

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, December 16, 2025

Village President Donnie Kern called the regular meeting to order at 6:00 p.m. Present at the Village Hall were, Chris Dubak, Caleb Garn, Donnie Kern, Brandon Krohn, Chris Moreno, Jessica Plourde, and Janna Stewart. Public Works Director, Bob Gunther and Village Engineer, Chuck Schwartz-MSA were also present. Village Attorney; Paul Mahler, Bakke Norman was absent.

Approval of Agenda

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

Public Comment

No one from the public spoke.

Consent Agenda

Motion by Garn, second by Plourde to approve the Consent Agenda including the following:

- *Minutes of Special & Regular Board meetings on 11/18/2025 and Committee of the Whole meeting on 12/03/2025*
- *Village, Water, and Sewer Bills*
- 2026 Special Funds Budgets – Water, Sewer, TIDs 3, 5, 6
- Assessor Contract for 2026, 2027, and 2028 with 2027 being an exterior revaluation
- Side Letter Agreement - Lateral Transfer and Police Recruit Academy Sponsorship Program
- Police Department Pre-Employment Reimbursement Agreement
- *Fire/Rescue Report*

Motion carried unanimously.

New Business

Appointment of Building Inspector

Motion by Kern, second by Garn to approve the Appointment of Tony Feuerhelm, TF Inspection Agency as the Building Inspector for a Two-Year Term ending on 12/31/2027. Motion carried unanimously.

Appointment of Election Inspectors and Chief Election Inspectors

Motion by Plourde, second by Garn to approve the appointment of Election Inspectors and Chief Election Inspectors for the 2026-2027 Term, as presented. Motion carried unanimously.

Appointment of Alternate Member to the Police Review Board

Motion by Kern, second by Plourde to approve the appointment of Aaron Morrison as the alternate member of the Police Review Board. Motion carried unanimously.

Resolution No. 2025-14 – Designating Officials Authorized to Declare Official Intent Under Reimbursement Bond Regulations

Motion by Garn, second by Plourde to approve Resolution No. 2025-14 – Designating Officials Authorized to Declare Official Intent Under Reimbursement Bond Regulations. Motion carried unanimously.

Resolution No. 2025-15 – Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries

Motion by Kern, second by Garn to table Resolution No. 2025-15 – Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries. Motion carried unanimously. The property that would be included in TID #7 has not been annexed to the village.

Resolution No. 2025-16 – Providing for the Issuance and Sale of General Obligation Promissory Notes, Series 2026A

Motion by Kern, second by Garn to approve Resolution No. 2025-16 – Providing for the Issuance and Sale of General Obligation Promissory Notes, Series 2026A. Motion carried unanimously.

Resolution No. 2025-17 – Acceptance of Improvements-Parallel 45; CapVest, LLC

Motion by Garn, second by Krohn to approve Resolution 2025-17 – Accepting those Public Improvements Described in that Certain Tax Increment Development Agreement Entered into Between the Village of Somerset and CapVest, LLC Dated December 5, 2024. Motion passed on a roll call vote of 7-0 (Garn-aye, Krohn-aye, Moreno-aye, Plourde-aye, Kern-aye, Dubak-aye, Stewart-aye).

Title 6, Chapter 2 of the Code of Ordinances – Public Works, Streets and Sidewalks (Sections 6-2-4 and 6-2-5) AND Title 7, Chapter 2 of the Code of Ordinances – Fermented Malt Beverages and Intoxicating Liquor

Motion by Garn, second by Plourde to table items H & I and refer *Item H* to the Public Works Committee and *Item I* to the Public Safety Committee. Motion carried unanimously.

Updates from MSA

Chuck Schwartz reviewed engineering updates with the board. Those updates included:

- 1) Two concept plans will be presented at the Public Works Committee meeting in January regarding the Neumann Farms complex.
- 2) The bridge inspection is complete, and information will be presented at the Public Works Committee meeting in January. Funding was briefly discussed with funding at 80/20 in 2030.
- 3) Training will begin at Lift station 5. The lift station currently has power but no gas which allows the pumps to run but the generator can't be started.
- 4) The work on the sanitary sewer continues in Winesap Prairie.
- 5) The infiltration system in Pond 100 in Pine Vale isn't infiltrating as anticipated and work on the pond will be addressed this spring.

Fee Schedule – Ball Field

Kern stated that this item will be sent to the Public Works Committee for final revisions before it is presented to the village board.

Village Park Score Board - Installation and Electrical

Motion by Garn, second by Moreno to approve the quote from NEO for the electrical installation in an amount of \$5,125.00. Motion carried unanimously. The installation of the score board is not included in this quote, and the Board will discuss installation at a later date.

Alternate Truck Routes – Depot and Cloutier Streets

Motion by Garn, second by Moreno to send this item to both the Public Works Committee and Public Safety Committee. Motion carried unanimously.

Water Tower – Colors & Logo

Motion by Garn, second by Plourde to table the item. Motion carried unanimously.

Purchase of a Snow Blower

Motion by Garn, second by Dubak to approve the purchase of a 32x60 Snow Blower from Tri-State Bobcat, Inc in an amount of \$6,944.93. Motion carried unanimously.

Temporary Placement of Wayfinding Signage for Christ Lutheran Church

Motion by Garn, second by Plourde to approve the temporary placement of wayfinding signage for Christ Lutheran Church. Motion passed on a roll call vote of 5-0 (Garn-aye, Krohn-aye, Moreno-aye, Plourde-aye, Kern-abstained, Dubak-abstained, Stewart-aye).

Unfinished Business**Weld Riley Invoices**

A request for information was sent on 11/20/2025 but no response has been received as of 12/16/25.

Convene into Closed Session

Motion by Kern, second by Garn to convene into closed session pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – Main Street property and pursuant to Wis. Stat. §19.85(1)(c) for the purpose of considering employment of police officer candidates.

Motion passed on a roll call vote of 7-0 (Garn-aye, Krohn-aye, Moreno-aye, Plourde-aye, Kern-aye, Dubak-aye, Stewart-aye) and the board convened into closed session at 6:55 p.m.

Reconvene into Open Session

Motion by Plourde, second by Garn to reconvene into open session. Motion passed on a roll call vote of 7-0 (Garn-aye, Krohn-aye, Moreno-aye, Plourde-aye, Kern-aye, Dubak-aye, Stewart-aye) and the board reconvened into open session at 7:39 p.m.

