tower #1 and Tower #2), and 115,493 feet (22 miles) of water main. Tower #1 was built in 1973. Tower #2 was built in 2004. In 2018 Tower #2's glass lined tank was replaced with a painted steel tank. Both towers have the capacity of 200,000 gallons. The two wells have the capacity to pump over 2 million gallons per day, or over 1 million gallons per day with the largest well out of service.

Distribution system modeling was performed utilizing WaterCAD software. WaterCAD was used to model the existing system and the projected system in 20 years. Water main design is based on the ultimate demand in the area, so that the size of the trunk water main selected is adequate for supply and fire flows for the maximum population to be served in the area. Facilities such as wells and towers are designed based on population growth and increases in demand. Model demands were assigned based on 2023 pumping data supplied by the Village. The largest water customer locations were given specific demands in the model. All other demand was averaged throughout the model.

Elevation data were assigned to the model using two-foot contour data. Village staff was consulted to verify connectivity and pipe sizes in questionable areas.

Pressure Requirements are set forth in the Wisconsin Administrative Code and Public Service Commission Code. The Village currently meets code requirements including:

- *NR 811.63 (3) The minimum flow requirement for water mains serving fire hydrants is 500 gpm at 20 psi residual pressure.*
- *NR 811.66 (1) (b) Minimum and maximum pressures. The minimum and maximum pressure in service areas shall be 35 and 100 psi respectively at ground level.*
- *NR 811.70 (4) The system shall be designed and operated to maintain a minimum residual pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow.*
- *PSC 185.82 Pressure standards.*

As established by this report, water service standards are:

- Transmission mains, which provide main distribution to the Village as a whole, must maintain 1,500 gallons per minute of water supply, at 45 P.S.I. residual pressure.
- Water storage shall equal one average day of use excluding seasonal demands.
- Water supply shall be such that maximum day demands can be met by 18 hours of pumping with the largest well out of service.

This service standard is based upon a quality of service, as well as a quantity of service.

Because of the nature of the service standard, the Village may build more or fewer water storage devices (which may include elevated or ground level), more or fewer wells (as production level varies), and vary the location of transmission main. Whatever the specific types or location, it shall be done in compliance with the service standard.

3.2 FUTURE DEMAND

Village of Somerset, 20 Year Water Demand Projection – New Development Only							
	Acres	Units	Persons	Projected Water Use gpd/person	Projected Water Use gpd/acre	Water Needs (gpd)	Projected REU
Residential	71.2	329	985	80		78,800	410
Institutional	20				750	15,000	78
Commercial	83.3				750	62,475	325
Industrial	26.5				750	<u>19,875</u>	<u>104</u>
Total						176,150	917

3.3 EXISTING DEFICIENCIES

There are no current production, storage, or pressure deficiencies that raise to the level of immediate improvement needs.

3.4 WATER FACILITY NEEDS TO ACCOMMODATE GROWTH

Storage – Based on future growth, an additional 200,000 gallons of storage will be needed by approximately 2040. The estimated cost of a new tower is \$3,500,000.

Supply – With the largest well out of service, the Village has 1,152,000 gallons per day available. There is no need for an additional water supply for the next 20 years unless an additional water supply addresses a water flow and/or pressure need.

Pressure/Flow – In order to provide sufficient pressure and flow for future development, the Village will need to provide certain improvements, including approximately 18,000 linear feet of water main which is greater than 8 inches in size along with the development of a high pressure zone that includes a booster station and pressure reducing valve.

Oversized Water Main

For the purposes of impact fees, the Village chooses to collect fees equal to the cost of “oversizing” water mains from their 8-inch minimum standard. This means that the base size (8 inches) will be paid for in a method other than impact fees – this could be the developer installing the main, charging for the cost through special assessment, or using TIF or grant funds. However, when, as determined by the Village Director of Public Works, it is necessary to require water mains in excess of 8 inches so as to serve as part of the main water distribution system, the Village will expend water impact fees to pay for this “oversizing”. The estimated cost of water main oversizing is \$790,000.

Booster Station and Pressure Reducing Valve

Existing static pressure extremes range from 39 psi to 98 psi, which fall within the code-required range of 35 to 100 psi. There are areas within Village-limits that will experience pressures below 35 psi if development proceeds, primary in the southwest portion of the Village along Somerset Lane and Spartan Drive. The estimated cost to create a high pressure zone is \$1,900,000.

3.5 RECOMMENDED WATER IMPACT FEES

Future water demand as calculated in Section 3.2 is based upon residential population projections and assumed water use per acre for industrial, commercial, and institutional uses. Following the same logic, the number of Residential Equivalent Use (REU) is 3,937. The projected REU is 917 for a total 4,854 REUs. Projected REU represents 19% of the total.

New Water Tower

The cost of a new tower is \$3,500,000. The cost to serve existing customers is 81% of the total. The cost to serve growth is 19% ($\$3,500,000 \times 0.19\% = \$665,000$).

High Pressure Zone (HPZ)

The cost of a booster station and pressure reducing valve (PRV) is \$1,900,000. The cost to serve existing customers is 81% of the total. The cost to serve growth is 19% ($\$1,900,000 \times 0.19\% = \$360,000$).

Water System Improvements	
Water Main	\$790,000
Booster Station and PRV (19%)	\$360,000
Cost of Water Tower due to growth (19%)	\$665,000
Previously Collected Needs	-\$264,000
TOTAL	\$1,551,000
Estimated REU	971
Cost per REU	\$1,690

A single REU is the fee charged to a single-family home. All other uses pay an equivalent charge, based upon number of REU's and meter size. This equivalency is based upon the Public Service Commission's "Equivalency Meter Charge" used for allocating demand related capital costs.

This actual fee is based on the following chart. It is for all non-single family metered uses (multi-family, commercial, industrial, public, and institutional).

Meter Size	Number of REUs	Equivalent Charge
¾	1	\$1,690
1	2.5	\$4,225
1.25	3.7	\$6,253
1.5	5	\$8,450
2	8	\$13,520
2.5	12.5	\$21,125
3	15	\$25,350
4	25	\$42,250
6	50	\$84,500
8	80	\$135,200
10	120	\$202,800
12	160	\$270,400

Meter size will be determined by the Water Utility upon application by the landowner for installation of water service.

For purpose of payment of an impact fee when a building permit is requested, but before an actual meter size can be calculated by the Village, the base charge will be \$4,225 per building for all non-single-family lots. In addition, the Village will provide a written notice that the fee will be revised if a meter larger than one inch is required when service is requested. When the meter application is made, the Village will issue a revised bill that reflects the difference between what was paid at building permit issuance and what the fee is based upon meter size. The fee will be due and payable before the Utility hooks up the customer.

For comparison purposes:

Impact Fee Category	Village of Somerset (Before 2024 update)	City of New Richmond	City of Hudson	Village of Osceola	City of River Falls	Village of Baldwin
Water Needs	\$1,082	\$1312	\$971	\$580	\$2454	\$1200

CHAPTER 4 – TRANSPORTATION NEEDS ASSESSMENT

4.1 TRANSPORTATION NEEDS ASSESSMENT

Streets are defined as local collectors, collectors, minor arterials, principal arterials, and principal arterial/expressway. They are laid out in such a way to effectively manage vehicular and non-vehicular transportation. Local streets provide direct access to adjacent land. Typically, through-traffic movement is discouraged. Collector streets serve both as direct access and traffic circulation. They typically collect traffic from local streets and convey that traffic to the arterial system. Arterial streets serve to move traffic from neighborhoods to other parts of the Village, or from one community to another.

At this time, the Village is choosing to implement street needs assessments only for intersection improvements to accommodate turn movements in accordance with the *Manual on Uniform Traffic Control Devices* (MUTCD), which is prepared by the U.S. Department of Transportation, Federal Highway Administration, as interpreted by the Village Director of Public Works, in consultation with appropriate Village Committees. This manual is the “Service Standard,” for Transportation Impact Fees, as selected by the Village. As the Village is not collecting Transportation Impact Fees for any other part of the transportation system in the Village, the Village chooses to not set other standards for other portions of the transportation system.

In conjunction with Village staff, MSA reviewed the existing Village infrastructure to identify improvements necessary to serve the existing demand within the Village, and to identify improvements necessary to serve future development within the community.

As part of this review, it was determined that there are no improvements necessary to serve existing demand in the Village, but there are several projects necessary to serve future growth of the Village, in accordance with the Village Standard for Transportation Improvements.

Based upon review of Village streets, the proposed improvements to serve future development are:

Table 4-1 Transportation Projects

	Total Cost	Impact Fee	State Share
Meadow and CTH VV – Signals, Turn Lanes, Striping	\$400,000	\$400,000	\$0
Aspen and CTH C - Signals, Turn Lanes, Striping	\$400,000	\$400,000	\$0
La Grandeur Road and STH 35 Intersection Improvements	\$400,000	\$200,000	\$200,000
Previously Collected Needs	-\$186,000	-\$186,000	
TOTAL	\$1,014,000	\$814,000	\$200,000

ALLOCATION OF COSTS

In order to allocate the costs of the proposed improvements, we calculated the amount of traffic that will be generated over the next 20 years, utilizing the growth projections of the Comprehensive Plan as well as trip generation data from the Institute of Transportation Engineers Trip Generation, 11th Edition.

Table 4-2 Transportation Facility Impact Fee - Projected Growth Land Use Type

	Average Trips Per Day	Acreage	Total Trips per Day
Residential	26	71.2	1,851
Industrial	50	20	1,000
Commercial	400	83.3	33,320
Institutional	63	26.5	1,670
Total Trip Generation			37,841

New residential users shall cover 50% of future transportation improvements costs equally split among the projected users.

Table 4-3 Residential Impact Fee

Transportation Projects	\$814,000
Percentage of Cost for Residential Land Use	50%
Subtotal	\$407,000
Additional Residential Units	410
Impact Fee per REU	\$993

Table 4-4 Industrial, Commercial, and Institutional Impact Fee

Transportation Projects	\$814,000
Percentage of Cost for Non-Residential Uses	50%
Subtotal	\$407,000
Total Non-Residential Trips	35,990
Cost per Trip Generated	\$11.13

The cost per trip generated for non-residential uses is used as the basis of calculating the impact fee per use. The number of daily trips is determined by the daily trip generation number in the Institute of Transportation Engineers Trip Generation Manual or as recommended by the Village Engineer. The fee is determined at the time of the building permit application.

For comparison purposes of Residential Transportation Impact Fees:

Impact Fee Category	Village of Somerset (Before 2024 update)	City of New Richmond	City of Hudson	Village of Osceola	City of River Falls	Village of Baldwin
Transportation Needs	\$141	\$1431	\$0	\$3,249	\$0	\$1200

CHAPTER 5 – LIBRARY NEEDS ASSESSMENT

5.1 LIBRARY NEEDS ASSESSMENT

Wisconsin public libraries must be governed and operated according to Chapter 43 of the Wisconsin Statutes. Wisconsin Department of Public Instruction (DPI) has also developed library requirements in the Wisconsin Public Library Standards , 6th edition (2018). The proposed impact fee examined in this report is intended for the partial recovery of public costs associated with the expansion to the Village's library facilities. These improvements will be required because of projected growth and development of the Village and surrounding area. The Impact Fee Statute requires the proposed fee to bear a rational relationship to capital costs as well as to be proportional to the use of the added public facilities costs. The total amount to be collected through impact fees is calculated based on the proportional share of the increase in library facilities generated by the new growth in the Village.

The Somerset Public Library at its current location was originally built in 1993 with 3,500 square feet. It was maintained in excellent condition until it was expanded by more than 9,000 square feet in 2021. The total 12,500 square foot area is ADA compliant. With the construction of the new building, the cost of the library will be divided by total people in the service area divided by projected household size since the facility meets existing and future needs of the community. Commercial/industrial facilities will not be used in the calculation since they do not contribute to the use of the library. The new public library currently has XX,xxx people in it's service area and has approximately X,xxx cardholders.

SERVICE STANDARD - LIBRARY

The levels of service related to the library are part of the Public Library Standards issued by the Wisconsin Department of Public Instruction. The three levels of service are:

- Tier One – the minimum services that should be available to all residents of the state
- Tier Two – an expansion of services beyond the basic
- Tier Three – the highest level of service

The standards are met by meeting specific criteria as follows:

- Full time equivalent staff per 1,000 service population
- Hours open
- Materials expenditures per capita
- Collection size (print, audio and video) per capita
- Volumes held per capita (print)
- Periodical titles received per 1,000 population (print)
- Audit recordings held per capita
- Video recordings held per capita
- Public Use Internet computers per 1,000 population

Quantitative Library Standards by Municipal Population (3,000 to 4,999)	Tier 1 Standard
Full time equiv. staff per 1,000 population	0.6
Volumes held per capita (print)	5
Periodical subscriptions held per 1,000 population (print)	12.1

Audio recordings held per capita	0.27
Video recordings held per capita	0.64
Public use Internet computers per 1,000 population	1.56
Hours open (weekly)	40
Materials expenditures per capita	\$ 4.25
Collection size (print, audio and video) per capita	5.6

Previous Standard of Service (2010)

The newer Teir 1 designation maintained by Somerset Public Library is comparable to the level of service established when the last impact fee update was completed in 2010. At that time, the Department of Public Instruction provided a different service level system – Basic, Moderate, Enhanced and Excellent. At that time, the Somerset Library provided service generally in accordance with the Basic service level. Based on this, the library had no existing deficiency at the time impact fees were established in 2001. The recent library expansion and renovation provides more room for the library services to grow with the community to maintain the expected level of service established by the newer tiered library rating system as outlined in Wisconsin Public Library Standards, 6th edition (2018).

Timeframe	Expansion/Facility Needs Goal
Year 1	Maker Space completion w/ furnishings for collaborative creativity, moveable tables and chairs/workstations
Year 2	Children's Area Improvements w/ additional resources, interactive features and age-appropriate educational features
Year 3	Technology enhancements w/ new copier, video conferencing equipment in study rooms Backup generator for uninterrupted library services during power outages
Year 4	Book Locker Installation for contactless access to patrons after hours convenience
Year 5	Outdoor space upgrades w/ children's garden facilities for family library activities
Year 6	Interior/Exterior Signage Installation for better aesthetics and wayfinding for patron convenience
Year 7	Accessibility Improvements to increase access for patrons with disabilities

5.2 RECOMMENDED IMPACT FEES

Costs for library facilities next 8 years (ESTIMATE, NEEDS CONFIRMATION)	\$ 100,000.00
2023 Pop	3,329
2030 Pop	3,725

Pop Growth	396
2023 Households	1,068
2030 Households	1,242
Household Size (2023)	3.11
Total Cost / Total Pop	\$ 26.85
Total / REUs	\$ 83.68

With an estimated facilities improvement cost of \$100,000 over the next seven years and a projected 1,242 REUs by 2030, the recommended charge would be approximately \$83.68 per REU.

**DRAFT
PENDING
UPDATED
INFORMATION**

CHAPTER 6 – POLICE FACILITY NEEDS ASSESSMENT

6.1 POLICE FACILITY NEEDS ASSESSMENT

Somerset Village Hall at 110 Spring Street was expanded in 1997 to include dedicated space for the Police Department. The Village of Somerset Police Department currently employs seven full-time staff and XXXX part-time employees. Current staff includes the following positions:

- Chief
- School Resources officer
- Sergeant/Investigator
- Officer
- Officer

The Department currently provides almost 24-hour coverage each day, however, is short of this by approximately 10 hours per week. The Department coordinates with the St. County Sheriff's department to ensure coverage of the Village at all times.

Law enforcement needs are variable based upon many factors. Some of the factors that impact the Village of Somerset, requiring a higher level of coverage compared to similar sized communities include:

- Proximity to Minneapolis/St. Paul Metro Area
- Summer influx of tourists related to tubing (up to 15,000 maximum during summer months, averaging 5,000-7,000)
- Concerts (two major concerts per month, with attendance at 15,000, one just outside the Village, attendance 20,000)
- High level of rental properties
- High level of absentee ownership of rental properties
- Size of the community (smaller communities typically have a larger number of officers per thousand of population (there is a minimum number of officers needed to provide law enforcement services regardless of population of the community) – as a community grows larger there is greater demand, but it is not in direct proportion to the population increase.
- Per capita basis for law enforcement needs – as the population grows, so does the demand.

The National Emergency Number Association estimates that communities across the United States field approximately 720 calls per 1,000 residents per year. Based on the Village's year-round population of 3,239, the Village should anticipate fielding approximately 1,760 calls and complaints each year. However, as can be seen from the [redacted] that would number of calls of 1,500. As can be seen below, the Village has a far higher level of calls. This is likely because of the above factors that make the Village far different than your average community of Somerset's size.

	Population	Calls Through Dispatch	Calls via Walk Ins	Total Calls
2005	220	189	227	2119
2006	234	213	256	2387
2007	248	221	265	2476
2008	263	229	276	2573
2009	277	266	284	2648

PROJECTIONS OF FUTURE CALLS FOR SERVICE

The total numbers of calls, as well as the sum of the yearly populations were used to determine that from 2005 through 2009, the Village had a per capita call volume of .96 calls per person.

Using the projected 2040 population for the Village of 5,169, the per capita call volume was used to project a total number of calls in 2030 of 5,066.

6.2 EXISTING DEFICIENCIES

The Village currently provides acceptable staffing levels in accordance with the established Village standard level of service. However, existing space deficiencies have been identified and the Police Department is presently exploring options to provide more adequate space to serve the growing community needs. Repairs made to existing deficient facilities for routine maintenance and upkeep for these areas must be paid for with funds other than impact fees collected to serve facility demands for new development.

6.3 FACILITY NEEDS BASED ON FUTURE STAFFING LEVELS

Based on the Village's recently completed Facilities Conditions Assessment + Space Needs Study Report, the village will need a total of 7,415 square feet of space dedicated solely to address the needs of the Police Department for existing and future development.

Based upon those standards, the Village will need space for seven officers by 2030. In addition, the Department will need to add one administrative staff person.

To serve existing demands, the Department will need to accommodate the following space with it's chosen option to upgrade or expand current facilities:

1. Office Spaces (2-3 individual shared office spaces)
2. Processing, Interview and Investigation Rooms (100 sf each)
3. Weapons + Ammo + Tactical Gear Storage (120 sf)
4. Evidence and Records Storage Rooms (120 sf each)
5. Patrol Room space (two more officers) (150 sf)
6. Dispatch and Briefing Room (140 sf)
7. Additional Conference / Training Room (200 sf)
8. Improved Breath Alcohol Testing Room (100 sf)

Based upon the condition and physical layout of the existing space, it is unlikely to be possible to add space to the existing building. If a new building is constructed, funds other than impact fees will be needed to be used to replace the existing space, while impact fees may be used for the new space, which is designed to serve the future development of the community. Based on the Facility Space Needs Study, the maximum total cost for constructing a new Department Police Station would be \$4,263,780 when constructed as part of a combined campus facility.

Adjusting for the land area developed for each use as determined by the Village's 2040 Comprehensive Plan, residential development will account for approximately 35% (71.2 acres) of the total new development land area to be served by the Department. Other uses will account for 65% (129.8 acres) of the total new development area served. Furthermore, only 15% of the area within the new station can be attributed to new development within the 2040 timeframe served by the Comprehensive Plan. Therefore the estimated cost of the new Police Station attributable to new development is anticipated to be no more than \$219,296.

Estimated costs for constructing the new space is \$342,000.

6.4 RECOMMENDED IMPACT FEE

The Village needs to raise \$342,000. Based upon projected growth, the Village should charge an impact fee of \$216.63 per new REU for police infrastructure improvements, or \$1,052.71 per acre of new institutional, commercial, or industrial development.

Table 6-1 Police Facility Impact Fee - Project Growth

Land Use Type	Acreage	Percentage of Total Acreage	Share of Cost	Cost Per REU/Acre
Residential	71.2	35.42%	\$ 74,953.22	\$216.63
Institutional	20	9.95%	\$ 21,054.27	\$1,052.71
Commercial	83.3	41.44%	\$ 87,691.05	\$1,052.71
Industrial	26.5	13.18%	\$ 27,896.91	\$1,052.71
Total	201	100.00%	\$ 211,595.46	

Updates needed:

- Information/decision related to chosen 'campus'/building plan and costs over next 10 years (2040 timeframe)
- Calls per year by type
- Growth cost REU per sf... land use comparison to COMP PLAN
- Split cost across projected growth type by new development

CHAPTER 7 – FIRE/EMS NEEDS ASSESSMENT

7.1 FIRE/EMS NEEDS ASSESSMENT

The Village and Town of Somerset provide joint coverage for fire and EMS services to the two municipalities. The existing facility is owned by the Town and the Village pays its share of both operating and construction costs. The current split in costs is 47% Village, 53% Town.

Levels of fire department service might first be expressed as performance standards which can then be converted into specific labor, equipment, and facility needs. Desired or current levels of service in fire prevention and firefighting may be expressed in terms of:

- Response time
- Provision of adequate water supply and fire flow
- Degree of protection and inspection functions within the local fire service
- The extent of full-time vs. volunteer participation in firefighting and prevention activities; or
- Insurance rating schedules maintained by the Insurance Service Office (ISO) commercial fire suppression ratings.

As with the Police Department, the Fire/EMS units are impacted by the nature of the community, particularly the high level of seasonal demand. Also, as the Department is all volunteers, many statistics published (which include full-time departments) are not directly relatable to the Village.

The square footage of the existing building is approximately 5,428 ft and provides storage and training space for the Department. Current equipment includes:

- 2 Engines
- 2 Tankers
- 1 Medium Rescue
- 2 Brush Trucks
- 1 Light Rescue/Brush Truck
- 1 ambulance used as a 3rd medical truck and/or command unit
- 1 Zodiac Boat w/8hp motor
- 1 8 Wheel Argo

Runs since 2006 have been reasonably stable.

Year	Number of Calls
2006	342
2007	383
2008	346
2009	357

7.2 EXISTING DEFICIENCIES

Based upon interviews with the Fire Chief, there are no existing deficiencies in the building that houses the equipment. The amount of equipment is sufficient to service the Village; the location of the Department provides adequate response times, and the building is sufficient for the level of staffing.

7.3 FUTURE NEEDS

Based upon the growth of the Village, the Village Board projects several additional needs.

Currently all bookkeeping is done by the volunteers. As the department grows in size in order to meet the needs of the future population, the Department projects hiring an office staff person. The Department will need to construct office space in the amount of 500 square feet at \$115 per square foot for a total of \$57,500. This portion of the estimate accounts for two (2) offices and one (1) report writing room.

Currently the building has a training facility that is shared with the seniors, limiting the use to evenings by the Fire Department. This is adequate for the current Department; however, as the department volunteers grow in numbers (projected to be 40 by 2030), the Department will need to provide training during the daytime, which will require new space. The Department projects that it will need to construct a training room approximately 650 square feet in size at \$125 per square foot for a total cost of \$81,250. Design includes basic 8' or 9' room ceiling height, painted drywall room, VCT or sealed concrete floor, acoustical ceiling tile system, standard 2x4 lights and roughed in for audio / visual equipment. Plumbing would include a kitchen that is 325 square feet for an additional cost of \$40,265. The total cost estimate is \$121,875.

