



**VILLAGE BOARD AGENDA
REGULAR MEETING
TUESDAY, DECEMBER 17, 2024 | 6:00 PM**

Meeting to be held in person at 110 Spring Street, Somerset WI 54025. Also available via [Zoom](#)
or telephone: 1-312-626-6799. Meeting ID **890 7804 0170** Passcode: **863398**

Village President: Mike Kappers

Village Trustees: Chris Moreno, Caleb Garn, Brandon Krohn, Chris Dubak, Donnie Kern and Ryan Sicard

1. Call Regular Board Meeting to order
2. Pledge of Allegiance
3. Public Comment on agenda items (2 minutes/person and 14 minutes/topic)
4. Approval of Agenda
5. **Consent Agenda**
 - A. Minutes of November 19, 2024 and December 11, 2024
 - B. Village Bills
 - C. Plan Commission
 - i. Final Plat PID #181-4141-01-000 - Village of Somerset
 - ii. Site Plan Review - Capital Investments Group/Latitude 45
 - iii. Site Plan Review - Olson Sanitation Transfer State (Shay Street)
 - iv. Certified Survey Map - Olson Sanitation
 - v. Conditional Use Permit: Request in C-3 zoning district located at parcel #181-4057-20-445 & #181-4057-20-448 for a Conditional Use Permit to allow a two-story, 60-unit elderly housing facility with underground parking. Applicant: Paul Gerrard; Gerrard Development, LLC
 - D. Fire/Rescue Report
6. **New Business**
 - A. **Discussion/Possible Approval** - Appointment of Clerk/Deputy Treasurer
 - B. **Discussion/Possible Approval** - Appointment of Treasurer/Deputy Clerk
 - C. **Discussion/Possible Approval** - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District
 - D. **Discussion/Possible Approval** - Zoning Amendment - Rezone part of PID #181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset
 - E. **Discussion/Possible Approval** - Main Street Bridge Utility and Expansion Joint Replacement Final Application #7
 - F. **Discussion/Possible Approval** - Line of Credit Reduction Request - Capstone Homes - Pine Vale Development-Initial Phase
 - G. **Discussion/Possible Approval** - 2025 Budgets; TID 3, TID 5, TID 6, Water, Sewer
 - H. **Discussion/Possible Approval** - Amendments to provisions of Chapter 15, Building Code updating references to reflect current Wisconsin Administrative Code citations
 - I. **Discussion/Possible Approval** - Attorney billing for special counsel*
 - J. **Discussion/Possible Approval** - Water & Sewer Bills*
7. Adjourn