Motion by Plourde, second by Garn to approve the employment of Noah Beierman, effective January 2, 2026. Motion carried unanimously.

Motion by Plourde, second by Garn to approve extending a conditional offer of employment to Owen Parnell, contingent upon successful completion of all required pre-employment evaluations, with an anticipated start date in May 2026. Motion carried unanimously.

Motion by Kern, second by Garn to approve the purchase of lots 181-1030-30-000, 181-1030-10-000, and 181-1030-40-000 in an amount not to exceed \$480,000.00. Motion carried unanimously.

Adjourn

Motion by Garn, second by Plourde to adjourn and motion carried unanimously. Meeting adjourned at 7:41 p.m.

Jessica Lehman, Village Clerk/Deputy Treasurer

(Minutes are not official until approved at next meeting)

Total bills
\$1,890,495.00

1/15/2026 1:18 PM

In Progress Checks - Quick Report - ALL

Page: 1

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2026

From Account:

Thru: 1/21/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	1/21/2026	ACCESS SECURITY INC LIB/2026 FIRE MONITORING	432.00
Previous Year Expense	1/21/2026	BAKKE NORMAN SC ATTORNEY SERVICES	2,693.50
Previous Year Expense	1/21/2026	ENERGENECS INC SU/PUMPS	35,166.61
	1/21/2026	ENVISIONWARE INC LIB/ANNUAL MAINTENANCE	986.28
Previous Year Expense	1/21/2026	HYDROCORP LLC WU/CROSS CONNECTION CONTROL PROGRAM	1,974.00
	1/21/2026	IFLS LIBRARY SYSTEM LIB/ANNUAL MAINTENANCE/CONTENT	16,471.24
Previous Year Expense	1/21/2026	INGRAM LIBRARY SERVICES LIB/BOOKS	273.65
Previous Year Expense	1/21/2026	MARTIN-McALLISTER CONSULTING POL/NEW EMPLOYEE ASSESSMENT	650.00
	1/21/2026	MIDWEST TAPE LIB/AUDIO-VIDEO	176.18
Previous Year Expense	1/21/2026	MSA PROFESSIONAL SERVICES INC PROFESSIONAL SERVICES	46,429.67
	1/21/2026	MUNICIPAL PROPERTY INSURANCE COMPANY 2026 INSURANCE PREMIUM	27,866.00
	1/21/2026	NEO ELECTRICAL SOLUTIONS LLC SU/MAINTENANCE	2,054.88
Previous Year Expense	1/21/2026	OLSON SANITATION LLC DECEMBER REFUSE & RECYCLING	22,441.00
	1/21/2026	RASKA SEWER SERVICE PKS/PORTABLES AT DISC GOLF	172.50
	1/21/2026	SENSOURCE LIB/ANNUAL DOOR COUNTER FEE	432.00
	1/21/2026	ST CROIX COUNTY SHERIFF POL/GRAY KEY SERVICES-SCSO FORENSICS LAB	652.50
	1/21/2026	TRI STATE BOBCAT INC PW/EQUIPMENT MAINTENANCE	592.00
	1/21/2026	VFIS/GLATFELTER SPECIALTY BENEFITS FIRE/RESCUE-2025 PENSION	18,200.00
	1/21/2026	WISCONSIN MUNICIPAL COURT CLERKS ASSOCIATION CT/ANNUAL MEMBERSHIP	55.00

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In Progress Checks - Quick Report - ALL

Page: 2

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2026

From Account:

Thru: 1/21/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	1/21/2026	WISCONSIN MUNICIPAL JUDGES ASSOCIATION REGULAR MEMBERSHIP DUES	150.00
		Grand Total	177,869.01

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In Progress Checks - Quick Report - ALL

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ACCT

ALL Checks by Payee

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2026

From Account:

Thru: 1/21/2026

Thru Account:

Amount

Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	98,871.28
Total Expenditure from Fund # 430 - TAX INCREMENTAL DISTRICT #5	18,384.24
Total Expenditure from Fund # 435 - TAX INCREMENTAL DISTRICT #6	1,000.00
Total Expenditure from Fund # 610 - WATER UTILITY FUND	9,439.00
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	50,174.49
Total Expenditure from all Funds	177,869.01

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Reprint Check Register - Quick Report - ALL

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ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 12/18/2025 From Account:
Thru: 1/13/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63834	12/17/2025	L & M MAIL SERVICE INC	-1,880.11
	Manual Check	VOID-MAILING SERVICES-TAX BILLS	
63868	12/22/2025	CAPSTONE HOMES INC	45,000.00
		REFUND LANDSCAPE ORDINANCE DEPOSITS	
63869	12/22/2025	L & M MCS	1,099.53
		MAILING SERVICES-TAX BILLS	
63870	12/22/2025	PREFERRED BUILDERS	22,500.00
		REFUND LANDSCAPE ORDINANCE DEPOSITS	
63872	1/09/2026	AG SOURCE COOP SERVICES	1,282.50
Previous Year Expense		WU/SU/LAB TESTING	
63873	1/09/2026	AMERY AREA PUBLIC LIBRARY	10.00
Previous Year Expense		LIB/LOST/DAMAGED BOOK FEE	
63874	1/09/2026	BLOMBERG, DYLAN	175.72
Previous Year Expense		REIMBURSE UNIFORM PURCHASE	
63875	1/09/2026	EO JOHNSON COMPANY	91.00
Previous Year Expense		GEN/WU/SU/COPIER MAINTENANCE AGREEMENT	
63876	1/09/2026	FASTENAL COMPANY	59.22
Previous Year Expense		PW/SUPPLIES	
63877	1/09/2026	FRIDAY MEMORIAL LIBRARY	15.00
Previous Year Expense		LIB/LOST/DAMAGED BOOK FEE	
63878	1/09/2026	INGRAM LIBRARY SERVICES	155.30
Previous Year Expense		LIB/BOOKS	
63879	1/09/2026	JOHN DEERE FINANCIAL	112.54
Previous Year Expense		PW/EQUIPMENT PARTS	
63880	1/09/2026	KELLEY-JOHNSON, KRISTINA	24.72
Previous Year Expense		LIB/REIMBURSE SUPPLY PURCHASE	
63881	1/09/2026	LEHMAN, JESSICA	1,288.00
Previous Year Expense		REIMBURSEMENT-LAPTOPS FOR TRUSTEES	
63882	1/09/2026	MIDWEST NATURAL GAS INC.	1,835.20
Previous Year Expense		NOVEMBER SERVICES	
63883	1/09/2026	MIDWEST PUBLIC SAFETY	6,157.00
Previous Year Expense		POL/GETAC CAMERAS	
63884	1/09/2026	MIDWEST TAPE	57.22
Previous Year Expense		LIB/AUDIO/VIDEO	
63885	1/09/2026	NORTHWEST COMMUNICATIONS	1,440.66
		TELEPHONE EXPENSE	
63886	1/09/2026	NORTHWOOD TECHNICAL COLLEGE	36,221.02
		JANUARY SETTLEMENT	