7.4 RECOMMENDED IMPACT FEES

As the Department supplies service to both the Town and Village, cost for improvements need to be allocated likewise.

Improvement	Village Share	Town Share	Total Cost
Training Room	\$67,500	\$82,500	\$150,000
Office Space	\$31,500	\$38,500	\$70,000
TOTAL	\$99,000	\$121,000	\$220,000

The Village can allocate \$103,000 in impact fees. For REU charge for each single-family home is \$57.

Table 7-1 Fire Facility Impact Fee - Projected Growth

Land Use Type	Acreage	Total Sq. Footage	Buildable Sq. Footage	Percentage of Total Acreage	Share of Cost	Cost Per REU/Sq. Ft.
Residential	269			49.91%	49,411	57
Institutional	70	3,049,200	457,380	12.99%	12,860	\$0.028
Commercial	100	4,356,000	653,400	18.55%	18,365	\$0.028
Industrial	100	4,356,000	653,400	18.55%	18,365	\$0.028
Total	539			100.00%	99,000	
Assumes 15% built per acre of Institutional, Commercial or Industrial Land						

Updates needed

- Updated facilities costs projected out to 2040 with options provided in facilities plan
- Fire and EMS service call numbers/stats
- Cost per LU type and square footage development
- Building/campus budget plan divided by projected population/unit growth

CHAPTER 8 – FINANCING OF IMPROVEMENTS

8.1 FINANCING OF IMPROVEMENTS

Historically in Somerset, infrastructure costs are paid in one of three manners. As part of the subdivision platting process, all internal improvements are either constructed by, or paid for, by the developer. Generally, the Village does not build infrastructure significantly in advance of development occurring in an area. The Village, through the subdivision process, requires that those roads be designed and constructed to standards appropriate to the development – residential, commercial, or industrial.

The Village may also use the special assessment process in order to pay for improvements – in this case the Village constructs the improvements, then levies a special assessment against the properties benefited to pay for the cost of said improvements. However, the Village has historically only done this for properties located within the Village, as levying special assessments outside of the Village limits requires approval by the Town Board, and this has been historically difficult to obtain.

In certain circumstances, the Village requires improvements be constructed to a level that is higher than that which is required by the traffic demands of the development itself. This is done for the purpose of accommodating future demand that will be generated elsewhere than directly in the location the work is being completed and are designed in accordance with sound engineering practices. In order to pay for these “upgraded” streets, the Village instituted a community wide impact fee in 2001. Thus, through the Village wide impact fee, all future development pays for its share of the oversized improvement being built in any specific location.

8.2 IMPACT FEES

A comparison of the current and projected Village Wide Impact Fees is shown below.

Table 8-1 Village Wide Fees per new REU

Fee	Current	Projected	New (2024)
Transportation Impact Fee	\$800	\$141	\$1,602
Water Impact Fee	\$1,650	\$1,082	
Parks Impact Fee	\$540	\$0	
Library Impact Fee	\$210	\$468	\$83.68
Police Impact Fee	\$0	\$192	\$216.63
WWTP Impact Fee	\$1,340	\$0	\$0
Municipal Impact Fee	\$610	\$0	\$0
Sewer Main Impact Fee	\$685	\$0	\$0
Fire Impact Fee	\$0	\$57	????????
Total	\$5,835	\$1,940	

CHAPTER 9 – EFFECT OF IMPACT FEES

9.1 EFFECT OF IMPACT FEES ON THE AVAILABILITY OF AFFORDABLE HOUSING IN THE VILLAGE OF SOMERSET

The Village of Somerset currently has impact fees, assessed on a Village wide basis, for transportation, water, parks, library, and police. These charges are detailed below.

The Village of Somerset, at its discretion, may provide a discount on an impact fee provided that the costs are not shifted to other types of development.

The effect of these fees on the availability of affordable housing will be limited. First, the largest pool of affordable housing is existing homes in the Village. These homes will not be charged an impact fee.

Second, any residents with new affordable housing will significantly benefit from this impact fee. Without the impact fee, new development will not occur – there will be no additional housing.

Third, without the impact fee, the Village would need to collect the revenue from some mechanism. Most mechanisms, such as the property tax, would more significantly impact the availability of affordable housing, as it would impact all existing affordable housing in the Village, increasing costs for those households.

CHAPTER 10 – RECOMMENDATIONS

10.1 RECOMMENDATIONS

Based upon this report, and the previous studies completed by the Village, we recommend the following:

1. An Impact Fee Ordinance amendment implementing impact fees be adopted in accordance with state statutes.
2. The impact fee implemented should be in accordance with this section.

Table 10-1 Proposed Village Wide Base Impact Fees for Residential Development

Fee	Impact Fee per REU
Transportation	\$141
Water	\$1,082
Library	\$468
Police	\$192
Fire	\$57
TOTAL	\$1,840.00

Table 10-2 Proposed Village Wide Base Impact Fees for Commercial, Industrial or Institutional Development

Fee	Impact Fee per REU	Method
Transportation	\$15.76	Per Trip Generated
Water	\$2,705.00	Per Meter Size
Library	N/A	N/A
Police	\$0.10	Per Square Foot
Fire	\$0.028	Per Square Foot

APPENDIX A

[Appendix A]

APPENDIX B

[Appendix B]

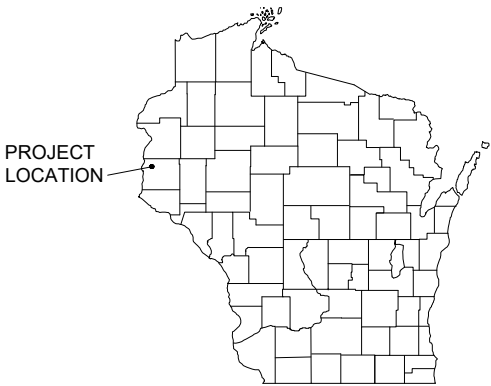
APPENDIX C

[Appendix C]

TID 5 UTILITY PLAN

VILLAGE OF SOMERSET

ST. CROIX COUNTY, WISCONSIN



PROJECT LOCATION

WASTEWATER TREATMENT FACILITY



LOCATION MAP
NOT TO SCALE

SHEET INDEX

G - GENERAL SHEETS

- G 1 TITLE SHEET
- G 2 EROSION CONTROL DETAILS
- G 3 SANITARY DETAILS
- G 4 WATERMAIN DETAILS

PP - UTILITY PLAN AND PROFILE SHEETS

- PP 1 UTILITY PLAN & PROFILE

LS - LIFT STATION SHEETS

- LS 1 LIFT STATION BELOW GRADE PLANS
- LS 2 LIFT STATION ABOVE GRADE PLANS
- LS 3 LIFT STATION SECTION
- LS 4 LIFT STATION DETAILS
- LS 5 LIFT STATION DETAILS

E - ELECTRICAL SHEETS

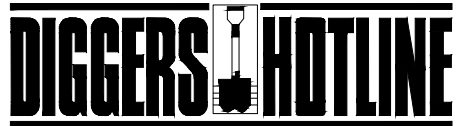
- E 1 ELECTRICAL ABBREVIATIONS & SYMBOLS
- E 2 ELECTRICAL ABBREVIATIONS & SYMBOLS
- E 3 ELECTRICAL SITE PLAN
- E 4 ONE-LINE DIAGRAM & SCADA OVERVIEW
- E 5 P&ID
- E 6 ELECTRICAL DETAILS NO.1
- E 7 ELECTRICAL DETAILS NO.1
- E 8 ELECTRICAL DETAILS NO.1

LEGEND

- W EXISTING WATER MAIN
- W+H EXISTING WATER MAIN, VALVE & HYDRANT
- W+S EXISTING WATER SERVICE & CURB STOP
- W+H+V PROPOSED WATER MAIN, VALVE, & HYDRANT
- W+S+V PROPOSED WATER SERVICE & CURB STOP
- SAN EXISTING SANITARY SEWER & MANHOLE
- SAN+V PROPOSED SANITARY SEWER & MANHOLE
- FM EXISTING FORCEMAIN
- SS EXISTING STORM SEWER & INLET
- SS+V PROPOSED STORM SEWER & INLET
- SS+V+M PROPOSED STORM SEWER & MANHOLE
- E BURIED ELECTRIC
- G BURIED GAS & VALVE
- TV BURIED CABLE TELEVISION
- T BURIED TELEPHONE
- FO BURIED FIBER OPTICS
- OH OVERHEAD UTILITY
- RAILROAD TRACKS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- FENCE LINE
- DRAINAGE ARROW
- SILT FENCE
- RIGHT-OF-WAY
- BASELINE
- PROPERTY LINE
- TREE LINE
- BENCHMARK
- IRON PIPE
- IRON ROD
- CONTROL POINT
- UTILITY POLE & GUY
- SOIL BORING
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- MAILBOX
- FLAGPOLE
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- TREE TO BE REMOVED

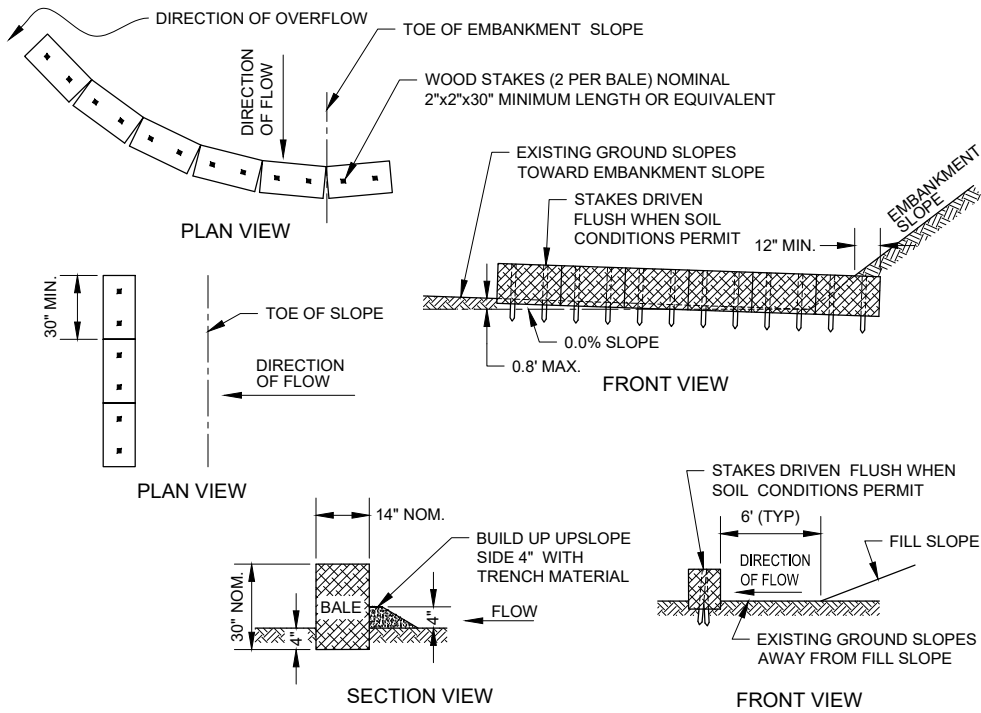
UTILITIES

- GAS:** MIDWEST NATURAL GAS
JUSTIN JACOBS
OFFICE: 715-247-5279
- ELECTRIC:** XCEL ENERGY
ASHLEY CHAPMAN
DIRECT: 715-268-3218
OFFICE: 800-895-4999
- TELEPHONE:** SOMERSET TELEPHONE COMPANY
OFFICE: 715-247-5545
- SEWER & WATER:** VILLAGE OF SOMERSET
BOB GUNTHER - DPW
OFFICE: 715-247-5555
CELL: 715-760-0884
- CATV:** OLSON SANITATION
OFFICE: 715-247-3395



Dial 811 or (800) 242-8511
www.DiggersHotline.com

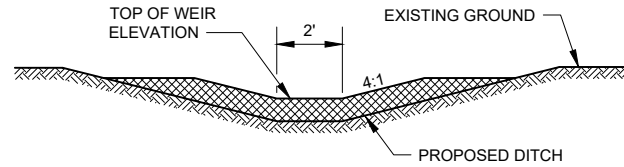
NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR
SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO
CONSTRUCTION.



GENERAL NOTES:

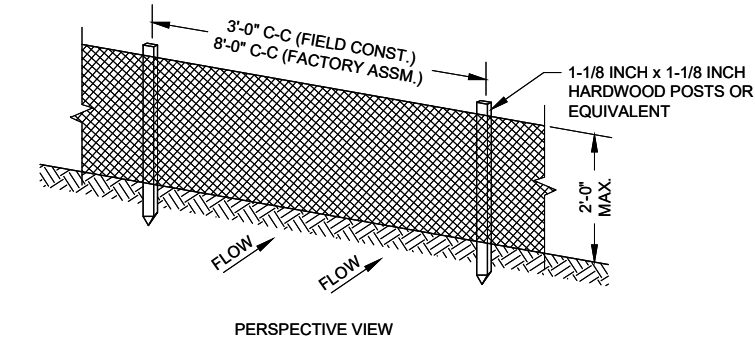
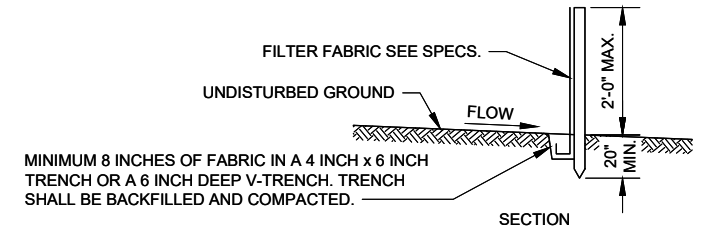
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. BALES SHALL BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW. BALES SHALL EXTEND FAR ENOUGH UP THE SLOPES TO PREVENT ERODING AROUND ENDS.
3. BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.
4. STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.

1 EROSION BALES AT TOE OF SLOPE DETAIL
G2 NO SCALE



NOTE:
EARTH BERM TO BE INSTALLED DOWNSTREAM OF ADJACENT CULVERT AS SHOWN IN DETAIL.
EARTH BERM SHALL BE PROTECTED WITH EROSION MAT ONCE TOPSOIL, SEED, AND FERTILIZE IS COMPLETE.
DEPTH OF EARTH BERM SHALL BE 2-FEET ACROSS OPENING WITH 4:1BACKSLOPES.

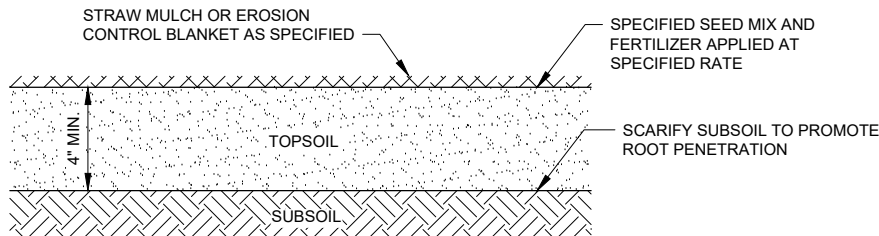
2 CHECK DAM DETAIL
G2 NO SCALE



GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

3 TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
G2 NO SCALE



NOTE: WHERE REQUIRED, PLANT HERBACEOUS PLUGS ACCORDING TO PLAN, OR AS DIRECTED BY ENGINEER.

4 TOPSOIL AND SEEDING DETAIL
G2 NO SCALE

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init	-	-		
	DESIGNED BY:	Init	-		
	CHECKED BY:	Init	-		
PLOT DATE: 8/7/2024 2:53 PM, G:\08\08783\08783111\CADD\Construction Documents\08783111 Utility Details.dwg					

FINAL REVIEW

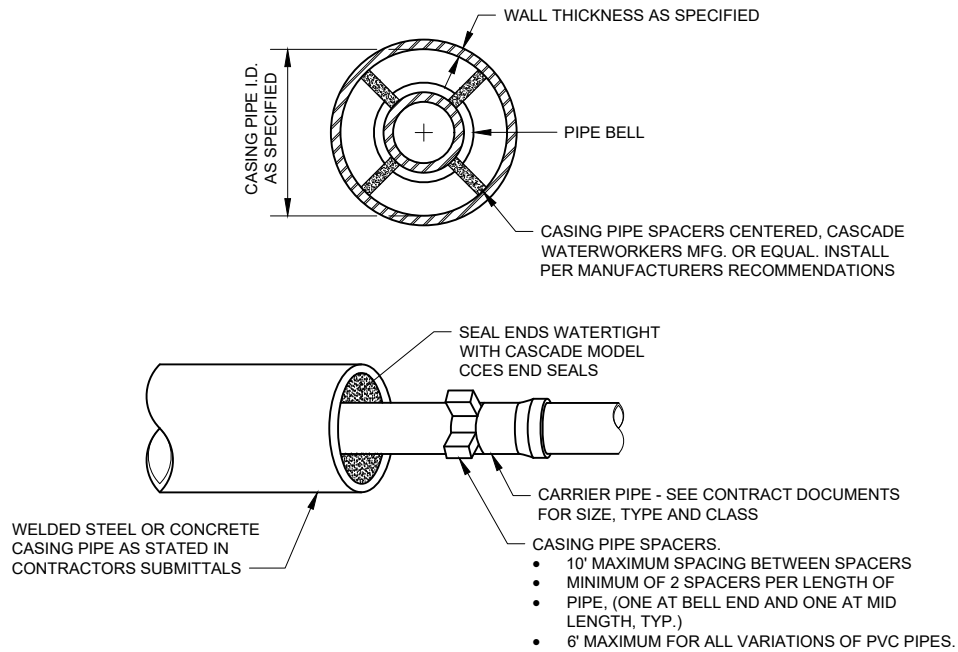


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TID 5 UTILITY PLAN
VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

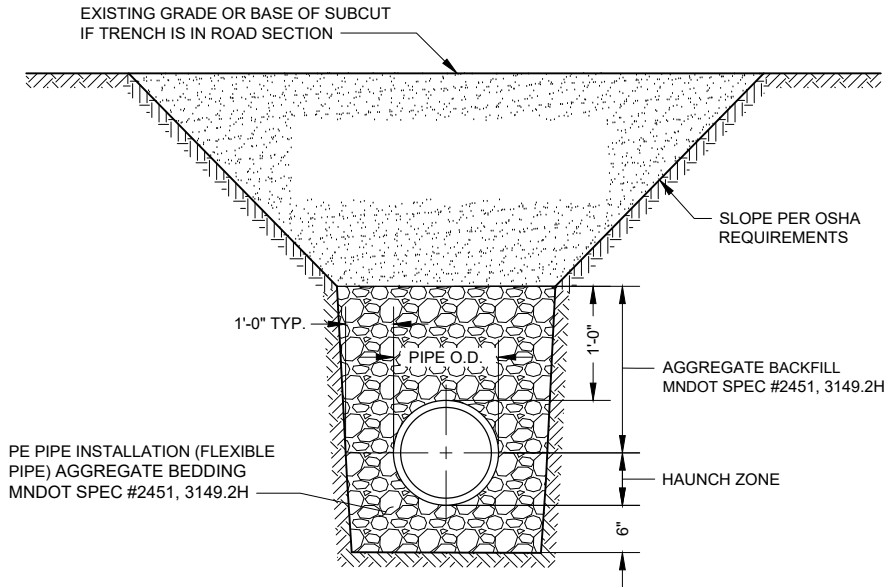
EROSION CONTROL DETAILS

PROJECT NO:
08783111
SHEET
G2



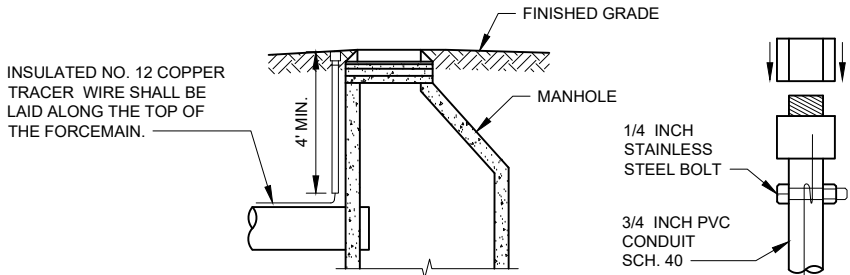
- NOTES:
- GRAVITY SEWER APPLICATIONS SHALL USE SPACERS TO CORRECT FOR GRADE IF CASING HAS SAGS.
 - PRESSURE APPLICATIONS SHALL USE THE RESTRAINED POSITION.

1 CASING SPACER AND CARRIER PIPE DETAIL
G3 NO SCALE

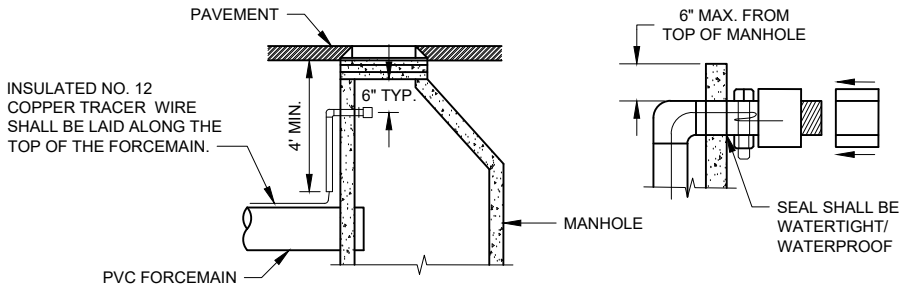


- NOTE:
- BACKFILL- IF NATIVE MATERIAL IS DETERMINED BY ENGINEER TO BE OF POOR QUALITY AND CANNOT BE RE-COMPACTED IN PLACE CONTRACTOR TO BACKFILL TRENCH WITH SELECT GRANULAR BORROW MATERIAL COMPACTED IN 12" LIFTS TO MNDOT 2105, SPECIFIED DENSITY METHOD.
 - WHEN TRENCH IS IN STREET SECTION TRENCH COMPACTION EQUIPMENT (IE:SHEEPSFOOT ROLLER) WILL BE REQUIRED AND TESTING WILL BE DONE AT THE DISCRETION OF THE ENGINEER.
 - INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.

