

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, December 17, 2024

Village President Pro Tem, Ryan Sicard called the meeting to order at 6:01 p.m. Present were Ryan Sicard, Caleb Garn, Chris Moreno, Brandon Krohn, Chris Duback and Donnie Kern (Zoom). Also present at Village Hall - Village Attorney, Paul Mahler; Director of Public Works, Bob Gunther; and Village Engineer, Chuck Schwartz

Public Comment

- Jamie Johnson - Candidate for judge in St. Croix County

Approval of Agenda

- *Motion by Garn, second by Krohn to approve the agenda as presented and motion carried unanimously.*

Consent Agenda

- *Motion by Krohn, second by Garn to approve the Consent Agenda including the following:*
 - *Minutes of November 19, 2024 and December 11, 2024*
 - *Village Bills*
 - *Plan Commission*
 - *Final Plat PID #181-4141-01-000 - Village of Somerset*
 - *Site Plan Review - Capital Investments Group/Latitude 45*
 - *Site Plan Review - Olson Sanitation Transfer Station (Shay Street)*
 - *Certified Survey Map - Olson Sanitation*
 - *Conditional Use Permit: Requesting 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*
 - *Fire/Rescue Report*

Motion to approve the above consent agenda carried unanimously.

New Business

- **Discussion/Possible Approval - Appointment of Clerk/Deputy Treasurer**
 - *Motion by Kern, second by Garn to approve 2-year term and motion carried unanimously.*
- **Discussion/Possible Approval - Appointment of Treasurer/Deputy Clerk**
 - *Motion by Kern, second by Dubak to approve 2-year term and motion carried unanimously.*
- **Discussion/Possible Approval - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District**
 - *Motion by Krohn, second by Dubak to approve and motion carried unanimously.*
- **Discussion/Possible Approval - Zoning Amendment - Rezone part of PID #181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset**
 - *Motion by Kern, second by Krohn to approve and motion carried unanimously.*
- **Discussion/Possible Approval - Main Street Bridge Utility and Expansion Joint Replacement Final Application #7**
 - *Motion by Krohn, second by Dubak to approve payment of \$109,164.06 and motion carried unanimously.*
- **Discussion/Possible Approval - Line of Credit Reduction Request - Capstone Homes - Pine Vale Development-Initial Phase**
 - *Motion by Kern, second by Krohn to approve reduction to \$440,000 and motion carried unanimously.*
- **Discussion/Possible Approval - 2025 Budgets; TID 3, TID 5, TID 6, Water, Sewer**
 - *Motion by Kern, second by Krohn to approve the Water and Sewer budgets and motion carried unanimously.*
 - *Motion by Garn, second by Krohn to approve TID 3, 4, and 6 budgets and motion carried unanimously.*

Kappers joined via Zoom at 6:40 p.m.

- **Discussion/Possible Approval - Amendments to provisions of Chapter 15, Building Code updating references to reflect current Wisconsin Administrative Code citations**
 - *Motion by Krohn, second by Dubak to approve and motion carried unanimously.*

- **Discussion/Possible Approval - Attorney billing for special counsel**
 - *Motion by Kern, second by Dubak to have billing from Weld Riley to be itemized to specific trustees or individual and subject matter and limit to a total of \$2500; additional would require board approval. Roll call vote requested by Kern. Kern and Dubak - yes. Sicard, Garn, Moreno, and Krohn - no. Kappers abstained. Motion fails 2-4.*
- **Discussion/Possible Approval - Water & Sewer Bills**
 - *Motion by Krohn, second by Kern to approve and motion carried unanimously.*

Adjourn

- *Motion by Kern, second by Krohn to adjourn and motion carried unanimously. Meeting adjourned at 6:51 p.m.*

Tasia Berger, Village Clerk