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 12/18/2025 From Account:
Thru: 1/13/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63887	1/09/2026	O'ROURKE MEDIA GROUP	45.35
Previous Year Expense		LEGAL NOTICES	
63888	1/09/2026	POSTMASTER	212.00
		PO BOX FEES	
63889	1/09/2026	RIVER FALLS PUBLIC LIBRARY	30.00
Previous Year Expense		LIB/LOST/DAMAGED BOOK FEE	
63890	1/09/2026	SAFE LINE DEFENSE	629.10
Previous Year Expense		POL/VEST-BEIERMAN	
63891	1/09/2026	SOMERSET SCHOOL DISTRICT	1,119,566.18
		JANUARY SETTLEMENT	
63892	1/09/2026	ST CROIX COUNTY TREASURER	390,273.06
		JANUARY SETTLEMENT	
63893	1/09/2026	TF INSPECTION AGENCY LLC	5,926.00
Previous Year Expense		DECEMBER BUILDING PERMIT REPORT	
63894	1/09/2026	TITAN PUBLIC SAFETY SOLUTIONS LLC	5,565.00
		CT/TIPPS ANNUAL SOFTWARE SUPPORT	
63895	1/09/2026	TREPCZYK, JOEL	74.32
Previous Year Expense		REIMBURSE MEAL-POLICE INTERVIEWS	
63896	1/09/2026	WEISKE, ALEXANDER	924.90
Previous Year Expense		UNIFORM ALLOWANCE REFUND	
EFT 120125-3	12/01/2025	PRINCIPAL LIFE INSURANCE CO	106.59
Manual Check		DECEMBER LIFE INSURANCE PREMIUMS	
EFT 120925-1	12/09/2025	XCEL ENERGY	65.39
Manual Check		ELECTRIC EXPENSE	
EFT 120925-2	12/09/2025	AFLAC	397.42
Manual Check		EMPLOYEE PREMIUMS	
EFT 121125-1	12/11/2025	WISCONSIN DEFERRED COMP PROGRAM	4,257.01
Manual Check		EMPLOYEE CONTRIBUTIONS	
EFT 121225-1	12/12/2025	FEDERAL TAX PYMT	15,442.11
Manual Check		FEDERAL TAX DEPOSIT	
EFT 121225-2	12/12/2025	HSA BANK	1,608.37
Manual Check		EMPLOYEE CONTRIBUTIONS	
EFT 121225-3	12/12/2025	WISCONSIN DEPT OF REVENUE	2,434.07
Manual Check		STATE TAX DEPOSIT	
EFT 121925-1	12/19/2025	XCEL ENERGY	128.99
Manual Check		ELECTRIC EXPENSE	
EFT 122325-1	12/23/2025	WISCONSIN RETIREMENT SYSTEM	20,705.72
Manual Check		NOVEMBER RETIREMENT	

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Reprint Check Register - Quick Report - ALL

Page: 3
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 12/18/2025 From Account:
Thru: 1/13/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 122625-1	12/26/2025	XCEL ENERGY	66.84
	Manual Check	ELECTRIC EXPENSE	
EFT 122625-2	12/26/2025	FEDERAL TAX PYMT	15,538.41
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 122625-3	12/26/2025	WISCONSIN DEFERRED COMP PROGRAM	4,212.82
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 122625-4	12/26/2025	WISCONSIN DEPT OF REVENUE	3,129.87
	Manual Check	STATE TAX DEPOSIT 12/1/25-12/15/25	
EFT 122625-5	12/26/2025	HSA BANK	1,608.37
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 122925-1	12/29/2025	HSA BANK	22.50
	Manual Check	MONTHLY ACCOUNT FEES	
EFT 122925-2	12/29/2025	XCEL ENERGY	176.50
	Manual Check	ELECTRIC EXPENSE	
EFT 123025-1	12/30/2025	BP BUSINESS SOLUTIONS	1,304.18
	Manual Check	PW/GASOLINE CHARGES	
EFT 123025-2	12/30/2025	QUILL CORPORATION	399.68
	Manual Check	OFFICE SUPPLIES	
EFT 123025-3	12/30/2025	XCEL ENERGY	2,048.12
	Manual Check	ELECTRIC EXPENSE	
EFT 123025-4	12/30/2025	VERIZON WIRELESS-VSAT	61.40
	Manual Check	MODEM FOR ELECTION MACHINE	
EFT 123125-1	12/31/2025	XCEL ENERGY	21.20
	Manual Check	ELECTRIC EXPENSE	
Grand Total			1,712,625.99

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 12/18/2025 From Account:
Thru: 1/13/2026 Thru Account:

Amount

Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	1,701,669.92
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	6,157.00
Total Expenditure from Fund # 610 - WATER UTILITY FUND	2,632.99
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	2,166.08
Total Expenditure from all Funds	1,712,625.99

Somerset Police Department Squad Replacement Plan – 2025 - 2036

The following outlines our department's planned vehicle replacement schedule, projected costs, and annual budgeting needs to maintain a functional and reliable fleet.