2 PVC & HDPE PIPE EMBEDMENT DETAIL
G3 NO SCALE



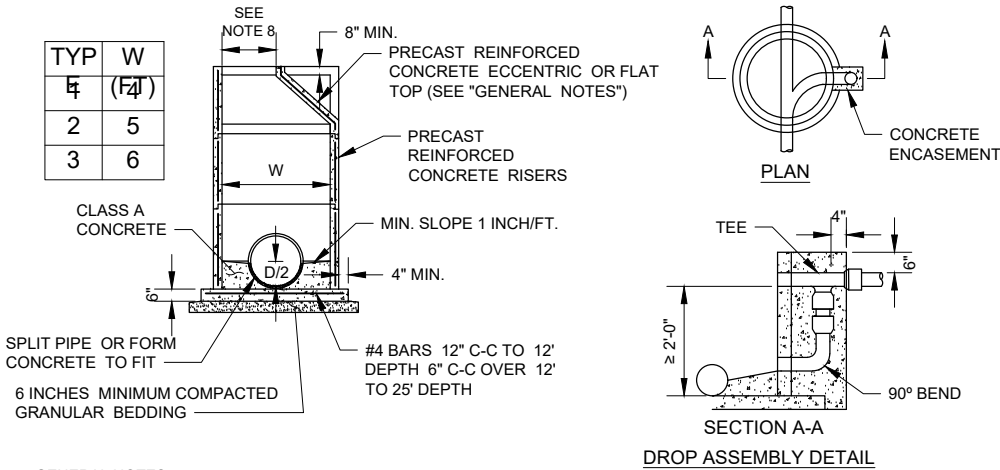
INSTALLATION IN UNPAVED AREA



INSTALLATION IN PAVED AREA

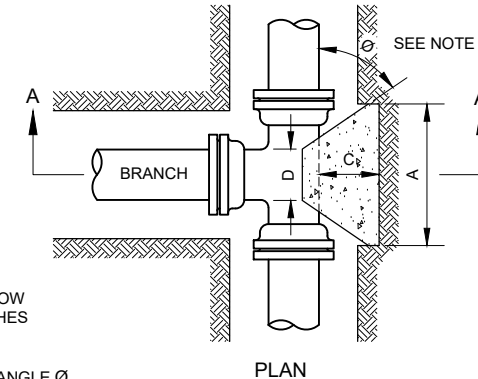
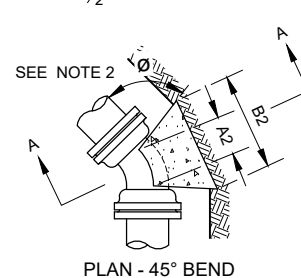
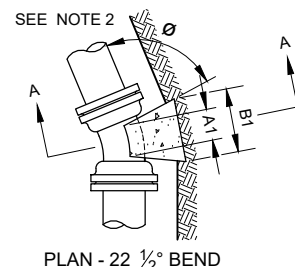
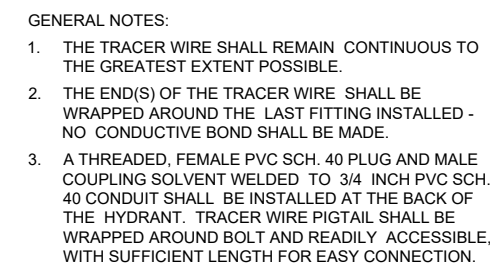
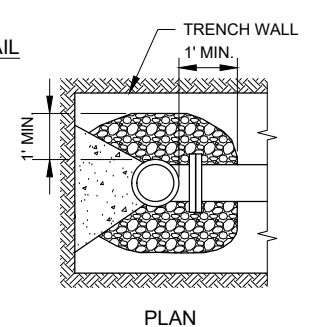
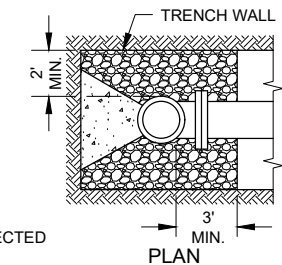
- GENERAL NOTES:
- THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
 - A THREADED, FEMALE PVC SCHEDULE 40 PLUG AND MALE COUPLING GLUED TO 3/4 INCH SCHEDULE 40 SHALL BE INSTALLED IN OR ADJACENT TO THE VALVE VAULT AND MANHOLE.
 - WIRE PIGTAIL SHALL BE WRAPPED AROUND BOLT AND READILY ACCESSIBLE, WITH SUFFICIENT LENGTH FOR EASY CONNECTION.

4 TRACER WIRE INSTALLATION FOR PVC FORCEMAIN
G3 NO SCALE



- GENERAL NOTES:
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING AND THE APPLICABLE SPECIAL CONDITIONS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
 - DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 - PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 - ECCENTRIC CONE TOPS SHALL BE USED ON ALL STRUCTURES 5 FEET OR GREATER IN DEPTH, AND FLAT TOPS SHALL BE USED ONLY ON STRUCTURES LESS THAN 5 FEET IN DEPTH, UNLESS DIRECTED BY THE ENGINEER.
 - PRECAST REINFORCED CONCRETE RISERS MAY BE PLACED WITH TONGUE UP OR DOWN.
 - ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 - DROP CONNECTIONS SHALL BE USED WHEN THE PIPE INVERT IS MORE THAN 2 FEET ABOVE THE MANHOLE INVERT. PRECAST STRUCTURE MANWAY CLEAR OPENING SHALL MATCH CASTING - REFER TO STANDARD SPECIFICATION DIVISION 33 AND THE APPLICABLE SPECIAL CONDITIONS.
 - OPENING SHALL BE 24" FOR R-1550 CASTINGS
 - OPENING SHALL BE 27" FOR R-1642 CASTINGS
 - DROP CONNECTION AND ASSEMBLY SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE.

3 PRECAST REINFORCED CONCRETE MANHOLE DETAIL
G3 NO SCALE



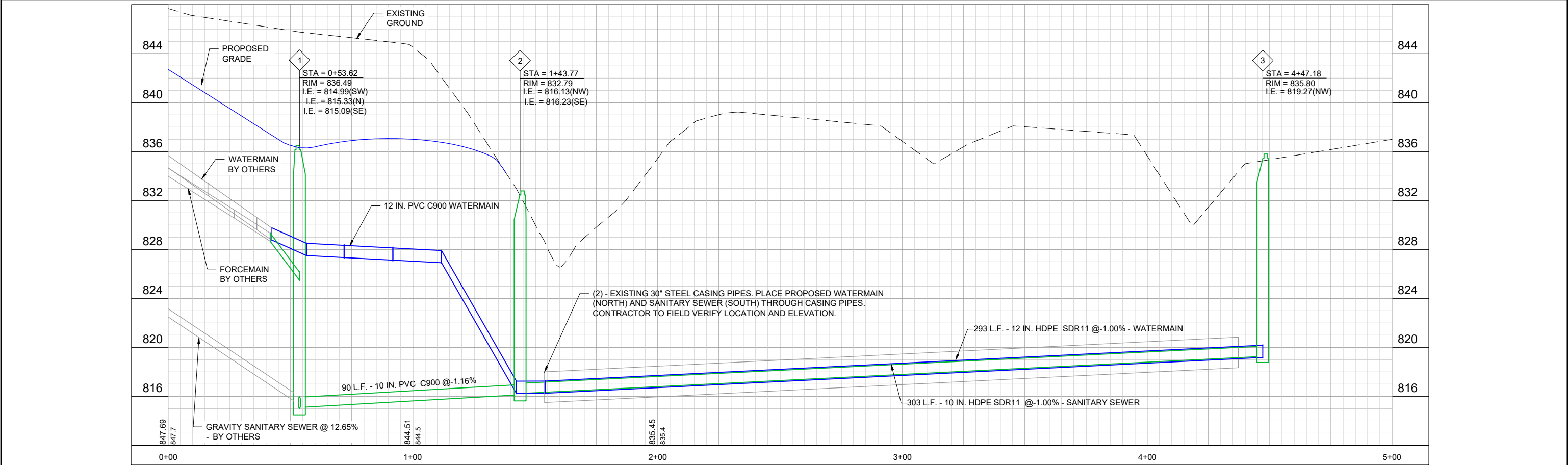
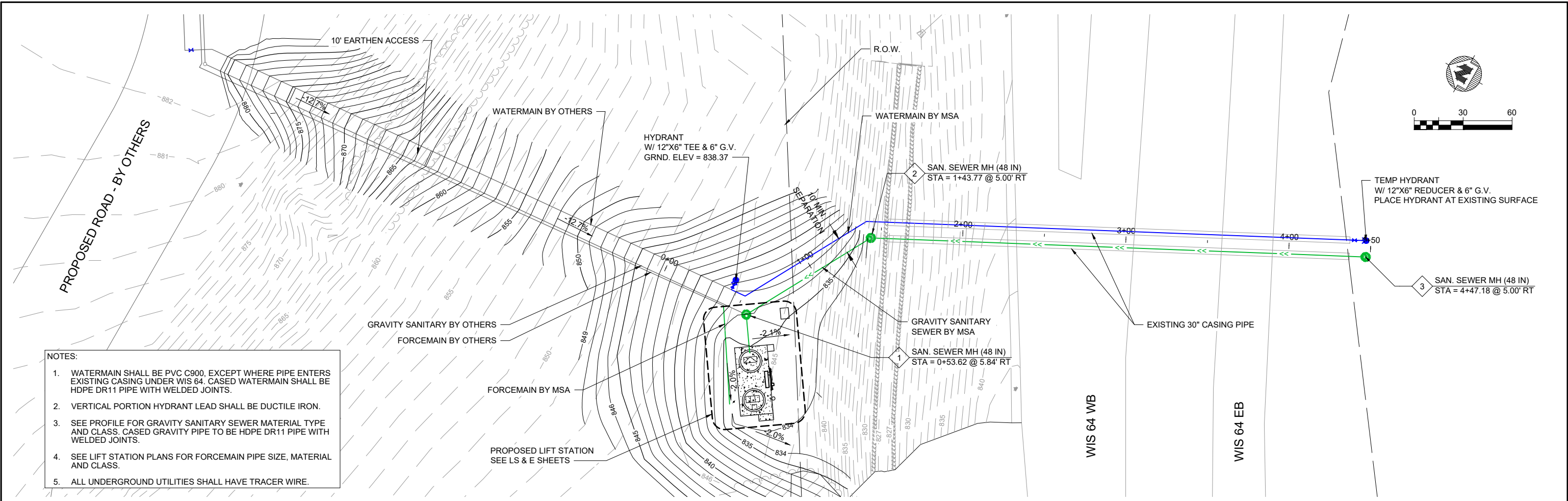
RESTRAINED/TIED PIPE LENGTH CHART						
MIN LENGTH REQUIRING RESTRAINT IN FEET						
	6"	8"	10"	12"	16"	24"
FITTING TYPE						
11.25° BEND	10	10	10	10	10	10
22.5° BEND	10	10	10	10	11	15
45° BEND	10	15	15	20	25	30
90° BEND	25	30	35	40	55	75
TEE/CROSS	15	25	35	45	65	95
STUB OR PLUG	30	35	45	50	95	100
REDUCER	0	20	35	50	105	125
VERTICAL BEND (45°)	20	30	35	40	50	75

BUTTRISS DIMENSIONS				
DIA.	A	B	C	D
6"	1'-3"	1'-0"		
8"	1'-6"	1'-4"		
10"	1'-10"	1'-8"		
12"	2'-3"	2'-0"	SEE NOTE NO. 1	SEE NOTE NO. 1
16"	3'-2"	2'-6"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-4"		

- NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND AN EARTH RESISTANCE OF 2 TONS PER SQ. FT. INFORM THE ENGINEER IF PRESSURES EXCEED 150 PSI, OR ON-SITE SOIL DOES NOT MEET THIS CONDITION.
 2. DIMENSION C1 C2 C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 45°.
 3. DIMENSION A1 A2 A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH THE MECHANICAL JOINT.
 4. BUTTRESS TO BE POURED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
 5. ALL BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
 6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
 7. IN ADDITION TO BUTTRESS, ALL JOINTS SURROUNDING BENDS SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS.

- NOTES:
1. DIMENSION 'C' SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø GREATER THAN OR EQUAL TO 45°.
 2. CONCRETE SHOULD BEAR ON THIS QUADRANT OF PIPE AT A MINIMUM.
 3. DIMENSION 'D' SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS.
 4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI. INFORM THE ENGINEER IF ON-SITE SOIL DOES NOT MEET THIS CONDITION OR PRESSURES EXCEED 150 PSI.
 5. BUTTRESS TO BE PLACED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
 6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
 7. ALL POURED BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
 8. IN ADDITION TO BUTTRESSES, ALL JOINTS SURROUNDING TEES SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS.





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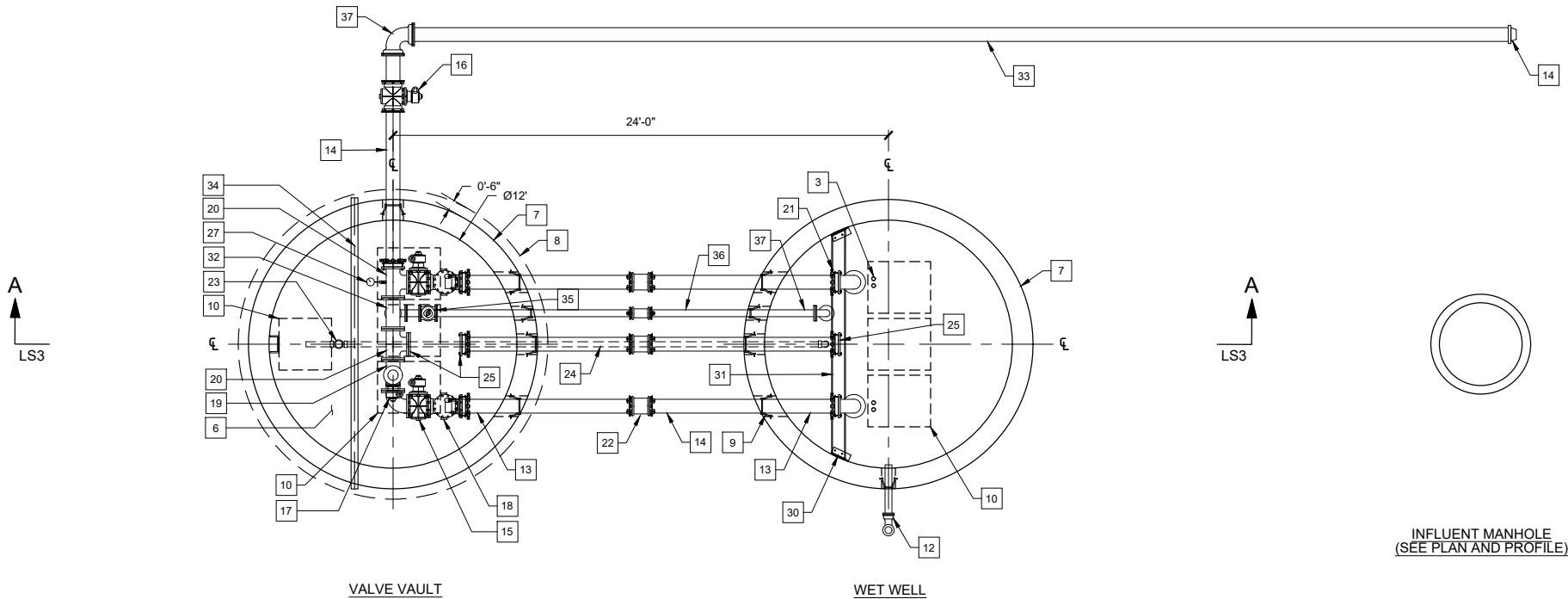


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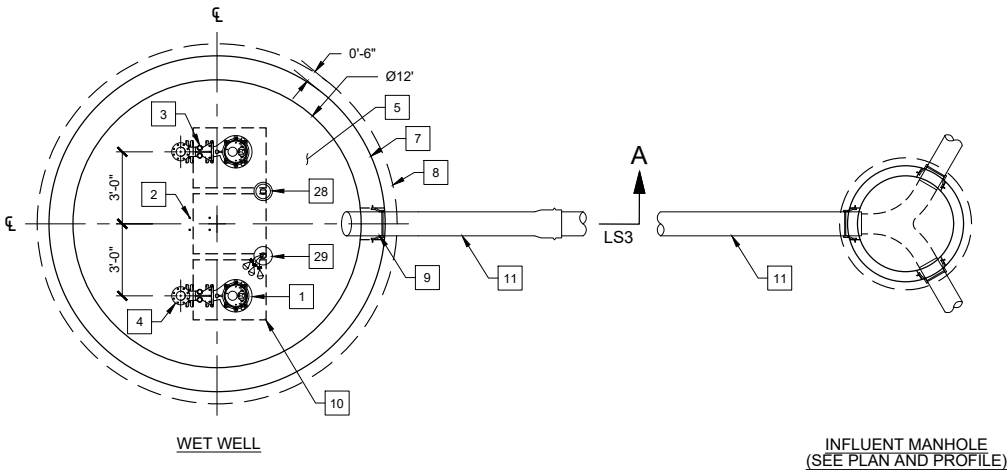
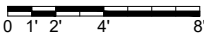
UTILITY PLAN & PROFILE

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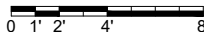
VALVE VAULT TOP OF SLAB PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



WET WELL TOP OF SLAB PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



GENERAL NOTES

- A. ALL EXPOSED PIPING AND VALVES SHALL BE EPOXY COATED PER DIV 09. THE COLOR SHALL BE LIGHT GREY.
- B. ALL REFERENCES TO ELECTRICAL ITEMS SHALL BE COORDINATED WITH THE ELECTRICAL PLANS AND DIV 26 SPECS.
- C. COORDINATE SIZE AND LOCATION OF HATCHES WITH EQUIPMENT VENDORS TO PROVIDE FOR ACCESS AND REMOVAL OF EQUIPMENT.

KEY NOTES

- SUBMERSIBLE SOLIDS HANDLING PUMP, TYP. OF 2
- LOCATION OF FUTURE PUMP - MAINTAIN CLEARANCE
- PUMP GUIDE RAIL SYSTEM - PROVIDE INTERMEDIATE GUIDE RAIL BRACKETS SUPPORTED FROM DISCHARGE PIPE
- PUMP DISCHARGE ELBOW. LOCATE IN SUMP PER PUMP SUPPLIER RECOMMENDATIONS.
- CAST-IN-PLACE CONCRETE BENCH PER DETAIL 1/LS4. MINIMUM SLOPE: 1:1
- CAST-IN-PLACE CONCRETE BENCH - SLOPE TO VALVE VAULT DRAIN
- CIRCULAR PRECAST CONCRETE UTILITY STRUCTURE - RISER SECTION LENGTH DETERMINED BY SUPPLIER
- PRECAST UTILITY STRUCTURE ANTI-FLOATATION BASE EXTENSION
- WATERSTOP SEAL FOR PIPE ENTRANCE HOLE, TYP.
- VAULT DOOR CLEAR OPENING ABOVE - COORDINATE SIZE AND LOCATION OF EQUIPMENT FOR REMOVAL
- 12"Ø BURIED SANITARY UTILITY SEWERAGE PIPE (C900 PVC) - SEE PLAN AND PROFILE. BEVEL CUT PIPE INSIDE OF MANHOLE AS SHOWN
- 4"Ø BURIED PROCESS PIPE (DI)
- 8"Ø EXPOSED PROCESS PIPE (DI)
- 8"Ø BURIED PROCESS PIPE (DI)
- 8"Ø ECCENTRIC PLUG VALVE, TYP. OF 3 - GEARED ACTUATOR W/ 2" NUT
- 8"Ø ECCENTRIC PLUG VALVE (BURIED SERVICE) GEARED ACTUATOR W/ 2" NUT
- 6"Ø ECCENTRIC PLUG VALVE, TYP. OF 1 - GEARED ACTUATOR W/ 2" NUT
- 8"Ø RUBBER FLAPPER SWING CHECK VALVE, TYP. OF 3
- 8"x8"x6"Ø REDUCING TEE
- 8"x8"x8"Ø TEE
- RESTRAINED FLANGE ADAPTER, TYP.
- MECHANICAL JOINT SOLID SLEEVE w/ MECHANICAL JOINT RESTRAINT, TYP.
- 3"Ø BACKWATER CHECK VALVE
- 3"Ø BURIED PROCESS PIPE (PVC) - SLOPE AT MIN. 1/4" PER FOOT TO WET WELL.
- BLIND FLANGE
- PROVIDE MECHANICAL JOINT CAP/PLUG
- 3/4" TAP FOR PRESSURE GAUGE - SEE DETAIL 2/LS5 ELECTRONIC LEVEL TRANSDUCER - SEE ELECTRICAL PLANS
- BACKUP FLOAT SWITCH SYSTEM - SEE ELECTRICAL PLANS
- BEAM CONNECTION AT PRECAST MANHOLE WALL - SEE DETAIL 3/LS5
- WALL-MOUNTED WET WELL PIPING SUPPORT BEAM (8x5x0.23 ALUMINUM I BEAM) - TYP. OF 4
- 8"x8"x4"Ø REDUCING TEE
- 8"Ø BURIED PROCESS PIPE (DI) - PROVIDE THREE (3) FULL PIPE LENGTHS
- COVER SUPPORT BEAM (W10x15 HOT DIPPED GALVANIZED BEAM) - PROVIDE POCKETS IN PRECAST MANHOLE FOR BEAM. GROUT POCKET AROUND BEAM AND PROVIDE STEEL SHIMS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO VALVE VAULT COVER
- 4"Ø ECCENTRIC PLUG VALVE, TYP. OF 1 - QUARTER TURN 2" NUT OPERATOR
- 4"Ø BURIED PROCESS PIPE (DI)
- 4"Ø EXPOSED PROCESS PIPE (DI)
- PROVIDE BUTTRESS ON BEND



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LIFT STATION BELOW GRADE PLANS

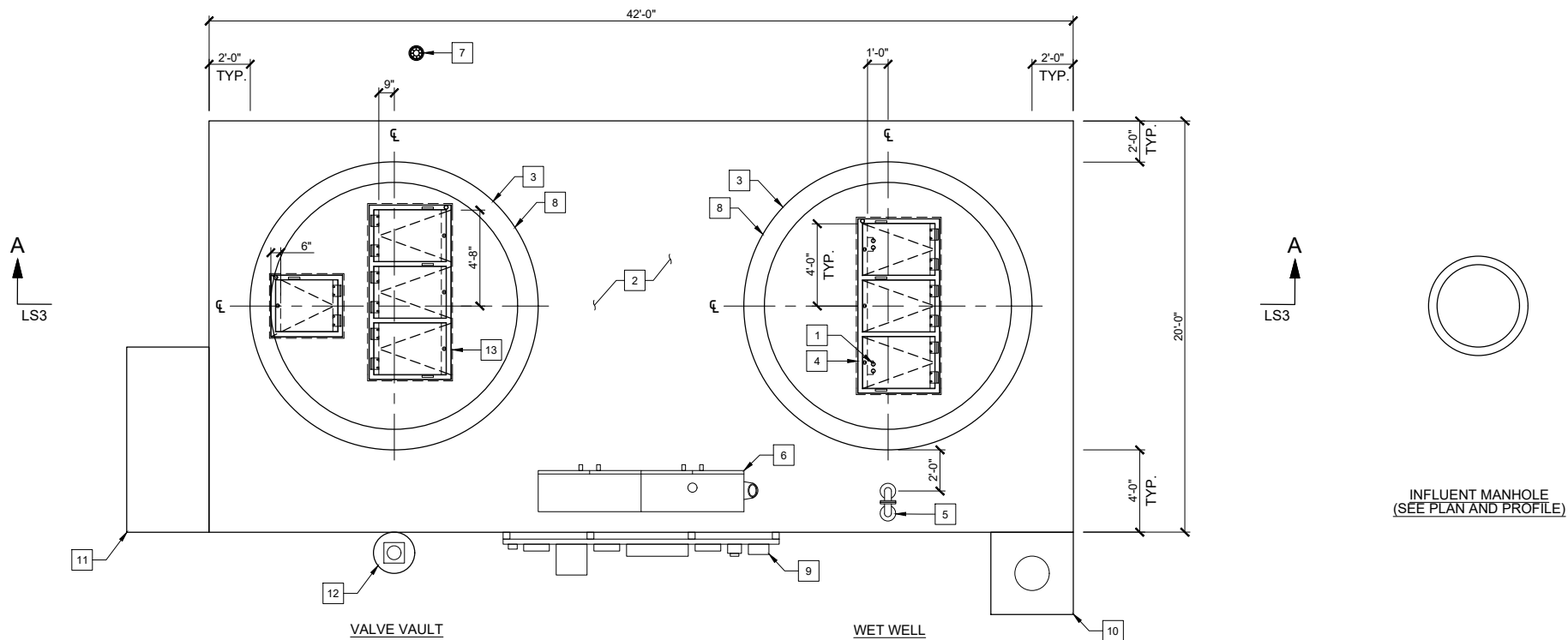
PROJECT NO: 08783111
SHEET LS1

GENERAL NOTES

- A. ALL EXPOSED PIPING AND VALVES SHALL BE EPOXY COATED PER DIV 09. THE COLOR SHALL BE LIGHT GREY.
- B. ALL REFERENCES TO ELECTRICAL ITEMS SHALL BE COORDINATED WITH THE ELECTRICAL PLANS AND DIV 26 SPECS.
- C. COORDINATE SIZE AND LOCATION OF HATCHES WITH EQUIPMENT VENDORS TO PROVIDE FOR ACCESS AND REMOVAL OF EQUIPMENT.

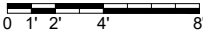
KEY NOTES

1. PUMP GUIDE RAIL SYSTEM - ANCHOR TO ACCESS DOOR INTEGRAL HARDWARE RAIL - SEE DETAIL 2/LS4
2. 4" THICK CAST-IN-PLACE CONCRETE COVER SLAB - CONTRACTOR TO SHAPE SURFACE TO DRAIN AWAY AT 0.5% GRADE MAX. PROVIDE TOOLED CONTROL JOINTS - LOCATION DETERMINED IN FIELD
3. CIRCULAR PRECAST CONCRETE UTILITY STRUCTURE
4. VAULT DOOR TYPE 2 - SEE DETAIL 2/LS4
5. LIFT STATION VENT - TERMINATE WITH TWO BENDS AND PROVIDE VENT SCRUBBER
6. LIFT STATION CONTROL PANEL - SEE ELECTRICAL PLANS
7. VALVE BOX FOR BURIED VALVE
8. FOAM EXPANSION JOINT AT STRUCTURE PERIMETER. SEAL WITH BEAD OF SELF-LEVELING SEALANT.
9. LIFT STATION ELECTRICAL EQUIPMENT RACK - SEE ELECTRICAL PLANS
10. ANTENNA TOWER WITH CONCRETE BASE - SEE ELECTRICAL PLANS
11. STANDBY GENERATOR ON CONCRETE PAD- SEE ELECTRICAL PLANS
12. POLE MOUNTED LIGHT FIXTURE WITH CONCRETE BASE - SEE ELECTRICAL PLANS
13. VAULT DOOR TYPE 1 - SEE DETAIL 2/LS4



LIFT STATION - AT GRADE PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



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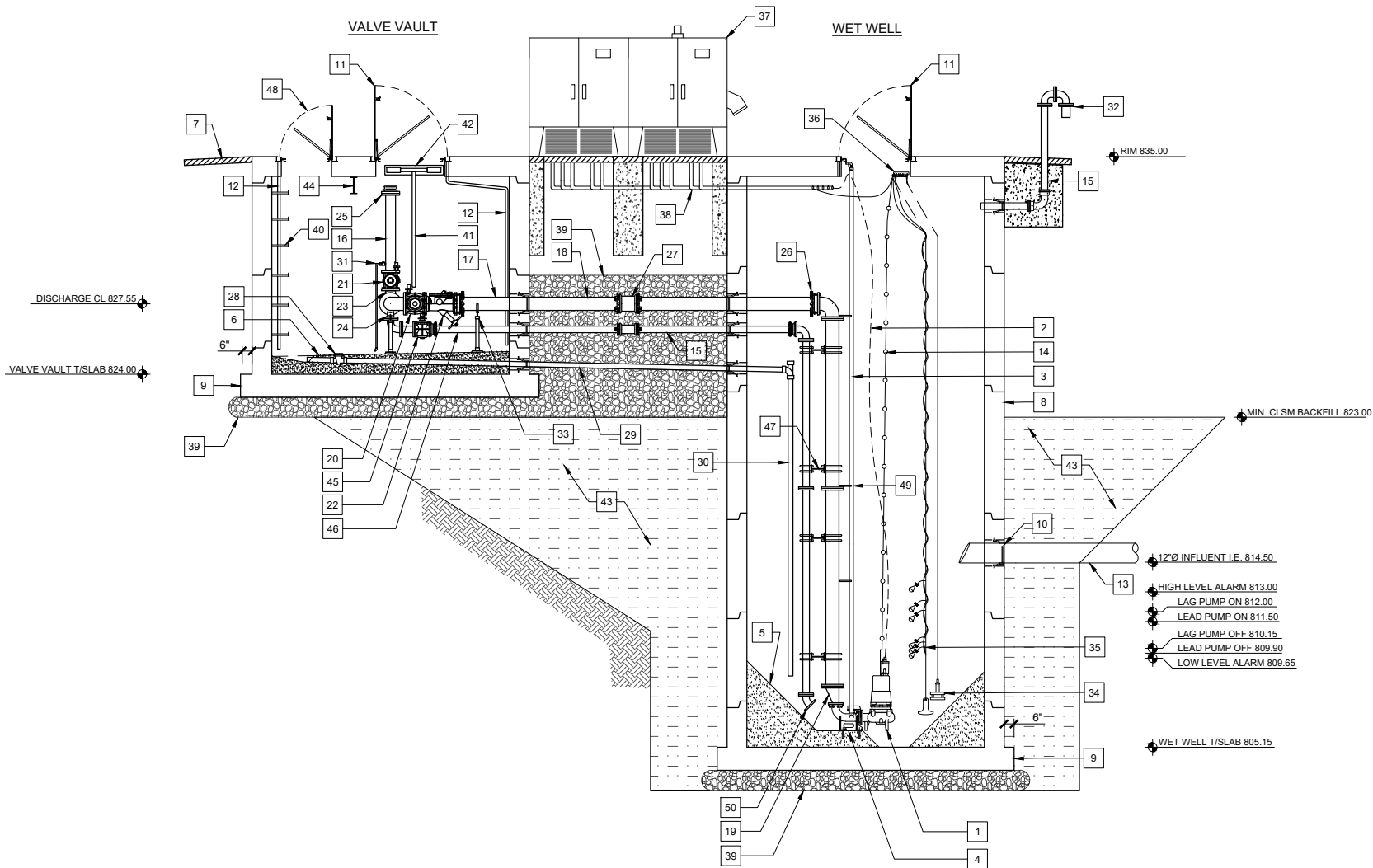


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LIFT STATION ABOVE GRADE PLAN

PROJECT NO:
08783111
SHEET
LS2



KEY NOTES

- SUBMERSIBLE SOLIDS HANDLING PUMP, TYP. OF 2
- PUMP MANUFACTURER POWER AND SENSOR CABLE
- PUMP GUIDE RAIL SYSTEM (2 IN. SCH. 40 STAINLESS STEEL) - PROVIDE INTERMEDIATE GUIDE RAIL SUPPORT FROM DISCHARGE PIPE
- PUMP DISCHARGE ELBOW. LOCATE IN SUMP PER PUMP SUPPLIER RECOMMENDATIONS.
- CAST-IN-PLACE CONCRETE BENCH PER DETAIL 1/LS4. MINIMUM SLOPE: 1:1
- CAST-IN-PLACE CONCRETE BENCH - SLOPE TO VALVE VAULT DRAIN
- CAST-IN-PLACE CONCRETE COVER SLAB - SEE SHEET LS1
- CIRCULAR PRECAST CONCRETE UTILITY STRUCTURE - RISER SECTION LENGTH DETERMINED BY SUPPLIER. PROVIDE DOUBLE MASTIC SEALANT BETWEEN SECTION. PROVIDE EXTERNAL JOINT WRAP SEAL, MAC-WRAP OR EQUAL.
- PRECAST UTILITY STRUCTURE ANTI-FLOATATION BASE EXTENSION
- WATERSTOP SEAL FOR PIPE ENTRANCE HOLE, TYP.
- VAULT DOOR TYPE 2 - SEE DETAIL 2/LS4
- PLUMB VAULT DOOR CHANNEL DRAIN TO STRUCTURE WALL AND DISCHARGE MAX. 6" ABOVE BENCH.
- 15"Ø BURIED SANITARY UTILITY SEWERAGE PIPE (C900 PVC) - SEE PLAN AND PROFILE. BEVEL CUT PIPE INSIDE OF MANHOLE AS SHOWN
- STAINLESS STEEL LIFTING CHAIN/CABLE FOR PUMP REMOVAL. PROVIDE STAINLESS STEEL HANGER AND SECURE BELOW VAULT DOOR
- 4"Ø BURIED PROCESS PIPE (DI)
- 6"Ø EXPOSED PROCESS PIPE (DI)
- 8"Ø EXPOSED PROCESS PIPE (DI)
- 8"Ø BURIED PROCESS PIPE (DI)
- 8"x4"Ø ECCENTRIC REDUCER, TYP. OF 2
- 8"Ø ECCENTRIC PLUG VALVE, TYP. OF 3 - GEARED ACTUATOR W/ 2" NUT
- 6"Ø ECCENTRIC PLUG VALVE, TYP. OF 1 - GEARED ACTUATOR W/ 2" NUT
- 8"Ø RUBBER FLAPPER SWING CHECK VALVE, TYP. OF 3
- 8"x8"x6"Ø REDUCING TEE
- 8"x8"x4"Ø REDUCING TEE
- 6"Ø FLANGED CAM AND GROOVE ADAPTER. PROVIDE LOCKING DUST CAP. VERIFY COMPATIBILITY WITH WWTF SLUDGE LOADOUT.
- RESTRAINED FLANGE ADAPTER, TYP.
- MECHANICAL JOINT SOLID SLEEVE w/ MECHANICAL JOINT RESTRAINT, TYP..
- 3"Ø BACKWATER CHECK VALVE
- 3"Ø BURIED PROCESS PIPE (PVC) - SLOPE AT MIN. 1/4" PER FOOT TO WET WELL.
- 3"Ø EXPOSED PROCESS PIPE (PVC) - TERMINATE BELOW LOW WATER LEVEL ELEVATION. SUPPORT FROM WET WELL SUPPORT BEAM (PIPE SHOWN OUT OF POSITION FOR CLARITY)
- PROVIDE 3/4"Ø CORP TAP IN RISER PIPE WITH SOFT COPPER OR PE EXTENSION TO SUMP DRAIN. SUPPORT AS REQUIRED FOR NEAT INSTALLATION. PAINT. PROVIDE CORP KEYED EXTENDABLE HANDLE FOR OPERATION FROM ABOVE STRUCTURE.
- LIFT STATION VENT - TERMINATE WITH TWO BENDS AND PROVIDE VENT SCRUBBER. ENCASE BELOW GRADE VENT PIPING WITH CONCRETE FOR FROST HEAVE PROTECTION
- PROVIDE PIPE SUPPORTS - SEE DETAIL X/XXX
- ELECTRONIC LEVEL TRANSDUCER - SEE ELECTRICAL PLANS
- BACKUP FLOAT SWITCH SYSTEM - SEE ELECTRICAL PLANS
- PROVIDE CABLE HANGER SECURED BELOW VAULT DOOR FOR HANGING OF FLOAT AND TRANSDUCER CABLES. SEE ELECTRICAL DETAILS FOR HANGING REQUIREMENTS.
- LIFT STATION CONTROL PANEL WITH CONCRETE BASES- SEE ELECTRICAL PLANS
- ELECTRICAL CONDUIT FOR CONTROLS WIRING AND PUMP POWER/SENSOR CABLES - SEE ELECTRICAL DETAILS FOR INSTALLATION REQUIREMENTS. PROVIDE SPARE CONDUITS FOR FUTURE EQUIPMENT.
- NO.2 WASHED STONE ENVELOPED IN GEOTEXTILE FABRIC, TYPE SAS. MIN. 12" DEPTH BENEATH STRUCTURES. BACKFILL PIPE GALLERY BETWEEN VALVE VAULT AND WET WELL.
- MANHOLE STEPS AT 16" O.C.
- PROVIDE ADJUSTABLE LENGTH VALVE NUT WRENCH
- PROVIDE STAINLESS STEEL HANGER FOR VALVE NUT WRENCH AND CORP KEY WRENCH STORAGE UNDER ACCESS DOOR
- BACKFILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL
- COVER SUPPORT BEAM (W10x15 HOT DIPPED GALVANIZED BEAM) - PROVIDE POCKETS IN PRECAST MANHOLE FOR BEAM. GROUT POCKET AROUND BEAM AND PROVIDE STEEL SHIMS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO VALVE VAULT COVER.
- 4"Ø ECCENTRIC PLUG VALVE, TYP. OF 1 - QUARTER TURN 2" NUT OPERATOR
- 4"Ø EXPOSED PROCESS PIPE (DI)
- WALL-MOUNTED WET WELL SUPPORT BEAM (8x5x0.23 ALUMINUM I BEAM) - TYP. OF 4. ANCHOR PIPE TO BEAM FLANGE WITH DRILLED HOLES FOR U-BOLTS WITH CORROSIVE RESISTANT COATING
- VAULT DOOR TYPE 1 - SEE DETAIL 2/LS4
- PROVIDE INTERMEDIATE GUIDE RAIL BRACKETS SUPPORTED FROM DISCHARGE PIPING
- 4"Ø 45° BEND - DIRECT BETWEEN PUMPS FOR RECIRCULATION PUMPING

A LIFT STATION - SECTION

LS3 0 1 2 4 1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)

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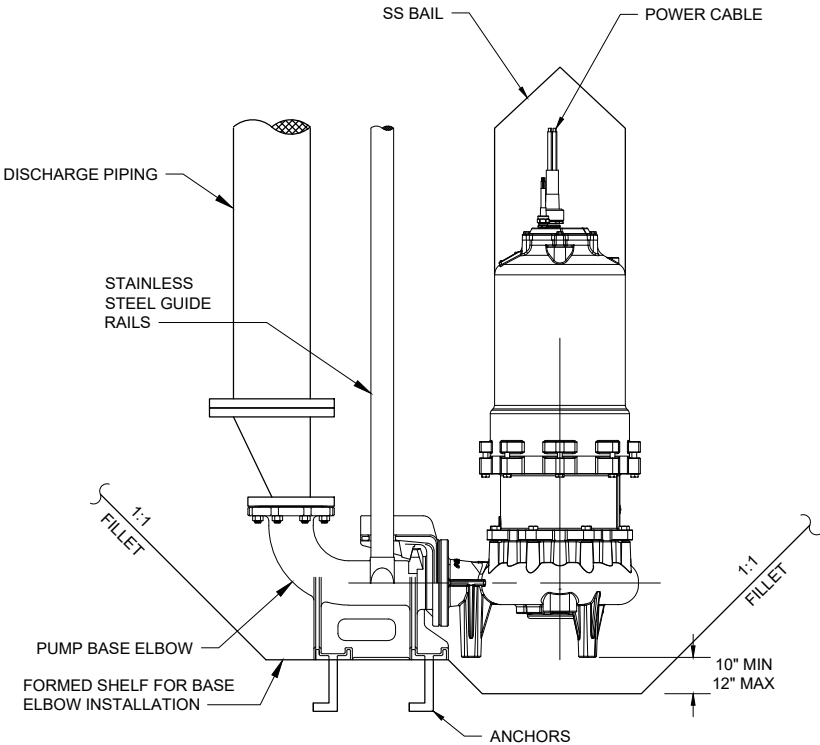


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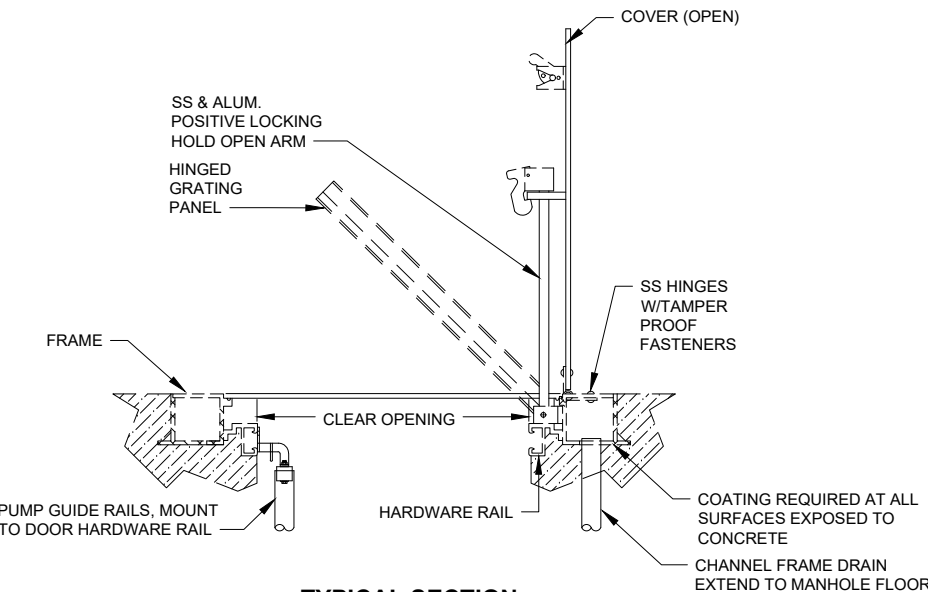
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LIFT STATION SECTION

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LS3

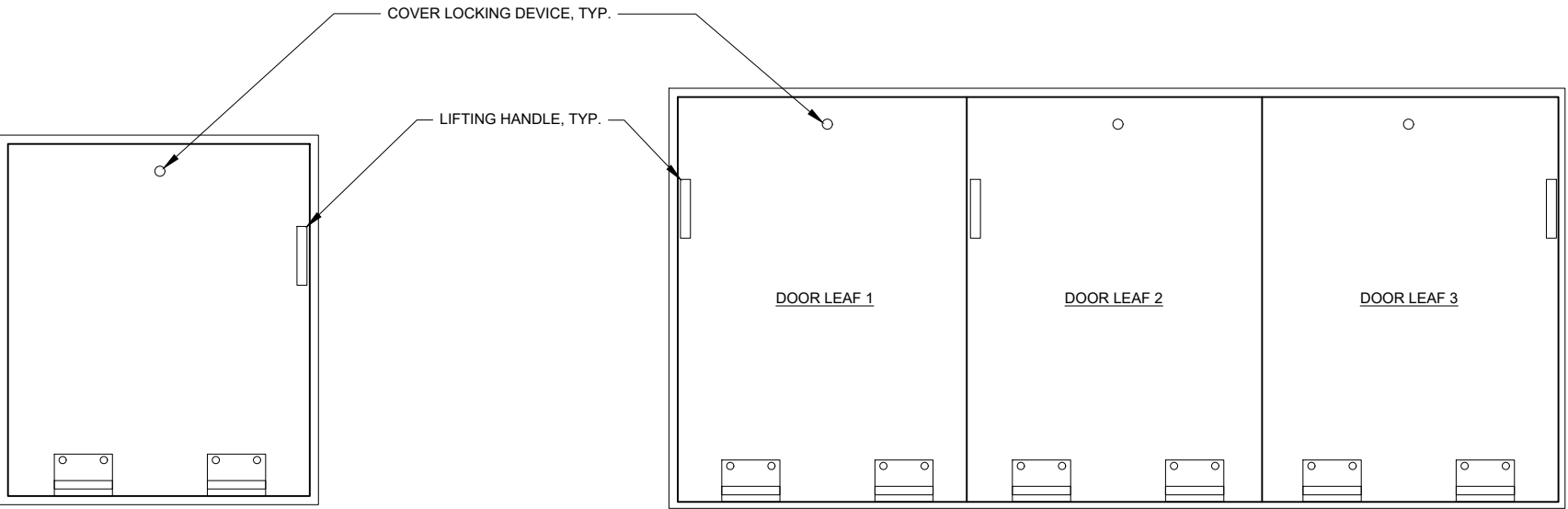


1
LS4
TYPICAL LIFT STATION SUBMERSIBLE PUMP
N.T.S



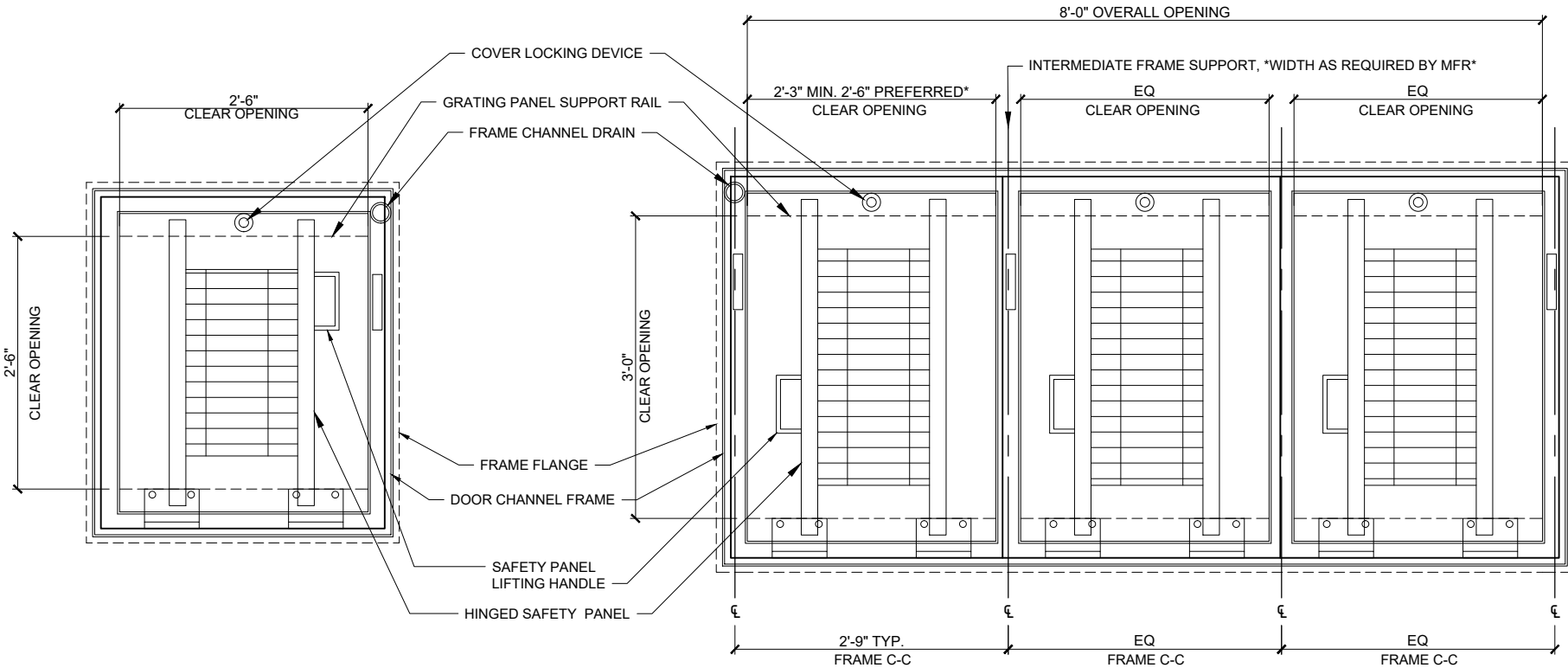
TYPICAL SECTION

2
LS4
VAULT DOOR DETAIL
N.T.S



TYPE 1 DOOR PLAN

TYPE 2 DOOR PLAN



TYPE 1 DOOR FRAMING PLAN

TYPE 2 DOOR FRAMING PLAN

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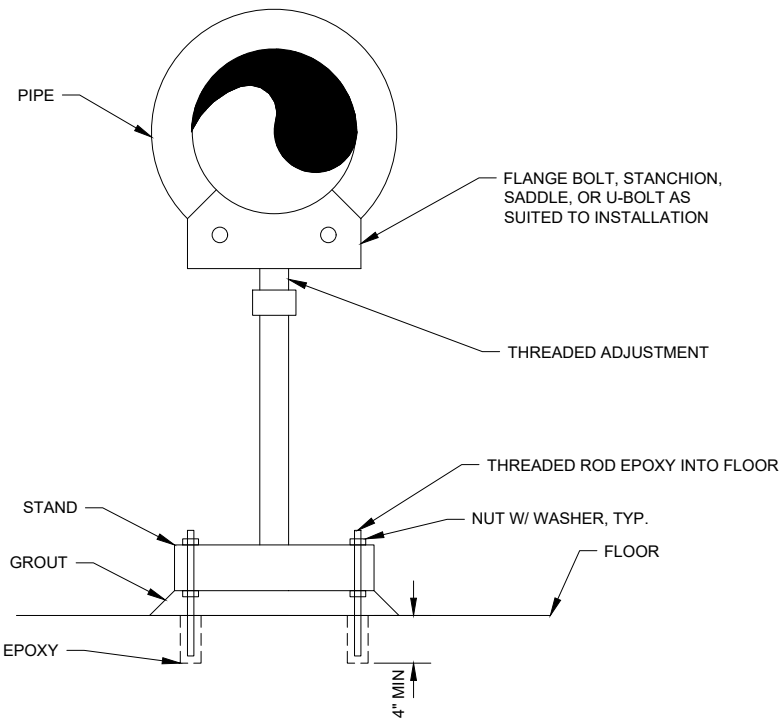