The prices listed below include vehicle purchase price plus the police equipment required for upfitting, adjusted for an anticipated 3% year over year inflation

Current Fleet Overview:

- 2016 Ford Taurus (10 years) – Scheduled for replacement in 2025 by ordering a 2026 Ford F-150 Lightning (\$45,000 from CI budget)
- 2019 Ford Fusion Police Responder (10 years) – Scheduled for replacement in 2029 (\$65,000)
- 2026 – New Ford Explorer Added
- 2020 Ford Explorer Hybrid – Will remain in service as a spare vehicle beginning in 2026 – then replaced with a new Explorer in 2031
- 2022 Tesla Model Y (10 years) – Scheduled for replacement in 2033 (\$65,000)
- 2024 Ford F-150 Lightning (10 years) – Scheduled for replacement in 2034 (\$65,000)
- 2026 Ford F-150 Lightning (10 years) – Replaces the 2016 Taurus; next replacement in 2036 (\$65,000)
- 2026 Ford Explorer (7 years) – Joins the fleet in 2026; scheduled for replacement in 2033 (\$65,000)

Annual Replacement Summary:

To stay on a sustainable replacement cycle while ensuring budget predictability, the following annual expenses are projected (assuming a 3% annual inflation rate):

Purchase Year	Vehicle	Vehicle Base \$45k	Upfitting Base \$20k	Total
2025	F150 - Replacing PI Sedan (Tarus)	\$45,000	\$20,000	\$65,000
2026	Add Explorer	\$46,350	\$20,600	\$66,950
2029	Replace 19 Ford Fusion	\$50,922	\$22,237	\$73,159
2031	Replace 20 PIU (Explorer)	\$53,732	\$23,883	\$77,615
2032	Replace 26 Explorer	\$55,344	\$24,600	\$79,944
2033	Replace 22 Model Y	\$57,004	\$25,339	\$82,343
2034	Replace 24 F150	\$58,714	\$26,098	\$84,812
2036	Replace 26 F150	\$62,366	\$27,611	\$89,977

Recommended Annual Capital Reserve:

To ensure long-term fleet sustainability and avoid large single-year expenses, we recommend setting aside approximately:

\$45,000 per year (inflation-adjusted estimate)

This figure represents the average annual capital needed over a 13-year cycle to maintain the existing and planned fleet. Projections assume a 3% annual inflation rate for vehicle and equipment costs.



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

Village of Somerset

Prepared For: Chief Joel Trepczyk

715-247-3319

JTrepczyk@villageofsomerset.us

Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD



Erin Damico
Napleton Columbus, Inc
330 Transit Rd
Columbus, WI 53925
920-623-5831
edamico@napleton.autos

State Contract 505ENT-M25-VEHICLES-04



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Quote Worksheet

		MSRP
Base Price		\$48,550.00
Dest Charge		\$1,695.00
Total Options		\$1,420.00
Subtotal		\$51,665.00
Title & Registration (New Official Plates)		\$219.50
Delivery to 110 Spring St, Somerset, WI 54025		\$327.00
Subtotal Pre-Tax Adjustments		\$546.50
Less Customer Discount		(\$6,688.00)
Subtotal Discount		(\$6,688.00)
Trade-In		\$0.00
Excluded from Sales Tax		
Subtotal Trade-In		\$0.00
Taxable Price		\$45,523.50
Sales Tax		\$0.00
Subtotal Taxes		\$0.00
Subtotal Post-Tax Adjustments		\$0.00
Total Sales Price		\$45,523.50

Dealer Signature / Date

Customer Signature / Date

Selected Model and Options

MODEL		
CODE	MODEL	MSRP
K8A	2026 Ford Police Interceptor Utility AWD	\$48,550.00
COLORS		
CODE	DESCRIPTION	
UM	Agate Black	

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Data Version: 27435. Data Updated: Jan 6, 2026 6:49:00 PM PST.



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

ENGINE

CODE	DESCRIPTION	MSRP
99W	Engine: 3.3L V6 Direct-Injection Hybrid System -inc: 136-MPH top speed (STD)	\$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44B	Transmission: 10-Speed Automatic (STD)	\$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
500A	Order Code 500A	\$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
—	3.73 Axle Ratio (STD)	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
UM	Agate Black	\$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
9W	Charcoal Black, Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks	\$0.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
76D	Underbody Deflector Plate -inc: Engine and transmission shield	\$340.00

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Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
153	Front License Plate Bracket	\$0.00
51R	Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
59B	Keyed Alike - 1284x	\$50.00
65L	18" 5-Spoke Full Face Wheel Covers w/Metal Clips	\$70.00
66C	Rear Lighting Solution -inc: (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open), LED lights only, Wiring and controller not included	\$460.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
18D	Global Lock/Unlock Feature -inc: Door-panel switches will lock/unlock all doors and rear liftgate, Eliminates the 45-second liftgate lock release + paitro timer, Overhead liftgate button and blue liftgate release button on key fob will not have any function when pressed w/this option	\$0.00
60R	Noise Suppression Bonds (Ground Straps)	\$100.00
Options Total		\$1,420.00

Standard Equipment

Mechanical

Engine: 3.3L V6 Direct-Injection Hybrid System -inc: 136-MPH top speed (STD)
Transmission: 10-Speed Automatic (STD)
3.73 Axle Ratio (STD)
50-State Emissions System
Transmission w/Driver Selectable Mode and Oil Cooler
Automatic Full-Time All-Wheel
Engine Oil Cooler
92-Amp/Hr 850CCA Maintenance-Free Battery
Hybrid Electric Motor 220 Amp Alternator
Class III Towing Equipment -inc: Hitch
Trailer Wiring Harness

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Data Version: 27435. Data Updated: Jan 6, 2026 6:49:00 PM PST.



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Mechanical

Police/Fire
6840# Gvwr 1500# Maximum Payload
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Steering
19 Gal. Fuel Tank
Dual Stainless Steel Exhaust
Permanent Locking Hubs
Strut Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
Lithium Ion (li-Ion) Traction Battery 1.5 kWh Capacity

Exterior

Wheels w/Hub Covers
Wheels: 18" x 8" 5-Spoke Painted Black Steel -inc: polished stainless steel hub cover and center caps
Tires: 255/60R18 AS BSW
Steel Spare Wheel
Full-Size Spare Tire Mounted Inside Under Cargo
Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent and 1 Tow Hook
Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent
Body-Colored Bodyside Cladding and Black Wheel Well Trim
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Side Mirrors w/Convex Spotter and Manual Folding
Fixed Rear Window w/Wiper, Heated Wiper Park and Defroster
Deep Tinted Glass
Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels

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Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Exterior

Lip Spoiler

Black Grille

Liftgate Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks

Auto On/Off Projector Beam Led Low/High Beam Headlamps

LED Brakelights

Entertainment

Radio w/Seek-Scan, Clock, Speed Compensated Volume Control and External Memory Control

Radio: AM/FM/MP3 Capable -inc: 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem, Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables optional telematics services through Ford or authorized providers via paid subscription, Subscribe at <https://fordpro.com/en-us/telematics/> or call 1-833-811-FORD (3673)

SYNC Phoenix Communication & Entertainment System -inc: hands-free voice command support compatible w/most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack