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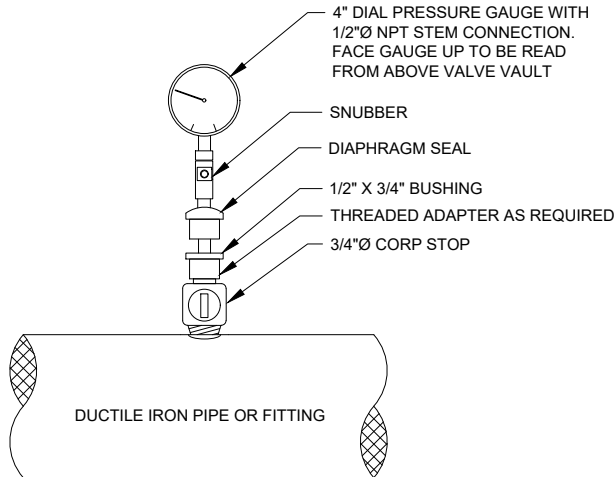
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LS5

TYPICAL PIPE FLOOR STAND SUPPORT DETAIL

N.T.S

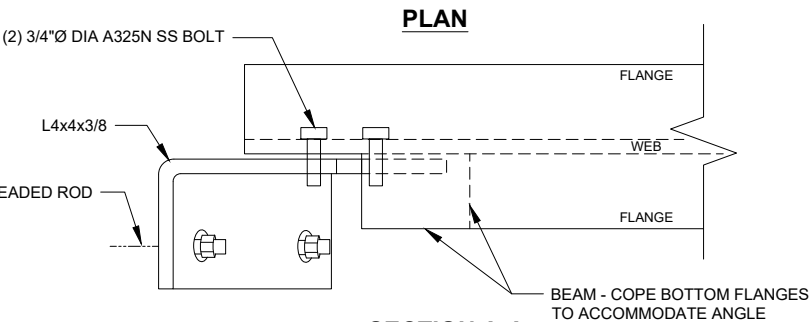
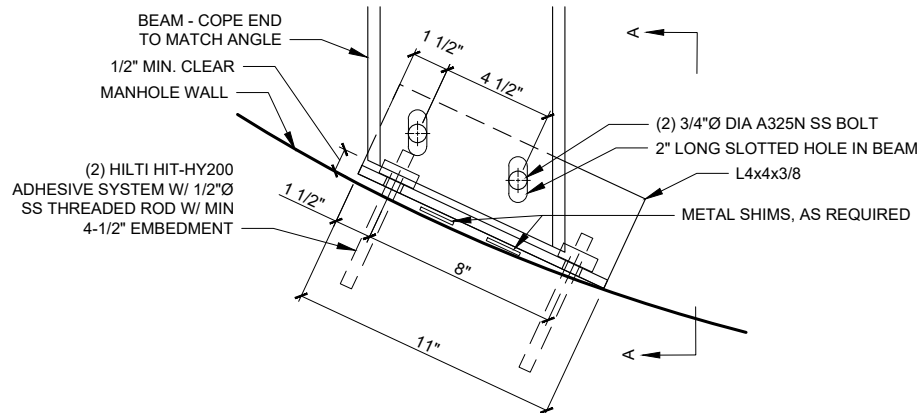


NOTE: PROVIDE SADDLE CLAMP WHEN TAP SIZE EXCEEDS ALLOWABLE FOR PIPE THICKNESS CLASS

2
LS5

TAP FOR PRESSURE GAUGE DETAIL

N.T.S



3
LS5

BEAM CONNECTION AT MANHOLE WALL DETAIL

N.T.S

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FINAL REVIEW



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LS5

ABBREVIATIONS

A	AMPERES (AMPS)	FVNR	FULL VOLTAGE NON-REVERSING STARTER	PP	POWER DISTRIBUTION PANEL
ACCU	AIR-COOLED CONDENSING UNIT	G	GROUND	PSI	POUNDS PER SQUARE INCH
ADA	AMERICAN W/DISABILITIES ACT	GA	GAUGE	PSIG	POUNDS PER SQUARE INCH, GAUGE
ADJ	ADJUSTABLE	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
AE	ARCHITECT / ENGINEER	GFCI/GFI	GROUND FAULT CIRCUIT INTERRUPTER	QTY	QUANTITY
AFD	ADJUSTABLE FREQUENCY DRIVE	HMI	HUMAN MACHINE INTERFACE (DISPLAY)	REC	RECEPTACLE
AFF	ABOVE FINISHED FLOOR	HOA	HAND OFF AUTO	SPD	SURGE PROTECTION DEVICE
AG	ABOVE GRADE	HP	HORSEPOWER	SWBD	SWITCHBOARD
AHU	AIR HANDLING UNIT	HS	HAND SWITCH	TYP	TYPICAL
AI	ANALOG INPUT	ISP	INTERNET SERVICE PROVIDER	UHF	UNIVERSAL HARMONIC FILTER
AL	ALUMINUM	JBOX	JUNCTION BOX	UL	UNDERWRITERS LABORATORY
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	KAIC	KILO AMPERE INTERRUPTING CURRENT	UON	UNLESS OTHERWISE NOTED
AO	ANALOG OUTPUT	KVA	KILOVOLT AMPERE	V	VOLTS
APPROX	APPROXIMATELY	LCP	LOCAL CONTROL PANEL	VAC	VOLTS, ALTERNATING CURRENT
ARCH	ARCHITECTURAL	LED	LIGHT EMITTING DIODE	VDC	VOLTS, DIRECT CURRENT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LP	LIGHTING PANEL	VFD	VARIABLE FREQUENCY DRIVE
ATS	AUTOMATIC TRANSFER SWITCH	LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT	W	WATTS
BLDG	BUILDING	MCC	MOTOR CONTROL CENTER	WP	WEATHERPROOF
C	CONDUIT	MCP	MOTOR CIRCUIT PROTECTOR	XF/XFMR	TRANSFORMER
CB	CIRCUIT BREAKER	MDS	MAIN DISCONNECT SWITCH	ZSI	ZONE SELECTIVE INTERLOCKING
CKT	CIRCUIT	MECH	MECHANICAL		
CP	CONTROL PANEL	MFR	MANUFACTURER		
CU	COPPER	MOCP	MAXIMUM OVERCURRENT PROTECTION		
DEMO	DEMOLITION	MS	METER SOCKET		
DI	DIGITAL INPUT	NC	NORMALLY CLOSED		
DIA	DIAMETER	NEC	NATIONAL ELECTRIC CODE		
DO	DIGITAL OUTPUT	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION		
DS	DISCONNECT SWITCH	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION		
EC	ELECTRICAL CONTRACTOR	NO	NORMALLY OPEN		
EF	EXHAUST FAN	NTS	NOT TO SCALE		
ELEC	ELECTRICAL	OL	OVERLOAD		
EM	EMERGENCY	PC	PHOTO CELL		
ETM	ELAPSED TIME METER	PLC	PROGRAMMABLE LOGIC CONTROLLER		
EXH	EXHAUST	PM	POWER MONITOR		
FLA	FULL LOAD AMPS	PNL	PANEL		

PROJECT GENERAL ELECTRICAL NOTES:

1. ONE-LINE DIAGRAM FOR POWER DISTRIBUTION, USE ANSI STANDARD SYMBOLS AND ABBREVIATIONS.
2. SEE INSTRUMENTATION DRAWINGS FOR INSTRUMENTATION SYMBOLS AND DETAILS.
3. OTHER ABBREVIATIONS PER ANSI Z32.13 AND ISA S5.1
4. THE LETTERS "GFI" ADJACENT TO A RECEPTACLE INDICATES A GROUND FAULT INTERRUPTER FEED-THROUGH RECEPTACLE ASSEMBLY. THE LETTERS ADJACENT TO A PANELBOARD CIRCUIT BREAKER INDICATES A GROUND FAULT CIRCUIT BREAKER. THE LETTERS "IG" INDICATE AN ISOLATED GROUND RECEPTACLE, PROVIDE SEPARATE GROUND WIRE.
5. SEE SPECIFICATIONS AND SCHEDULES FOR COMPONENT REQUIREMENTS FOR MOTOR CONTROLLERS AND FOR CONTRACTORS.
6. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM ENGINEER PRIOR TO PROCEEDING WITH WORK.
7. EFFORT WAS MADE IN THE PREPARATION OF THE CONTRACT DOCUMENTATION TO COORDINATE CONNECTIONS WITH ALL DISCIPLINES, HOWEVER THE EC IS RESPONSIBLE TO REVIEW ENTIRE PLANS AND THE SPECIFICATIONS AND INCLUDE ALL WORK REQUIRED TO PROVIDE A COMPLETE PROJECT.
8. SIZE HOMERUN WIRING PER ONE-LINE DIAGRAM AND NEC GUIDELINES.
9. MINIMUM CONDUIT SIZE 3/4", UNLESS OTHERWISE NOTED.
10. ALL BRANCH CIRCUIT HOMERUNS TO BE (2)#12 & #12G IN 3/4"C MINIMUM UNLESS OTHERWISE NOTED OR REQUIRED. MOTOR WIRING AS INDICATED ON ONE-LINE DIAGRAM.
11. ALL DEVICE/SIGNAL CIRCUIT HOMERUNS TO BE (2)#14 IN 3/4"C.
12. PROVIDE ALL MOTOR AND SIGNAL CIRCUIT HOMERUNS RELATED TO PROCESS EQUIPMENT.
13. EC SHALL MODIFY WIRE AND CIRCUIT SIZES BASED ON ACTUAL EQUIPMENT SUPPLIED.
14. CONTRACTOR SHALL REVIEW TYPICAL DETAILS AND ALL CONSTRUCTION SHALL COMPLY WITH ALL TYPICAL DRAWINGS AND DETAILS.
15. FUTURE EQUIPMENT AND DEVICES SHALL BE ROUGH IN CONDUIT FOR CONTROL AND POWER CABLES TO BOXES. ROUGH-IN CONDUIT AND MAKE PROVISION FOR FUTURE WIRING AND CABLING FOR POWER AND CONTROL. (TYP.)
16. DISCONNECTS RELATED TO PROCESS CONNECTIONS SHALL BE PROVIDED AND INSTALLED BY THE EC.
17. CONSTRUCTION AND DEMOLITION SHALL BE COMPLETE AND COORDINATE WITH ALL OTHER TRADES.
18. EC SHALL REVIEW CONTRACT DOCUMENT AND PROVIDE ALL WORK, MATERIALS, AND EQUIPMENT FOR A COMPLETE AND OPERABLE PROJECT.
19. PROVIDE CONCRETE HOUSEKEEPING PAD FOR ALL FLOOR MOUNTED EQUIPMENT.
20. ALL EXTERIOR RACEWAYS THAT EXTEND FROM BELOW GRADE TO ABOVE GRADE SHALL BE INSTALLED WITH EXPANSION COLLAR SLEEVES.
21. EXTERIOR PEDESTALS SHALL BE INSTALLED TO A FROST PROTECTED STRUCTURE OR BE PROVIDED WITH MFR RECOMMENDED GROUND RATED GREEN TREAT FOUNDATION.
22. COORDINATE ACTUAL LOCATIONS OF ALL EQUIPMENT WITH GC, OWNER, AUTHORITY WITH JURISDICTION, OTHER TRADES, AND ENGINEER PRIOR TO ROUGH-IN. ACTUAL LAYOUT MAY VARY. ALL CHANGES SHALL BE JUSTIFIED AND COORDINATED.
23. OBSERVE ENVIRONMENT AND AREA CLASSIFICATIONS AS REQUIRED. FOLLOW ALL APPLICABLE CODES.
24. WORK INCLUDED SHALL INCLUDE ALL DECOMMISSIONING, REMOVAL, AND DISPOSAL AS REQUIRED TO PROVIDE COMPLETE AND OPERABLE SYSTEM AS SHOWN HEREIN.
25. PROVIDE ALL NECESSARY JUNCTION BOXES FOR CONSTRUCTION OF A COMPLETE AND OPERABLE SYSTEM.
26. PROVIDE MOTOR CONNECTIONS AND FEEDERS BASED ON ACTUAL MOTORS INSTALLED.

FEEDER SCHEDULE (600 V)

FEEDER AMPACITY	CONDUCTOR SIZE (kcmil)		CONDUIT SIZE	
	Ø & N	GRD	3Ø & GRD.	3Ø & N & GRD.
20	#12	#12	3/4"	3/4"
30	#10	#10	3/4"	3/4"
40	#8	#10	3/4"	1"
50	#6	#8	1"	1"
70	#4	#8	1-1/4"	1-1/4"
80	#3	#8	1-1/4"	1-1/4"
100	#3	#8	1-1/4"	1-1/4"
110	#2	#6	1-1/2"	1-1/2"
125	#1	#6	1-1/2"	2"
150	#1/0	#6	1-1/2"	2"
175	#2/0	#6	2"	2"
200	#3/0	#6	2"	2-1/2"
225	#4/0	#4	2"	2-1/2"
250	#250	#4	2-1/2"	3"
300	#250	#4	3"	3"
350	#500	#3	3"	3-1/2"
380	#500	#3	3"	3-1/2"
400	(2) #3/0	(2) #3	(2) 2"	(2) 2-1/2"
450	(2) #4/0	(2) #2	(2) 2"	(2) 2-1/2"
500	(2) #250	(2) #2	(2) 2-1/2"	(2) 3"
600	(2) #350	(2) #1	(2) 3"	(2) 3"
700	(2) #500	(2) #1/0	(2) 3"	(2) 3-1/2"
800	(2) #600	(2) #1/0	(2) 3-1/2"	(2) 4"
1000	(3) #400	(3) #2/0	(3) 3"	(3) 3-1/2"
1200	(3) #600	(3) #3/0	(3) 3-1/2"	(3) 4"
1600	(4) #600	(4) #4/0	(4) 3-1/2"	(5) 4"
2000	(5) #600	(5) #250	(5) 3-1/2"	(5) 4"

GENERAL NOTES:

1. THE ABOVE FEEDER SCHEDULE IS A SCHEDULE OF TYPICAL FEEDS AND SOME SIZES MAY NOT BE UTILIZED.
2. CONDUIT FOR FEEDERS UTILIZING MULTI-CONDUCTOR CABLING (SUCH AS SHIELDED AFD CABLE) SHALL BE SIZED BASED ON ACTUAL CABLE SPECIFICATIONS.
3. ALL CONDUCTOR AMPACITIES ARE BASED ON TABLE 310-16 OF THE NEC FOR COPPER CONDUCTOR TYPE THW/THWN.
4. FEEDER SIZES SHOWN ON THE RISER DIAGRAM INDICATE FEEDER AMPACITIES AND DO NOT NECESSARILY CORRESPOND TO CIRCUIT BREAKER AMPACITIES. CERTAIN FEEDERS MAY BE SIZED FOR THE DURATION FACTORS REQUIRED BY CODE AND/ OR ARE OVERSIZED FOR VOLTAGE DROP.
5. WHERE MULTIPLE CONDUITS ARE INDICATED FOR A SINGLE FEEDER EACH CONDUIT SHALL CONTAIN AN AØ, BØ, CØ, GROUND CONDUCTOR, AND NEUTRAL CONDUCTOR.

SYMBOLS

AHU-1

EQUIPMENT MARKER
EQUIPMENT TAG

SECTION CUT MARKER
SHEET WHERE SECTION IS SHOWN
SHEET WHERE SECTION IS CUT

P-1" 33

B-08

EQUIPMENT SERVED
CIRCUIT NUMBER
ELEC PANEL TAG

POINT OF CONNECTION:
NEW WORK TO EXISTING

EQUIPMENT TO BE DEMOLISHED
SHOWN WITHIN DOTTED LINES
AND/OR HATCH

EQUIPMENT TO REMAIN
SHOWN WITHIN SOLID LINES

NEW WORK INSTALLED UNDER
THIS CONTRACT SHOWN
WITHIN THICK SOLID LINES

THERMOSTAT

COMBINATION MAGNETIC MOTOR
STARTER AND SAFETY SWITCH.
PROVIDE WHERE SHOWN, SUFFICIENT
FOR VOLTAGE AND MOCPS SHOWN
HEREIN. PROVIDE W/ HACR TYPE FUSES
SIZED TO MOCPS SHOWN HEREIN.
F- DENOTES FUSED SWITCH

SAFETY SWITCH. PROVIDE WHERE
SHOWN, SUFFICIENT FOR VOLTAGE AND
MOCPS SHOWN HEREIN. PROVIDE AS
NONFUSED SWITCH, UON. IF PROVIDING A
FUSED SWITCH PROVIDE W/ HACR TYPE
FUSES SIZED TO MOCPS SHOWN HEREIN.
F- DENOTES FUSED SWITCH

TRANSFORMER FOR LOW VOLTAGE
LIGHTING

FIRE ALARM MANUAL PULL STATION

FIRE ALARM AUDIO-VISUAL ALARM -
89DBA UON. 15 CD REFERS TO
CANDELA RATING.

FIRE ALARM VISUAL ONLY ALARM - 15
CD REFERS TO CANDELA RATING.

FIRE ALARM IONIZATION TYPE SMOKE
DETECTOR

COMBINATION SMOKE/CARBON
MONOXIDE DETECTOR

FIRE ALARM HEAT DETECTOR

ELECTRIC PANEL

WALL MOUNTED FIXTURE - AS
SCHEDULED

WALL MOUNTED SCONCE FIXTURE - AS
SCHEDULED

"CAN"-TYPE DOWNLIGHT MOUNTED IN
CEILING - AS SCHEDULED

FLUORESCENT LIGHTING FIXTURE - AS
SCHEDULED.
"F3" FIXTURE TAG
"25" CIRCUIT NUMBER
"a" SWITCH

EMERGENCY LIGHT-AS SCHEDULED

WALL / CEILING MOUNTED EXIT SIGN
FIXTURE SHADED AREA INDICATES
FACE LOCATION. ARROW DENOTES
DIRECTION OF EXIT. PUNCHOUT ARROW
IN FIELD.

MOTOR CONNECTION (MOTOR BY
OTHERS)

JUNCTION BOX - WALL, CEILING, OR
FLOOR MOUNTED AS REQUIRED

EXPOSED CONDUIT WITH WIRING - LINE,
NEUTRAL, SWITCH LEG AND GROUND
INDICATED

CONDUIT TURN DOWN
GROUND
SWITCH LEG
NEUTRAL
LINE
CONDUIT TURN UP

CONCEALED TELECOMM CONDUIT
T = TELEPHONE ONLY
TC = COMBINATION
TELEPHONE/COMPUTER

CONCEALED COMPUTER/DATA SYSTEM
CONDUIT

CONCEALED CONDUIT IN WALL OR
CEILING CONSTRUCTION

CONDUIT UNDER FLOOR OR GRADE

FLEXIBLE CONDUIT CONNECTION

CENTER OF ALL SWITCHES IN NON-ADA AREAS = 54" AFF, UON.
CENTER OF ALL SWITCHES IN ADA AREAS = 48" AFF, UON.

120 VOLT DUPLEX RECEPTACLE

120 VOLT DOUBLE DUPLEX (QUADPLEX)
RECEPTACLE

120 VOLT DUPLEX RECEPTACLE,
MOUNTED FLUSH WITH FLOOR LEVEL.

120 VOLT GFI TYPE DUPLEX
RECEPTACLE

120 VOLT GFI TYPE DUPLEX
RECEPTACLE, MOUNTED FLUSH WITH
FLOOR LEVEL.

120 VOLT GFI TYPE DUPLEX
RECEPTACLE WITH WEATHERPROOF
COVER PLATE

120 VOLT, ISOLATED GROUND TYPE
DUPLEX RECEPTACLE

SPECIAL USE RECEPTACLE, TYPE AS
NOTED ON DRAWINGS

TELEPHONE OUTLET, MOUNT AS NOTED

DATA OUTLET, MOUNT AS NOTED

COMBINATION DATA/TELEPHONE
OUTLET, MOUNT AS NOTED.

TELEVISION OUTLET, MOUNT AS NOTED

PROVIDE JBOX FOR TELECOMM OUTLETS SIZED AS NOTED &
COVERED BY BLANKOFF. ROUTE 1" CONDUIT W/PULL STRINGS
FROM JBOX INSIDE WALL AND ABOVE CEILING, TO TERMINATE
WITHIN 6LF OF THE ABOVE CEILING CABLE TRAY. PROVIDE
BUSHING ON END OF CONDUIT.

SINGLE POLE SWITCH

THREE WAY SWITCH

FOUR WAY SWITCH

AUTOMATIC WALL SWITCH W/ MANUAL
OVERRIDE

CEILING MOUNTED OCCUPANCY
SENSOR.

CEILING MOUNTED PHOTOCELL
SENSOR.

MANUAL MOTOR STARTER (TT SWITCH)

200-4G

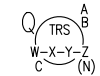
FEEDER DESIGNATION

SYSTEM DESCRIPTION
(2G) 1Ø, 2W + GRD
(3G) 1Ø OR 3Ø, 3W + GRD
(4G) 3Ø, 4W + GRD

CONDUCTOR AMPACITY
(SEE FEEDERS SCHEDULE)

PROJECT DATE: .	DRAWN BY: Init	NO.	DATE	REVISION	BY:	MSA ENGINEERING ARCHITECTURE SURVEYING FUNDING PLANNING ENVIRONMENTAL 60 Plato Blvd East, St. Paul MN 55107-1835 (612) 548-3132 www.msa-ps.com © MSA Professional Services, Inc.	TID 5 UTILITY PLAN VILLAGE OF SOMERSET ST. CROIX COUNTY, WISCONSIN	ELECTRICAL ABBREVIATIONS & SYMBOLS	PROJECT NO: 08783111
CHECKED BY: Init					SHEET E1				
PLOT DATE: 8/7/2024 2:54 PM, G:\08\08783\08783111\CADD\Construction Documents\08783111 Electrical Abbreviations and Symbols.dwg									

INSTRUMENT SOCIETY OF AMERICA INSTRUMENT IDENTIFICATION					
	FIRST LETTER(S)		SUCCEEDING LETTERS		
	PROCESS OR INITIATING VARIABLE	MODIFIER	READOUT OR PASSOUT FUNCTION	OUTPUT FUNCTION	MODIFIER
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	USER'S CHOICE			CONTROL	
D	USER'S CHOICE	DIFFERENTIAL			
E	VOLTAGE		SENSOR (PRIMARY ELEMENT)		
F	FLOW RATE	RATIO(FRACTION)			
G	USER'S CHOICE		GLASS, VIEWING		
H	HAND		DEVICE		HIGH
I	CURRENT		INDICATE		
J	POWER	SCAN			
K	TIME OR SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	MOISTURE				
N	TORQUE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		
P	PRESSURE (OR VACUUM)		POINT, TEST		
Q	QUANTITY	INTEGRATE	CONNECTION		
R	RADIATION		RECORD		
S	SPEED, FREQUENCY	SAFETY		SWITCH	
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION				
W	WEIGHT, FORCE		WELL		
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE	Y AXIS	RELAY OR COMPUTE DRIVE ACTUATE OR UNCLASSIFIED FINAL CONTROL ELEMENT		
Z	POSITION, DIMENSION	Z AXIS			



P&ID SYMBOLS (TYPICAL)

- A: DESCRIPTION, TOP LINE

B: DESCRIPTION, BOTTOM LINE

TRS: FIRST LETTER(S) AND SUCCEEDING LETTERS OF INSTRUMENT IDENTIFICATION, REFER TO ISA TABLE

W: UNIT PROCESS NUMBER

X: LOOP NUMBER

Y: UNIT NUMBER, USED FOR MULTIPLE SETS WITH THE SAME X-Y DESIGNATION

Z: SET NUMBER, USED FOR MULTIPLE SETS OF UNITS WITH THE SAME W-X-Y DESIGNATION
- N: NUMBER OF UNITS

C: INSTALLATION REQUIREMENT:
e.p.: CLASS I, DIVISION 1 HAZARDOUS LOCATION
i.s.: INTRINSICALLY SAFE, INSTALLED IN CLASS I, DIVISION 1 HAZARDOUS LOCATION

Q: PROVISION REQUIREMENT:
*: EXISTING, RE-USED EQUIPMENT
*: EQUIPMENT SPECIFIED UNDER DIVISION OTHER THAN 26
*: FUTURE EQUIPMENT
***: EQUIPMENT SPECIFIED UNDER DIVISION 26
BLANK: EQUIPMENT SPECIFIED UNDER DIVISION 26

- FIELD DEVICE

• CONTROL PANEL DEVICE, FRONT-OF-PANEL, NORMALLY ACCESSIBLE

• CONTROL PANEL DEVICE, BACK-OF-PANEL, NOT NORMALLY ACCESSIBLE

• MCC DEVICE, FRONT-OF-PANEL, NORMALLY ACCESSIBLE

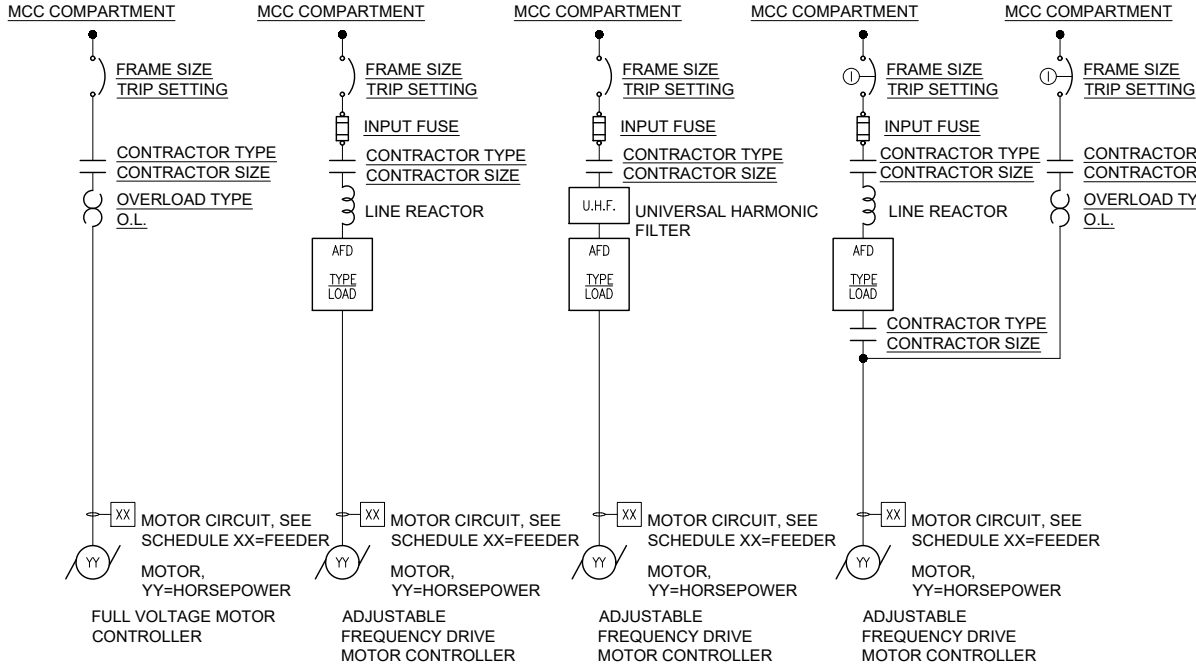
• MCC DEVICE, BACK-OF-PANEL, NOT NORMALLY ACCESSIBLE
- SOFTWARE DEVICE OR FUNCTION, NORMALLY ACCESSIBLE

• SOFTWARE DEVICE OR FUNCTION, NOT NORMALLY ACCESSIBLE

• SOFTWARE ALARM FUNCTION, NORMALLY ACCESSIBLE

• INTERLOCK FUNCTION, REFER TO SPECIFICATIONS

MOTOR CONTROL CENTER (MCC)
SYMBOLS



PROCESS NOTES:

1. SIZE CONDUIT PER NEC. MINIMUM SIZE 3/4".

2. PROVIDE SEPARATE CONDUITS FOR THE FOLLOWING:
a. 4-20mADC
b. 120 VOLT CONTROL
c. 120 VOLT POWER
d. 480 VOLT POWER
e. LOW VOLTAGE INSTRUMENTATION
f. COMMUNICATION

3. REFER TO SPECIFICATION 16900 FOR DETAILS ON VARIOUS LOOP FUNCTIONS AS WELL AS DETAILS REGARDING OPERATOR INTERFACE FUNCTIONS.

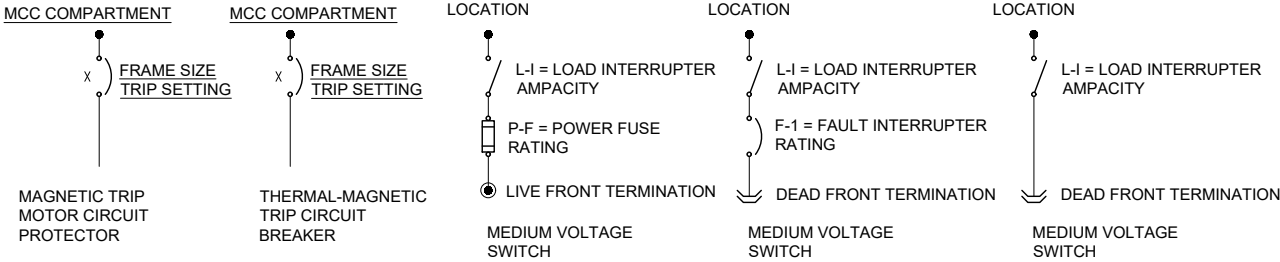
4. REFER TO DIVISION 11000, 13000, 15000 FOR ADDITIONAL DETAILS REGARDING INSTRUMENTATION AND CONTROL EQUIPMENT FURNISHED UNDER THOSE SPECIFICATIONS.

5. (1) 1-1/2"C REFERS TO NUMBER OF WIRES AND SIZE OF WIRE REQUIRED, WHERE AS:
(1) = ONE WIRE
1-1/2"C = THE SIZE OF WIRE REQUIRED

WIRING & CONDUIT (TYPICAL)

1. (X) #12 & #12G
REFERS TO NUMBER OF WIRE(S) AND SIZE OF WIRE(S) REQUIRED, WHERE AS:
(1) = ONE WIRE
#12 = THE SIZE OF WIRE REQUIRED
G = GROUND WIRE

2. (X) 1-1/2"C
REFERS TO NUMBER OF CONDUIT(S) AND SIZE OF CONDUIT(S) REQUIRED, WHERE AS:
(1) = ONE CONDUIT
1-1/2"C = THE SIZE OF CONDUIT REQUIRED



LINETYPE LEGEND

- Ax = 2C#16 SHIELDED, TWISTED PAIR CABLE

Dx = #14 THHN WIRE (x = NUMBER OF WIRES)

Mx = 1" CONDUIT FOR CABLE SUPPLIED BY MANUFACTURER BY MFG. (x=NUMBER OF CONDUITS)

Ex = 3/4" CONDUIT AND CAT5e(x) CABLE(S) (x = NUMBER OF CABLES)

FO = CONDUIT AND FIBER OPTIC CABLE
- SOFTWARE SIGNAL/FUNCTION

ANALOG SIGNAL, 4-20mADC OR PULSE FREQUENCY

PULSE FREQUENCY

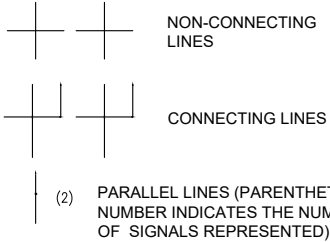
DISCRETE SIGNAL, DRY CONTACT

MANUFACTURER'S SIGNAL

PNEUMATIC SIGNAL

MAJOR PROCESS

MINOR PROCESS



ELECTRICAL GENERAL SITE PLAN NOTES:

1. ALL CONDUITS LOCATED IN CLASSIFIED HAZARDOUS OR CORROSIVE AREAS SHALL BE PVC COATED RIGID CONDUIT, PVC COATED CAST BOXES, AND SS SUPPORTS & HARDWARE.
2. BURIED POWER CONDUITS TO BE SCH 80 NON-METALLIC PVC. UNLESS OTHERWISE NOTED OR REQUIRED BY SCHEDULE. SHALL BE SAND BEDDED. (TYP.)
3. BURIED AND EXPOSED CONTROL AND DATA CONDUIT(S) TO BE PVC COATED RIGID. UNLESS OTHERWISE NOTED OR REQUIRED BY SCHEDULE. SHALL BE SAND BEDDED. (TYP.)
4. EXPOSED, ALL CIRCUITS, CONDUIT(S) TO BE PGRS. UNLESS OTHERWISE NOTED OR REQUIRED BY SCHEDULE. (TYP.)
5. BURIED CABLE SLEEVED SHALL BE SCH 80 NON-METALLIC PVC.
6. ALL TRENCHING MINIMUM 30" DEPTH TO TOP OF CONDUIT. CONTRACTOR SHALL INSTALL IDENTIFICATION RIBBONS 6" ABOVE ALL CONDUITS TRENCHES (MULTIPLE RIBBONS MAYBE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR AND FOR ALL BACK FILL AND RESTORATION AFTERWARDS.
7. REFER TO ELECTRICAL PLANS AND SPECIFICATION FOR ADDITIONAL INFORMATION AND DETAILS.
8. ALL ITEMS AND DEVICES SHOWN ARE FOR GENERAL INTENT AND CLARITY. ACTUAL LAYOUT AND INSTALLATION MAY VARY, BASED ON FIELD CONDITIONS. ALL CHANGES SHALL BE COORDINATED WITH OWNER AND FIELD ENGINEER.
9. ELECTRICAL INSTALLATION SHALL BE PERFORMED IN A WORKMANSHIP MANNER AND COMPLY WITH ALL RELEVANT CODES, REGULATIONS, AND GUIDANCE.
10. CONTRACTOR SHALL FIELD VERIFY FEEDER SIZING FOR VOLTAGE DROP PER ACTUAL WIRE RUNS.
11. CONTRACTOR SHALL FIELD VERIFY THAT ALL LOADS AND BRANCH LOADS ARE BALANCED.

KEYNOTES: ☒

1. UTILITY SERVICE: COORDINATE FINAL LOCATION AND LAYOUT WITH UTILITY.
2. SITE LIGHT AND BASE: PROVIDE SITE LIGHT AND BASE ON UTILITY PAD.
3. BURIED SERVICE: APPROXIMATE LOCATION OF PROPOSED BURIED SERVICE PER UTILITY REQUIREMENTS AND UTILITY ALLOWANCE.
4. EQUIPMENT RACK: (TYPICAL) PROVIDE MINIMUM OF 42" NEC WORKING SPACE IN FRONT OF INSTALLED EQUIPMENT.
5. METER SOCKET: PROVIDE UTILITY APPROVED METER SOCKET.
6. SERVICE DISCONNECT: PROVIDE 200A, SS NEMA 4X, SERVICE ENTRANCE RATED FUSED DISCONNECT PER UTILITY REQUIREMENTS.
7. LIFT STATION CONTROL PANEL: REFER TO P&ID. PROVIDE MINIMUM OF 42" NEC WORKING SPACE IN FRONT OF PANEL.
8. SLEEVES FROM CONTROL PANEL TO WET WELL: APPROXIMATE LOCATION (TYP).

8.1. (3) 1-1/2"C FOR PUMP MOTOR CABLES

8.2. (3) 1-1/2"C FOR PUMP SENSOR CABLES

8.3. (2) 1-1/2"C FOR FLOAT SWITCH CABLES

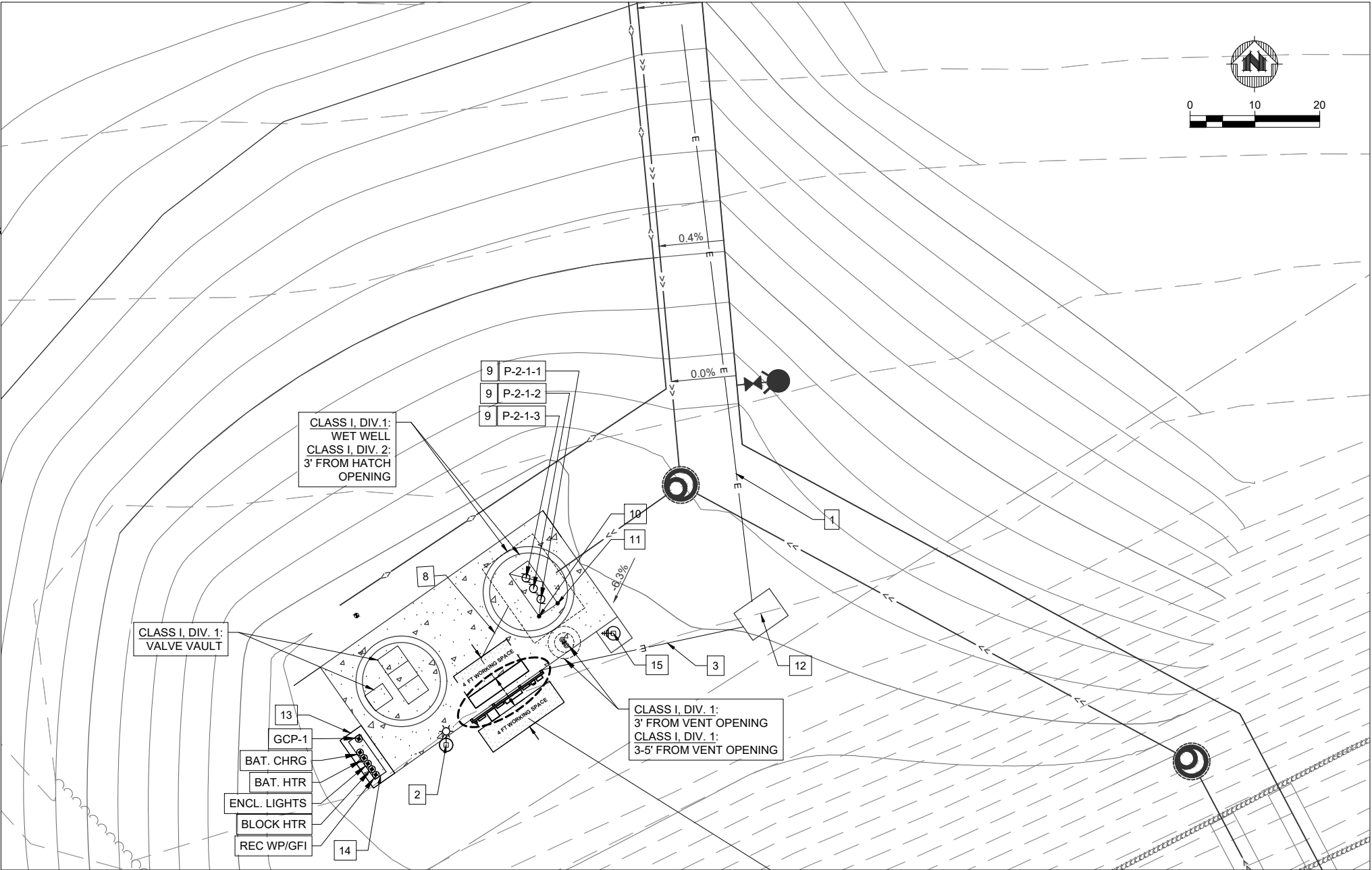
8.4. (1) 1-1/2"C FOR LEVEL TRANSDUCER

8.5. (1) 1-1/2" C FOR SPARE
9. PUMP(S): PROVIDE MOTOR CONTROL COMPONENTS AND INSTALL PUMP MOTOR CABLES AS DETAILED. CABLES SHALL BE PROVIDED BY PUMP MANUFACTURER AND SIZED FOR THE FULL LOAD OF THE PUMP MOTOR. PUMP CABLES MAY INCLUDE SENSOR (HIGH TEMP AND SEAL FAIL) WIRING OR A SECOND CABLE MAY BE PROVIDED FOR THIS PURPOSE. MANUFACTURER SUPPLIED CABLES SHALL BE ROUTED TO THE CONTROL PANEL AND SHALL NOT BE SPLICED (TYP).
10. LEVEL TRANSDUCER: PROVIDE AND INSTALL ONE SUBMERSIBLE LEVEL TRANSDUCER AS DETAILED. LEVEL SENSOR CABLE SHALL BE INSTALLED IN ACCORDANCE WITH NEC REQUIREMENTS FOR INTRINSICALLY SAFE SYSTEMS. MANUFACTURER SUPPLIED CABLES SHALL BE ROUTED TO CONTROL PANEL AND SHALL NOT BE SPLICED (TYP).
11. WET WELL LEVEL FLOATS (TYP):

11.1. SUSPEND WITH STAINLESS STEEL SUSPENSION KIT.

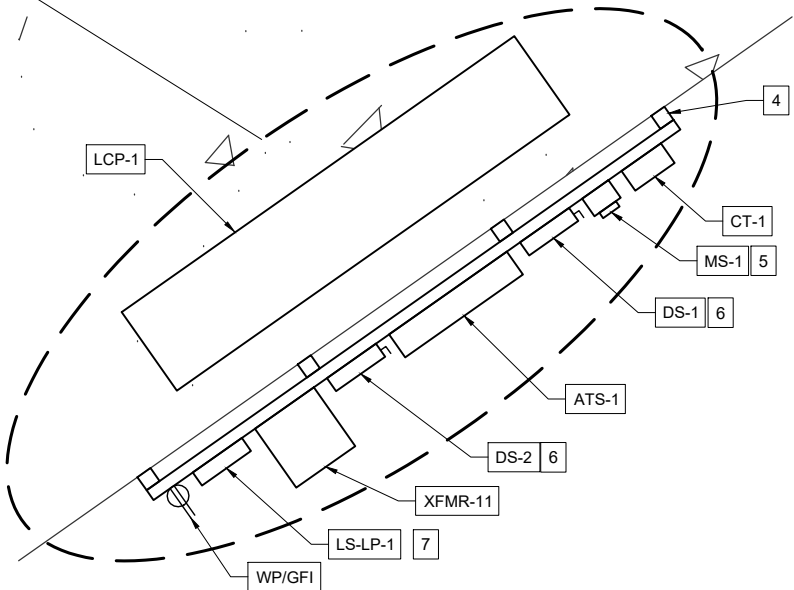
11.2. DO NOT MOUNT UNDER INFLUENT PIPE.

11.3. LEAVE SLACK CABLE NEATLY COILED UP IN WET WELL.
12. UTILITY TRANSFORMER: PROVIDE UTILITY APPROVED CONCRETE TRANSFORMER PAD. FURNISH PER UTILITY REQUIREMENTS. CONFIRM LOCATION/LAYOUT W/UTILITY (TYP.) PROVIDE CONDUIT AND CONDUCTORS PER UTILITY REQUIREMENT.
13. GENERATOR BASE: PROVIDE CONCRETE BASE FOR GENERATOR.
14. GEN-SET: TRANSPORT AND INSTALL THE OWNER EXISTING GENERATOR.
15. ANTENNA TOWER: PROVIDE CONCRETE BASE AND TOWER FOR SCADA RADIO ANTENNA.