4 Speakers

Integrated Roof Antenna

Wireless Phone Connectivity

1 LCD Monitor In The Front

Interior

Driver Seat

Passenger Seat

35-30-35 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Engine Hour Meter, Traction Battery Level, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Selective Service Internet Access

Compass

Remote Keyless Entry

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Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Interior	
	Remote Releases -Inc: Power Cargo Access
	Cruise Control w/Steering Wheel Controls
	Dual Zone Front Automatic Air Conditioning
	Rear HVAC
	HVAC -inc: Underseat Ducts
	Locking Glove Box
	Driver Foot Rest
	Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks
	Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Metal-Look Interior Accents
	Full Cloth Headliner
	Urethane Gear Shifter Material
	Day-Night Rearview Mirror
	Driver And Passenger Visor Vanity Mirrors
	Mini Overhead Console w/Storage and 2 12V DC Power Outlets
	Front And Rear Map Lights
	Fade-To-Off Interior Lighting
	Full Vinyl/Rubber Floor Covering
	Carpet Floor Trim
	Cargo Features -inc: Cargo Tray/Organizer
	Cargo Space Lights
	Smart Device Remote Engine Start
	Fleet Telematics Modem Tracker System
	Smart Device Integration
	Dashboard Storage, Driver And Passenger Door Bins
	Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
	Delayed Accessory Power
	Power Door Locks

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Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Interior

Driver Information Center
Redundant Digital Speedometer
Trip Computer
Digital/Analog Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Perimeter Alarm
2 12V DC Power Outlets
Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Emergency Sos Capability
Reverse Sensing System Rear Parking Sensors
BLIS (Blind Spot Information System) Blind Spot
Pre-Collision Assist with Pedestrian Detection
Rear Cross-Traffic Braking
Collision Mitigation-Front
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Curtain 1st And 2nd Row Airbags
Airbag Occupancy Sensor
Passenger Knee Airbag
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners

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Somerset PD F37AH Fleet 2026 Ford Police Interceptor Utility (K8A) AWD (✔ Complete)

Quote: Somerset PD F37AH Police Interceptor Hybrid

Safety-Interior

Back-Up Camera w/Washer

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 100,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Hybrid/Electric Components Years: 8
Hybrid/Electric Components Miles/km: 100,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET

ISSUED TO: Wittstock Builders / Al Wittstock (Owner)
285 La Grandeur Road
Somerset, WI 54025

Permit No.: 2026-02

Parcel Number: 181-1021-40-000

Zoning: Industrial (I-1)

Conditional Use: Building Addition - office space; showroom; design studio

**Approved By
Village Board:**

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION

- 1) All outside storage of materials adjacent to commercial or residential must be contained in the fenced area with stored material not to exceed the fence height.
- 2) No storage of hazardous materials.
- 3) Must comply with all local, state and federal laws and regulations.
- 4) The Village of Somerset has the right to revoke the conditional use permit if the conditions are not met.
- 5) No alteration of a conditional use shall be permitted unless approved by the Village Board, upon the recommendation of the Plan Commission.

I certify that the Plan Commission and Village Board approved the application and a public hearing was held for public comment on the application.

Village Clerk

Date



CONDITIONAL USE PERMIT APPLICATION
APPLICATION FEE \$250.00

Submit completed application, application fee, and two (2) copies of the application and attachments to:

Village Clerk
Village of Somerset
PO Box 356
Somerset, WI 54025

The Village Clerk will present them to the *Village Planning Commission* for a public hearing and recommendation to the *Village Board*. The Village Clerk will issue a **CONDITIONAL USE PERMIT** if your application is granted.

LANDOWNERS NAME AND ADDRESS AKW Properties

APPLICANT NAME AI Wittstock

APPLICANT'S ADDRESS 285 Lagrandier Road Somerset, WI 54025

PHONE [REDACTED] **EMAIL** [REDACTED]

12-DIGIT COUNTY PARCEL NUMBER OF PROPERTY FOR WHICH CONDITIONAL USE IS SOUGHT:
181-1045-10-1000

CURRENT ZONING OF PROPERTY (CIRCLE ONE)

- | | | |
|-----------------------------------|-------------------------------|------------------------------------|
| R-1 - Single Family Residence | R-5 - Twin Home | C-2 - Highway Commercial District |
| R-2 - Two Family Residence | A-1 - Agricultural | C-3 - Professional Office District |
| R-3 - Multiple Family Residence | W-1 - Conservancy | I-1 - Industrial |
| R-4 - Residential Estate District | C-1 Central Business District | PUD - Planned Unit Development |

WHAT IS THE EXISTING USE OF THE PARCEL?

We currently have an office building with attached shop. We run Wittstock Builders here.

WHAT IS THE PROPOSED USE OF THE PARCEL?

We are just expanding our office to allow for a showroom/ design studio and a few more offices.

****ATTACH**** a sketch showing location, size and shape of lot involved and plans of any proposed structures. Also include driveway exit and entrance locations.

Applicant statement in writing that proposed CONDITIONAL USE shall conform to the standard set forth in Village Ordinances 13-1-66.

PLEASE ANSWER THE FOLLOWING QUESTIONS

1. Hours of operation
 - a. Which months will the conditional use occur? UNTIL JUNE
 - b. Which days of the week will the conditional use occur? Monday - Friday
 - c. What will the start and end time be each day? 8-5pm
2. Will the conditional use create excessive noise? If so, please explain. NO
3. Will the conditional use create outdoor dust, debris, etc.? If so, please explain. NO
4. What is the estimated traffic count? 5
5. What types, if any, of commercial vehicles will frequent the property? NONE

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



SIGNATURE OF APPLICANT

12/22/2025

DATE SIGNED

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

_____ Accept your application for, and do hereby authorize the Village Clerk to issue a
CONDITIONAL USE PERMIT.

_____ Reject your application for CONDITIONAL USE PERMIT for the reason(s) given below:

SIGNATURE OF VILLAGE PRESIDENT

DATE SIGNED

VILLAGE OF SOMERSET SITE PLAN CHECKLIST

Applicant AKW Properties Date Submitted 11/5/2025

Location (Parcel No.) 181-1045-10-600

Current Zoning G-1 Residential

Eight copies of a site plan must be sent to the Village Clerk and one copy to the Village engineer along with this site plan checklist. The site plan shall contain the following:

YES	NO	SHEET#	
☒	☐		1. Contain a vicinity map showing railroad, major streams or rivers, and public streets within 1,000' of the site.
☒	☐		2. Prepare at a scale of 1" = 10' to 1" = 60'.
☒	☐		3. Arranged so that the top or left of the plan represents north, directional arrows and appropriate scale shown clearly.
☒	☐		4. Show the date of preparation, name, address, and phone number of surveyor.
☒	☐		5. Provide the address and legal description of the site and show the boundaries and dimensions graphically.
☒	☐		6. Show the present and proposed topography of site and adjacent areas within 50' by 2' contour lines, and use directional arrows to show flow of drainage.
☒	☐		7. Show the total area of the site in acres or square feet, location of existing and proposed structures, indicate as applicable height and building dimensions, entrances, number of dwelling units, and square footage by category of use.
☒	☐		8. Show existing structures within 50' of the site and building line of existing buildings adjacent to any proposed structures.
☒	☐		9. Show building and parking setbacks.
☒	☐		10. Show the location and dimensions of existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways.
☒	☐		11. Provide a landscaping schedule of all planting including grasses, shrubs, and trees showing the location.
☐	☒		12. Show all exterior signs on site. Will need to apply for a sign permit for approval
☒	☐		13. Show the location, height, and material for screening walls and fences.

- | | | | |
|---|-------|-------|--|
| ↓ | _____ | _____ | 14. List the type of surfacing proposed for all parking, loading, and walkway areas. |
| ↓ | _____ | _____ | 15. Describe the proposed use, list the number of required parking spaces, show the location and number of parking spaces provided, including handicap spaces. |
| ↓ | _____ | _____ | 16. Show the existing and proposed public streets or right-of-way, easements or other reservations of land on the site. |
| | _____ | _____ | 17. Show the location of all fire hydrants and all existing and proposed lines and facilities for water, telephone, sewer, electricity, natural gas, and storm drainage. |
| | _____ | _____ | 18. Show adjacent property which is held under the same ownership and its zoning. |
| | _____ | _____ | 19. Show the location and method of screening outdoor trash areas. |
| | _____ | _____ | 20. Show the location, height and direction of proposed lighting. |
| | _____ | _____ | 21. Show elevation views of proposed building and structures. |
| | _____ | _____ | 22. Show the ultimate development of the site and indicate development phases when the site is developed in stages. |
| ↓ | _____ | _____ | 23. Include a copy of covenants or deed restrictions intended to cover all or any part of the site. |
| ↓ | _____ | _____ | 24. Include a statement and plan describing erosion control during and following project completion and describing method to prevent tracking of dirt and other materials from the site onto public streets during construction. |

COMMENTS:

PLAN COMMISSION APPLICATION



Home of the Apple River

APPLICANT'S NAME: AKW Properties

APPLICANT'S ADDRESS: PO Box 395 Somerset, WI 54025

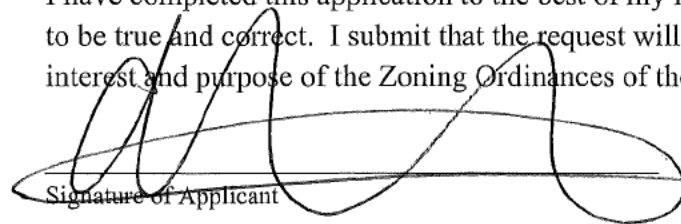
PHONE: [REDACTED] EMAIL: [REDACTED]

Parcel number and legal description of property: 181-1045-10-600
NE, SW, 36, 31N, 19W

- ☐ REZONING – Complete Application to Rezone (Application fee \$250.00)
- ☒ CONDITIONAL USE PERMIT – Complete Conditional Use Permit Application (Application fee \$250.00)
- ☐ REPLAT OF LAND – Attach a survey of parcels to be replated. Refer to Section 14 Article D - Plat Review and approval and Article E –Technical Requirements for Plats and Certified Surveys. (Application fee see sec. 14-1-90) There is a \$200.00 deposit fee.
- ☐ EXTRA TERRITORIAL PLAT REVIEW – Attach a survey of parcels. Refer to Section 14-1-20(b) for application fee - one hundred dollars (\$100.00) for each review of an extra-territorial plat that comes before the Plan Commission and an additional fee of ten dollars (\$10.00) per lot for plats of five (5) or more lots
- ☐ SITE PLAN REVIEW – Complete Application and review site plan check list

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

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


Signature of Applicant

11/5/2025
Date

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

_____ Accept your application

_____ Reject your application

Village President

Date

CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET

ISSUED TO: Wittstock Builders Office Building
Permit No.: 2020-01
Parcel Number: 181-1045-10-100
Zoning: Industrial (I1)
Conditional Use: Outside Storage for Contractors Equipment
Approved By
Village Board: March 26, 2020

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION
[NOTE: The Village of Somerset has the right to revoke the conditional use permit if the following conditions are not met.]

- 1) Install and maintain a decorative fence 10-ft. high around the entire outside storage area. Storage must be screened completely from view.
- 2) All outside storage of materials adjacent to commercial or residential must be contained in the fenced area with stored material not to exceed the fence height.
- 3) No storage of hazardous materials.
- 4) Must comply with all local, state and federal laws and regulations.