LIFT STATION ELECTRICAL REQUIREMENTS:

1. GENERATOR CIRCUIT: PROVIDE GENERATOR CIRCUIT AS SCHEDULED.
2. STAND-BY: NEW STAND BY ENGINE GENERATOR
3. GENERATOR CONTROL PANEL: PROVIDE AS SCHEDULED. WIRE TO ATS AND LS-LCP-1.
4. EXTERIOR RECEPTACLE: PROVIDE AND INSTALL ONE EXTERIOR WEATHERPROOF/GCFI RECEPTACLE AT THE EQUIPMENT MOUNTING RACK AS DETAILED. ROUTE 2 #10 & #10G IN 3/4"C TO 20A/1P CIRCUIT BREAKER IN CONTROL PANEL.
5. LIGHT POLE: PROVIDE AND INSTALL LIGHT POLE. FURNISH AND INSTALL (2) #12 & #12G IN 1" CONDUIT. THE LIGHT SHALL BE SWITCH IS SERIES WITH PHOTO CELL. COORDINATE WITH FIXTURE SUPPLIER AND SCHEDULE.
6. LS-XFMR-1: PROVIDE XFMR AS SCHEDULED. SHALL HAVE IS COVER TO MATCH PANEL.
7. ATS: PROVIDE AS SPECIFIED AND SCHEDULED.
8. SD-SS-1: SERVICE DISCONNECT AS SPECIFIED AND SCHEDULED.
9. LS-LSP-1: LIFT STATION CONTROL PANEL AS SPECIFIED AND SCHEDULED.
10. NG GAS SERVICE: COORDINATE SERVICE INSTALLATION WITH UTILITY. PROVIDE EQUIPMENT RACK TO SUPPORT METER AND SERVICE SUPPLY TO GENERATOR SHALL HAVE SHUT-OFF VALVES AND EXP/FLEX TUBING.
11. NG SUPPLY: DIRECT BURIED PE PIPE SLEEVE THROUGH GENERATOR PAD.
12. NG SERVICE LATERAL: PER ALLOWANCE.
13. SCADA ANTENNA: PROVIDE POLE AND SCADA ANTENNA. PROVIDE NEW 7/8" HELIAX IN 1 1/2" CONDUIT. NEW SHIELDED RISER COVER ON POLE.



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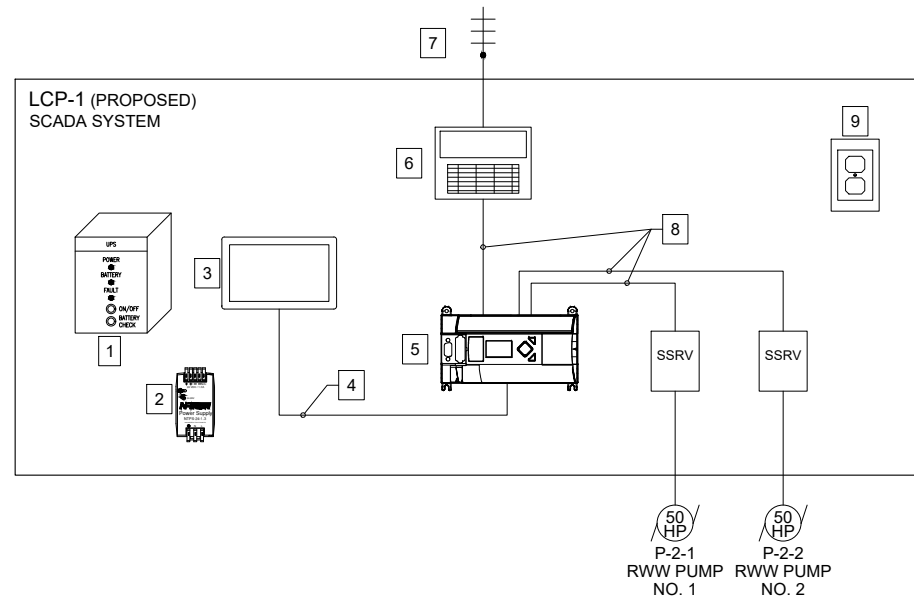
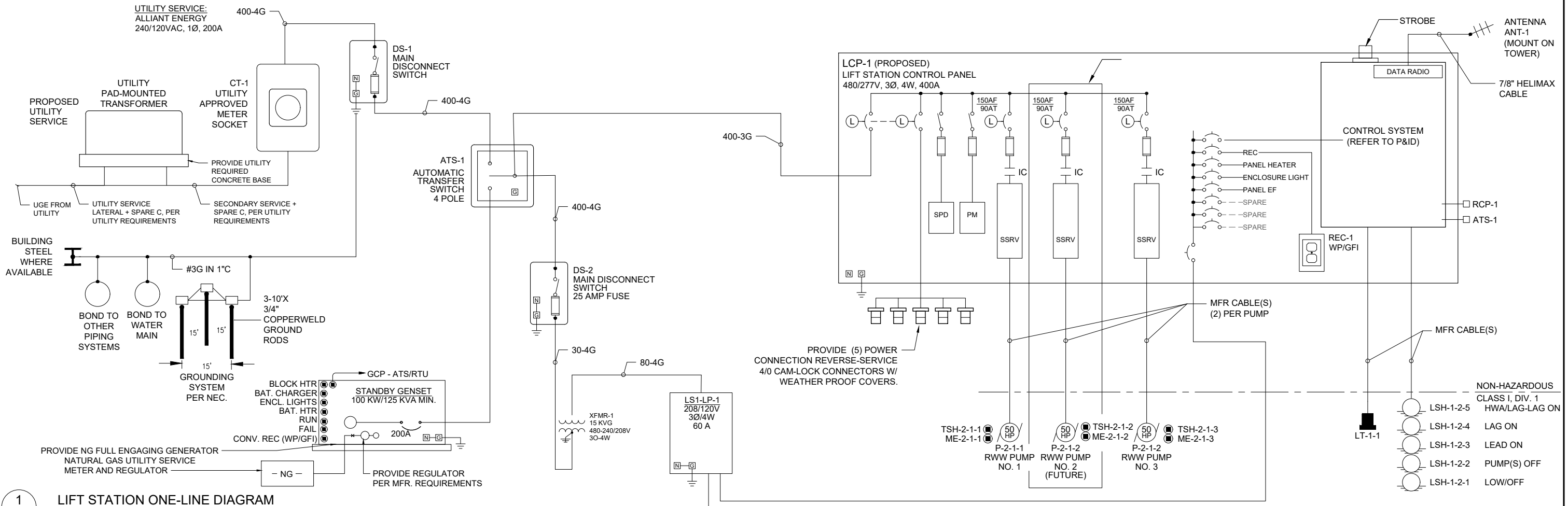


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VILLAGE OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

ELECTRICAL SITE PLAN

PROJECT NO:
08783111
SHEET
E3



KEYNOTES:

1. PROVIDE UPS
2. PROVIDE POWER SUPPLY
3. PROVIDE HMI, 7"
4. PROVIDE PLC/HMI COMM CABLE
5. PROVIDE PLC
6. INSTALL CELLULAR RADIO AND FIREWALL FURNISHED BY OWNER
7. INSTALL CELLULAR ANTENNA FURNISHED BY OWNER
8. PROVIDE CONTROL SIGNALS
9. PROVIDE CONVENIENCE RECEPTACLE

GENERAL NOTES:

REFER TO PROJECT GENERAL NOTES ON SHEET E1.

LIFT STATION ELECTRICAL DATA

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	UPS	1	UNIT	
2	POWER SUPPLY	1	UNIT	
3	HMI, 7"	1	UNIT	
4	PLC/HMI COMM CABLE	1	UNIT	
5	PLC	1	UNIT	
6	CELLULAR RADIO AND FIREWALL	1	UNIT	FURNISHED BY OWNER
7	CELLULAR ANTENNA	1	UNIT	FURNISHED BY OWNER
8	CONTROL SIGNALS	1	UNIT	
9	CONVENIENCE RECEPTACLE	1	UNIT	

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	UPS	1	UNIT	
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3	HMI, 7"	1	UNIT	
4	PLC/HMI COMM CABLE	1	UNIT	
5	PLC	1	UNIT	
6	CELLULAR RADIO AND FIREWALL	1	UNIT	FURNISHED BY OWNER
7	CELLULAR ANTENNA	1	UNIT	FURNISHED BY OWNER
8	CONTROL SIGNALS	1	UNIT	
9	CONVENIENCE RECEPTACLE	1	UNIT	

2 LIFT STATION SCADA OVERVIEW

E4 N.T.S

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ST. CROIX COUNTY, WISCONSIN

ONE-LINE DIAGRAM & SCADA OVERVIEW

PROJECT NO:
08783111
SHEET
E4

LCP-1
LIFT STATION
CONTROL PANEL

SCADA

DUPLICATE ALL USER
ACCESS & DISPLAY
SETPPOINTS, STATUS,
ALARMS, ETC TO SCADA
SYSTEM MASTER
CONSISTENT WITH CITY
STANDARDS

PLC I/O

LOCAL/HMI
FUNCTION

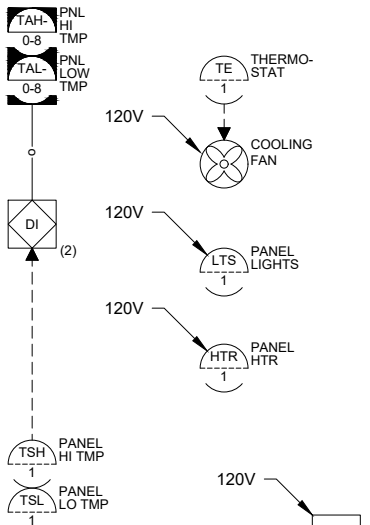
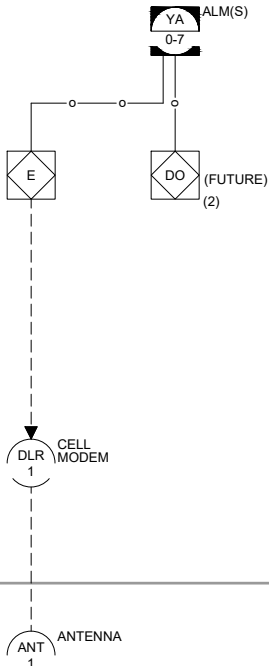
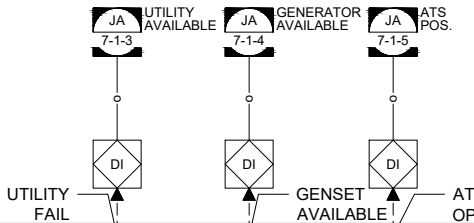
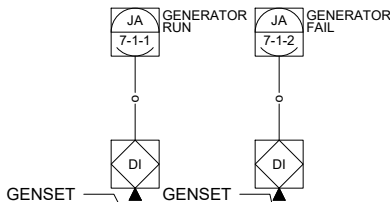
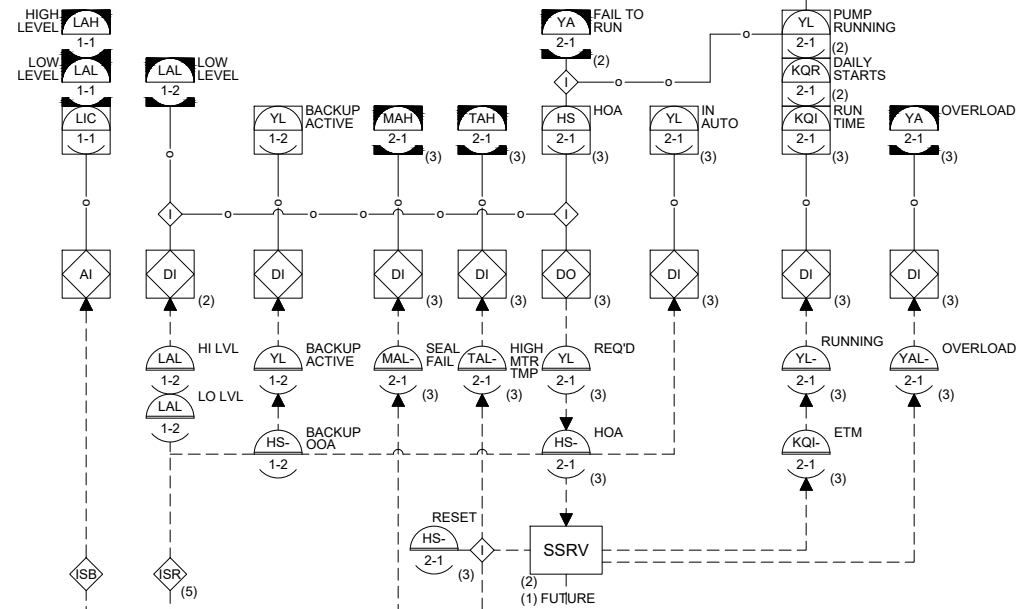
WET WELL LEVEL CONTROL

PUMP CONTROL

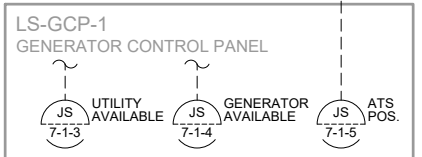
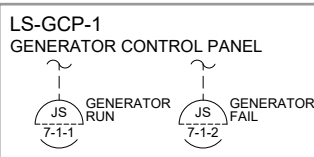
POWER & CONTROL MONITORING

ALARMS & COMMUNICATIONS

PANEL ACCESSORIES

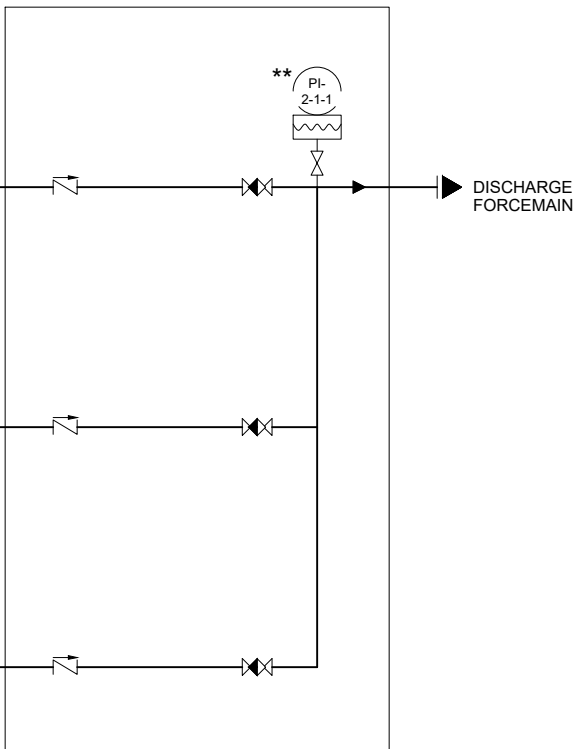
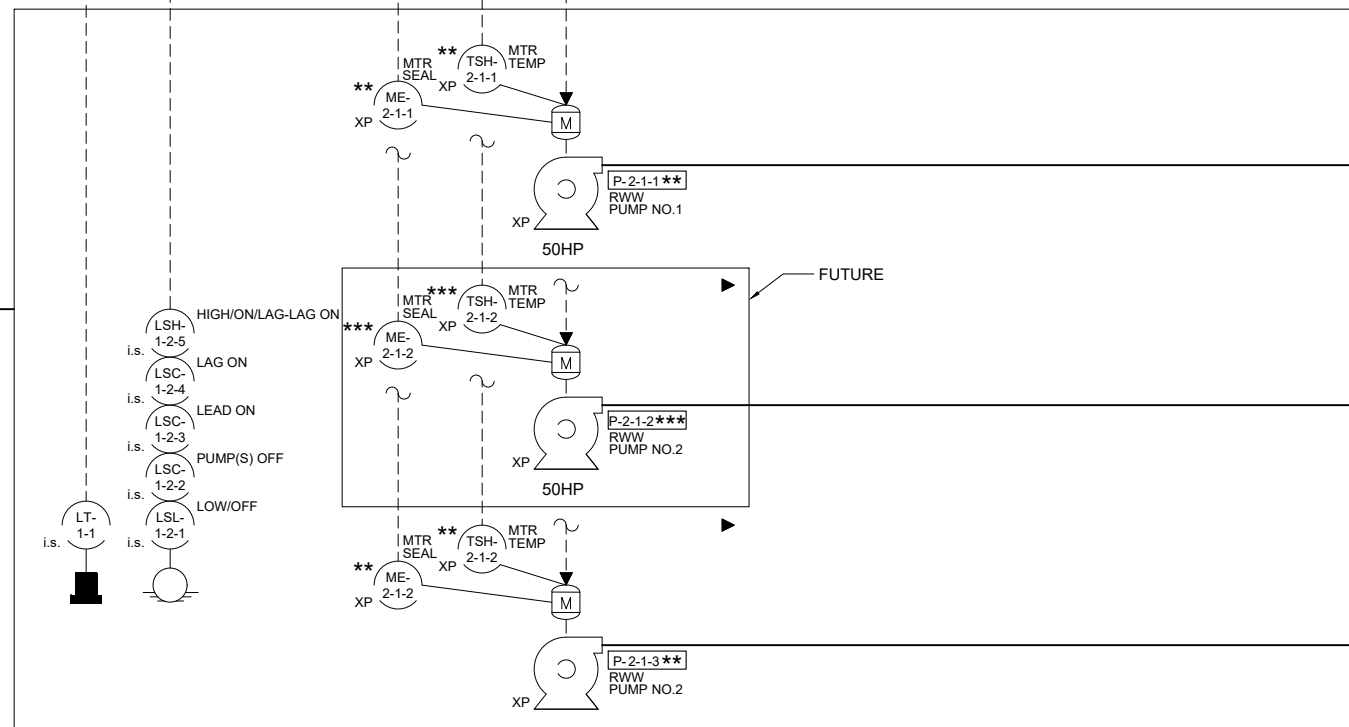


LEVEL
FLOATS (5)
SEAL FAIL (2)
HIGH TEMP (2)
MOTOR POWER (2)
(1) FUTURE
(1) FUTURE
(1) FUTURE



ANTENNA
(ANT 1)