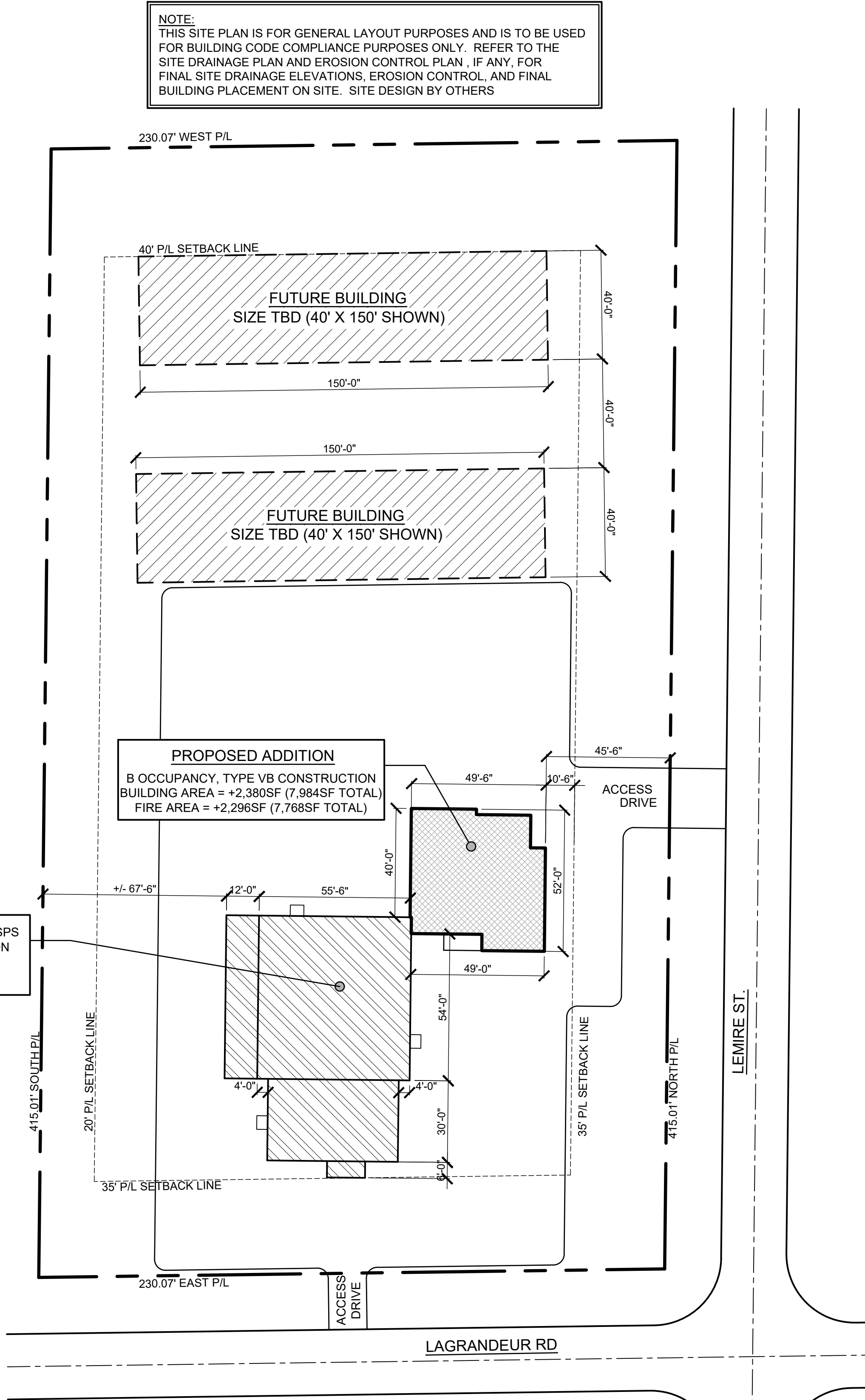
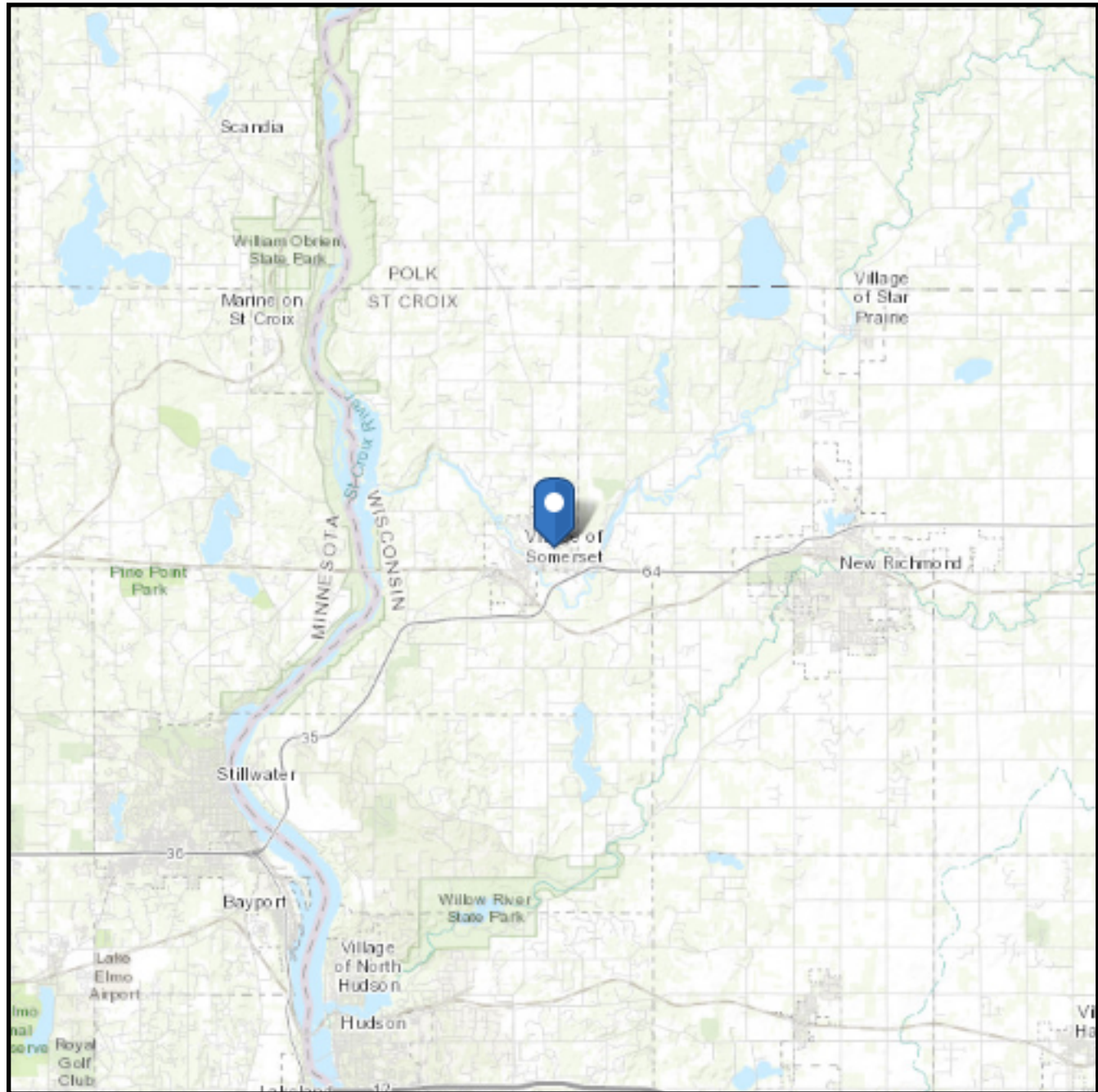
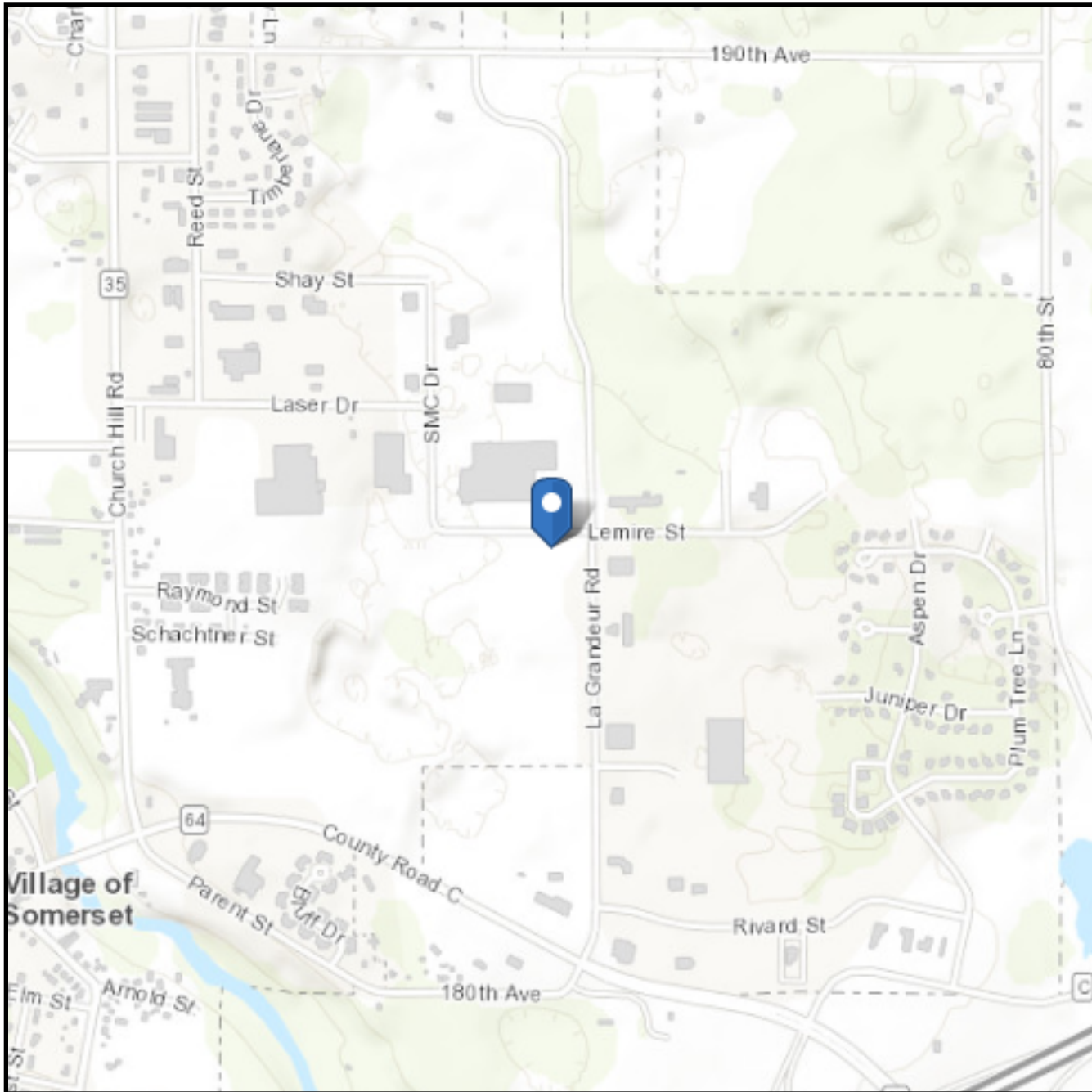
I certify that the Plan Commission and Village Board approved the application and a public hearing was held for public comment on the application.