INFLUENT
SEWER



LIFT STATION - RAW WASTEWATER WET WELL

LIFT STATION - VALVE VAULT

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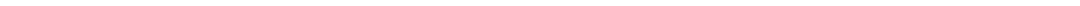
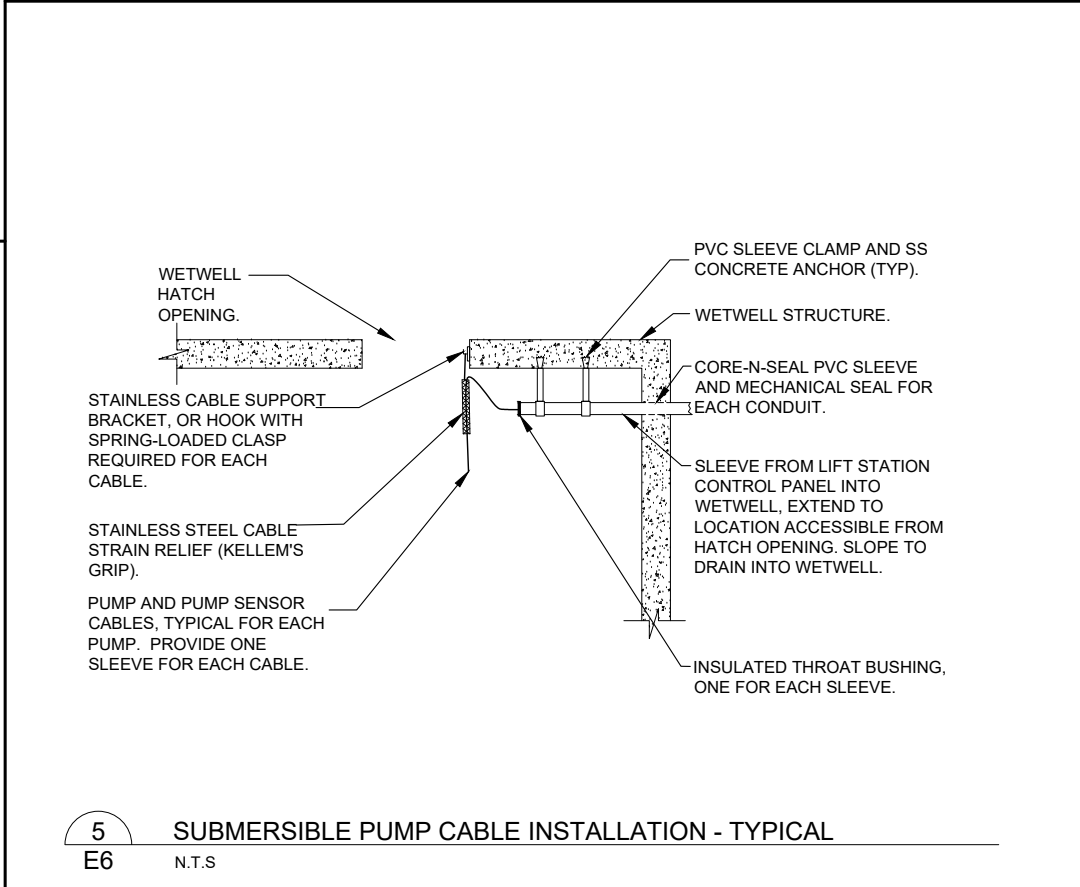
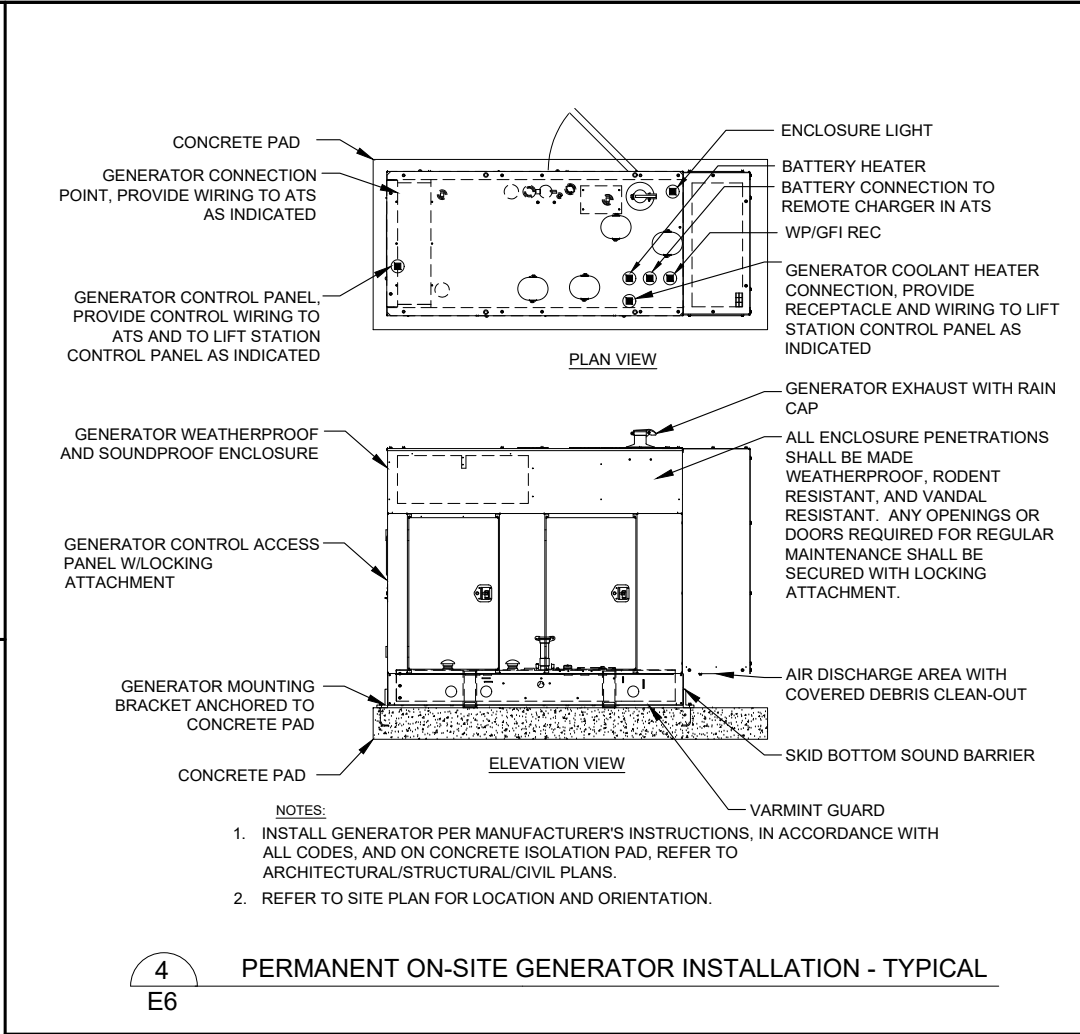
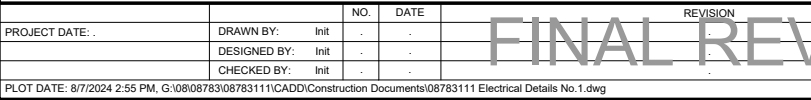
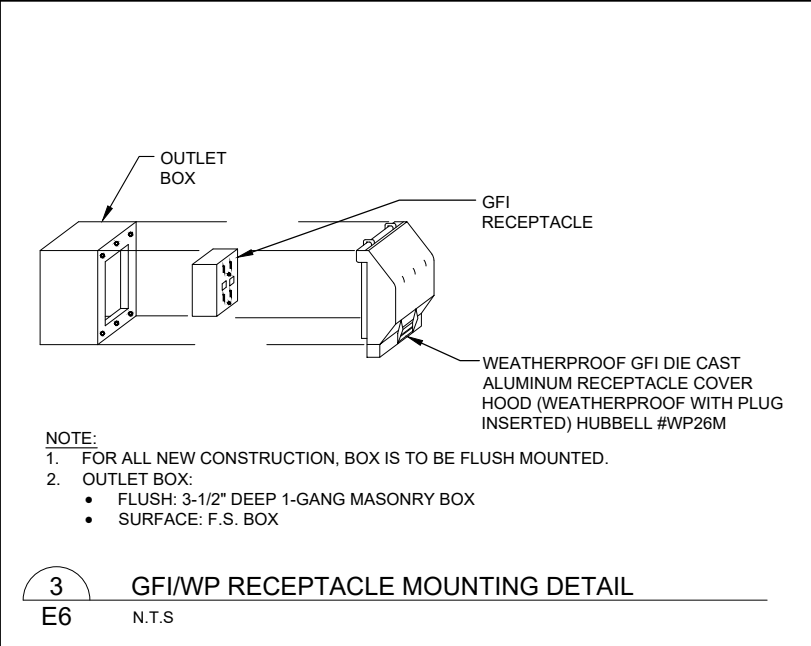
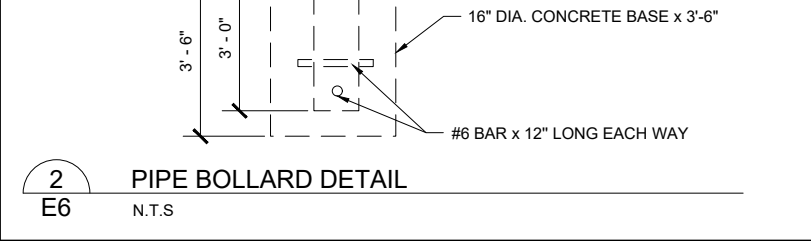
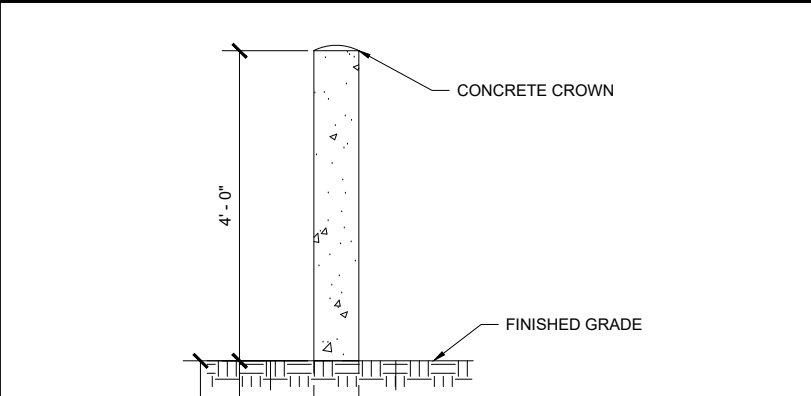
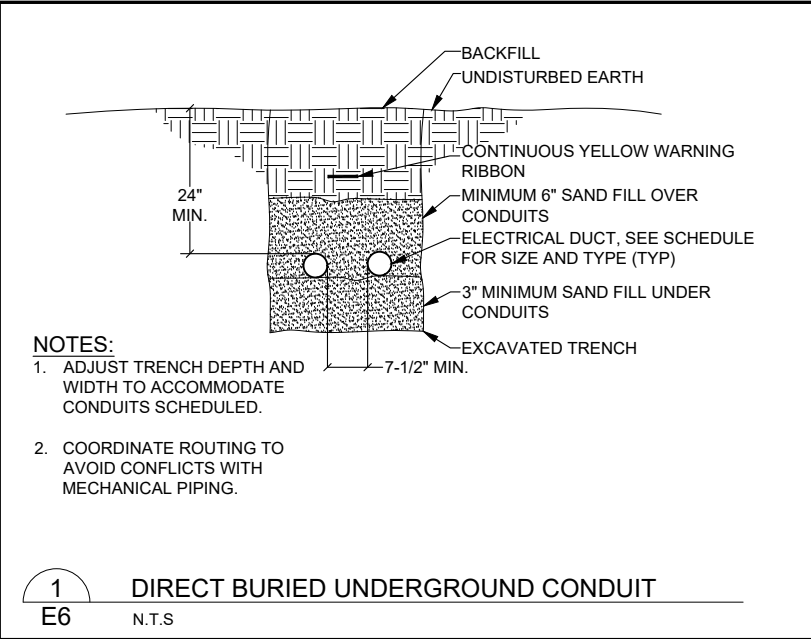


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P&ID

PROJECT NO.
08783111
SHEET
E5



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FINAL REVIEW

MSA

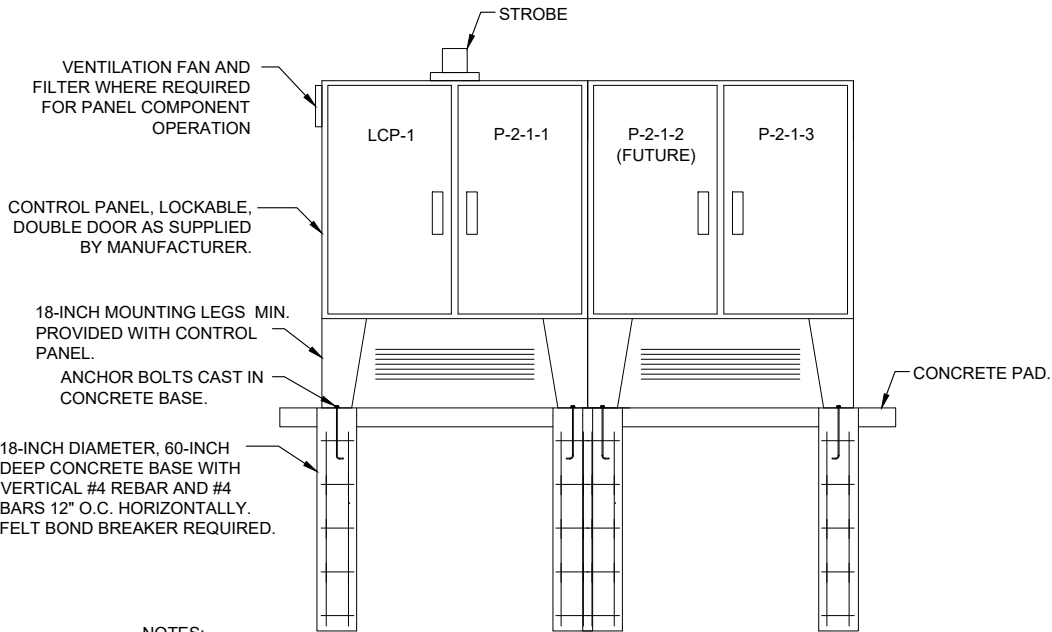
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ELECTRICAL DETAILS NO.1

PROJECT NO:
08783111

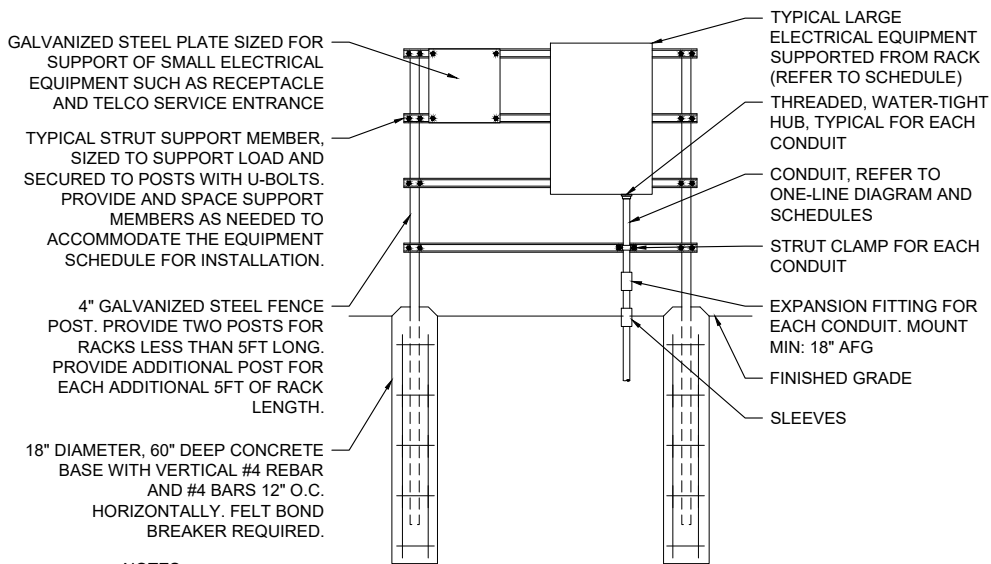
SHEET
E6



NOTES:

1. REFER TO SITE PLAN FOR LOCATION AND ORIENTATION.
2. ALL HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL.

1 LIFT STATION TYPICAL CONTROL PANEL INSTALLATION
E7 N.T.S



NOTES:

1. REFER TO SITE PLAN FOR LOCATION AND ORIENTATION.
2. CONTRACTOR SHALL VERIFY THAT SELECTED COMPONENTS ARE SUITABLE FOR THE WEIGHT OF THE MOUNTED EQUIPMENT.
3. SUPPORT MEMBERS SHALL BE CONSTRUCTED OF GALVANIZED STEEL. ALL HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL.
4. THE FOLLOWING EQUIPMENT SHALL BE MOUNTED ON THE SUPPORT RACK, AS SPECIFIED IN PLANS:
 - UTILITY APPROVED MTR SOCKET: CT-1/MTR-1
 - SERVICE DISCONNECT SWITCH (MDS): DS-1
 - ATS-1
 - XFMR-1
 - DISCONNECT SWITCH: DS-2
 - LIGHTING PANEL: LS1-LP-1
 - REC

2 EQUIPMENT RACK INSTALLATION - TYPICAL
E7 N.T.S

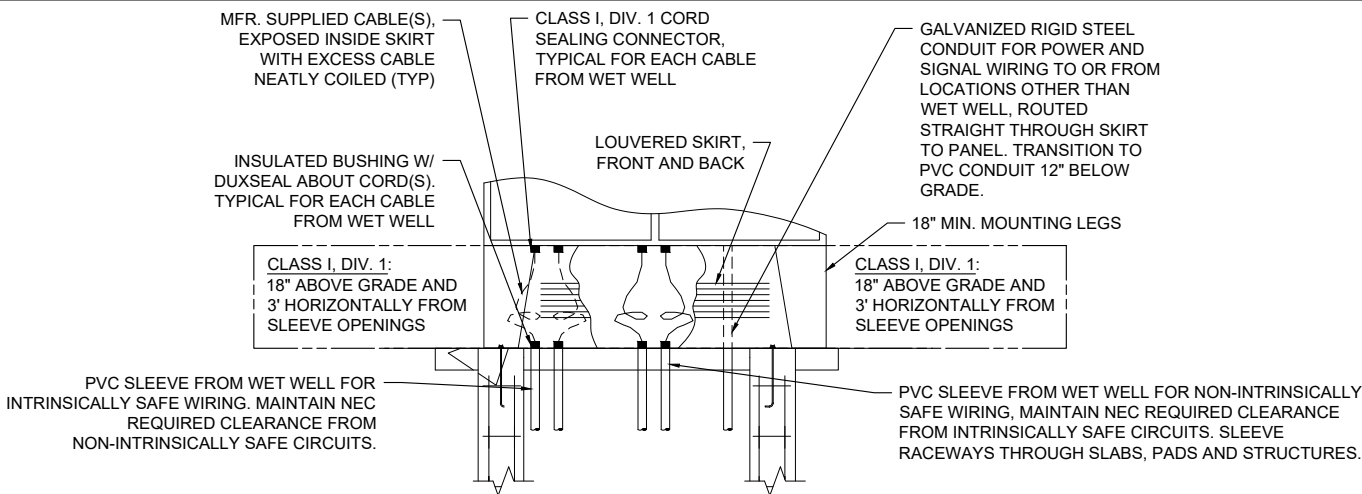
CONDUIT & BOX SCHEDULE								
Area Classification	Voltage	Type	Installation	Use Conduit	Use Box	Supports	Hardware	Location
NON-HAZARDOUS	ALL	AL	EXPOSED	GRS	CB	SS	SS	AS REQD
NON-HAZARDOUS	ALL	AL	DIRECT BURIED	PVC80	PVC	SS	SS	AS REQD
HAZARDOUS	ALL	AL	ALL	GRS/PVC80	CB/PVC	SS	SS/PVC	AS REQD
HAZARDOUS	ALL	AL	SLEEVE	PVC80	NA	NA	SS/PVC	AS REQD

Notes

- 1 ALL CONDUIT AND RACEWAYS SHALL BE CONCEALED TO THE GREATEST EXTENT POSSIBLE
- 2 NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS WRITTEN PERMISSION TO THE CONTRARY HAS BEEN OBTAINED FROM ENGINEER
- 3 TRANSITION TO EXPOSED CONDUIT SHALL COMPLY WITH SPECIFIED REQUIREMENTS FOR EXPOSED CONDUIT, REGARDLESS OF WHETHER TRANSITION IS RIGID OR FLEXIBLE. EMBEDDED TRANSITIONS SHALL BE RIGID MATERIAL
- 4 ALL JUNCTION BOXES NOT LOCATED IN XF AREAS SHALL BE SS NEMA 4X
- 5 ALL JUNCTION BOXES LOCATED IN XF AREAS SHALL BE CAST NEMA 7
- 6 EC SHALL FURNISH AND INSTALL WIRE CUTTERS AS REQUIRED
- 7 EC SHALL ONLY USE FLEX CONDUIT IN EQUIPMENT CONNECTIONS. USE ON FIXTURES AND I&O DEVICES SHALL NOT BE PERMITTED
- 8 EXPOSED CONDUIT SHALL BE PAINTED TO MATCH MOUNTING LOCATION
- 9 EC MAY SELECT MATERIALS FOR INTERMEDIATE AND TEMPORARY CONNECTION AND CONDUIT SHALL BE CODE COMPLIANT
- 10 NOTE 90-90 PVC SHALL BE USED FOR RATED EQUIPMENT CABLE SLEEVE AS DETAILED

Abbreviations

Conduit		Supports & Hardware		Boxes	
PVC	Schedule 80 Rigid PVC	GS	Galvanized Steel	SD	Steel Box
GRS	Galvanized Rigid Steel	SS	Stainless Steel	CB	Cast Box
PGRS	PVC-Coated GRS	PVC	PVC	PCB	PVC-Coated Cast Box
EMT	Electrical Metallic Tubing	ZPS	Zinc Plated Steel		
HDPE	High Density Polyethylene	PCS	PVC Coated Steel		
		S	Steel		
		AL	Aluminum		



3 CONTROL PANEL CABLE & CONDUIT ENTRANCE INSTALLATION
E7 N.T.S

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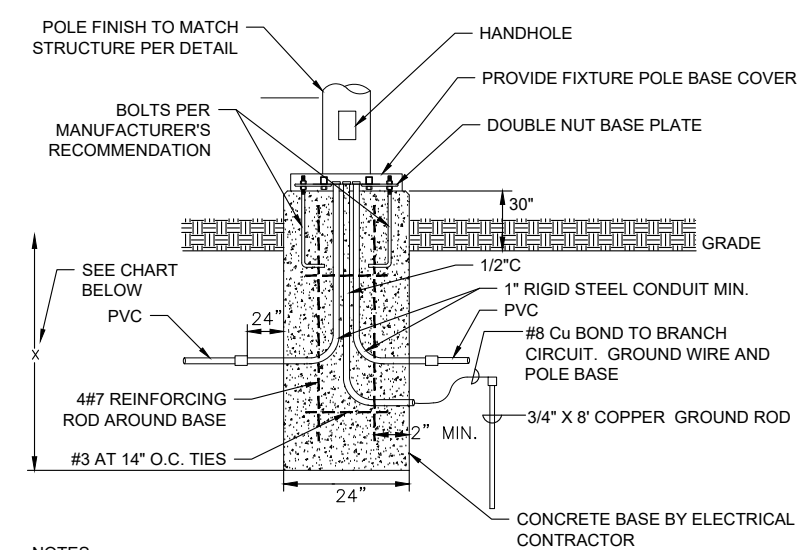


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ELECTRICAL DETAILS NO.2

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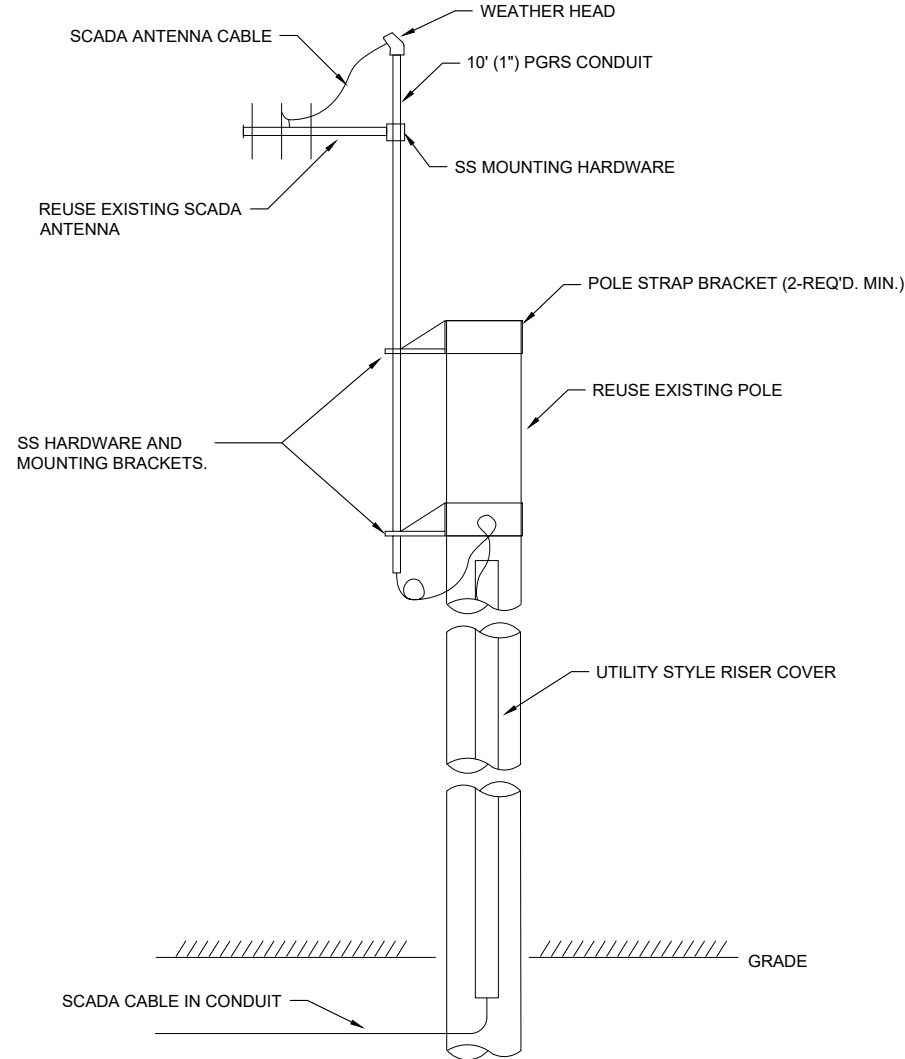


NOTES:

1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

1 EXTERIOR LIGHTING CONCRETE BASE DETAIL
E8 N.T.S



NOTES:

1. COMMUNICATION CONDUCTORS SHALL BE ISOLATED FROM EACHOTHER PER CODE.
2. ALL HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL.

2 POLE AND ANTENNA DETAIL
E8 N.T.S

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FINAL REVIEW



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ELECTRICAL DETAILS NO.3

PROJECT NO:
08783111
SHEET
E8

Aspen Drive Drainage

Project Outcome Expectations

Homeowners understand that torrential rainfalls will occur and the below expectations may not be met. Below outcome expectations pertain to a standard rainfall - less than 2 inches of rainfall in a 6 hour period.

- (322, 328, 332 Aspen) No standing water in any part of rear yards within 1 hour after rainfall ends
- (322, 328, 332 Aspen) Dry rear yards, including swales, within 12 hours after rainfall ends
- (322 Aspen) Ensure entire rear yard is regraded to proper elevation as it has consistently been underwater
- (332 Aspen) No settling of water on south end of rear yard
- (328 Aspen) No settling of water on southeast end of rear yard

Restoration

- All impacted properties restored to original condition at the completion of the project including, but not limited to: sod replacement (not hydroseed) for impacted areas from actual project area and/or travel areas from road to project area, fence replacement, construction debris removed, etc.
- Restoration is completed within 2 days of project completion.

Compensation

- Cost of water (outdoor meter) for 1 month for yards with sod restoration needs to be covered by the Village.
- (322 and 332 Aspen) Homeowners reimbursed 10% of property taxes paid.

Contingency Plan

- All parties would request a contingency plan in place prior to the start of this project in the event this solution does not yield the expected results to our satisfaction.

Homeowners:

Marcus & Tasia Berger

328 Aspen Dr

Tyler & Katelin Young

332 Aspen Dr

Erik & Michelle Wood

322 Aspen Dr