Felicia Germain, Village Clerk

Date

Structural Summary Information and Design Loads		
Project Number:	25A38	Project Name: Wittstock Builders LLC
Municipality:	Village of Somerset, County: St. Croix, WI	

Design Focus	Project-specific comments	Project Values
General Information:		
Risk Category =	Normal Occupied Building	II
Concrete Compressive Strength (f'_c) =	28 day minimum strength	3500 psi
Roof Dead Loads:		
TC_{dead}	Top Chord Dead Load	10.0 psf
BC_{dead}	Bottom Chord Dead Load	10.0 psf
\$1603.1.3 Roof Snow Load Data:		
Ground Snow Load (P_g) =	Meets or exceeds ASCE 7 value	50.0 psf
Snow Exposure Factor (C_e) =		1.0
Snow Load Importance Factor (I_s) =	Based on Risk Category above	1.0
Thermal Factor (C_t) =		1.1
Flat Roof Snow Load (P_f) =	$0.7 \times C_e \times I_s \times C_t \times P_g$	38.5 psf
Sloped Roof Factor (C_s) =	Slippery assumption may be invalid	1.00
Balanced Roof Snow Load (P_s) =	$S_g = C_e \times P_f$ (or greater)	40.0 psf
Unbalanced Roof Snow Load =	(Windward / Leeward)	Not Required
See Detailed Snow Load Sheet for more details		
\$1603.1.4 Wind Design Data:		
Basic Wind Speed =	ASCE 7-16 speed is Strength / Ultimate	115 mph
Wind Exposure =	Presumed to apply in All Directions	C
Building Enclosure Type =		Enclosed
Velocity Pressure at nominal roof height "h", q_h :		23.7 psf
Internal Pressure based on Enclosure Type ($q_h \times GC_{pi}$):		14.3
Maximum C&C Pressure in Roof Zones 1 / 2 / 3 ($q_h GC_{pi}$):		-21.3 / -40.2 / -61.5 psf
Maximum C&C Pressure in Wall Zones 4 / 5 ($q_h GC_{pi}$):		-26 / -33.1 psf
\$1603.1.5 Earthquake Design Data:		
Seismic Importance Factor I_e =	Based on Risk Category above	1.0
Mapped spectral response parameters: Max. Value for Zip Code		$S_s = 5.5\%$ $S_1 = 2.7\%$
Site Class =	Presumed in absence of soils test	D
Design Spectral Coefficients: $S_{ds} = (2/3) \times F_a \times S_s$		$S_{ds} = 5.9\%$
$S_{d1} = (2/3) \times F_a \times S_1$		$S_{d1} = 4.3\%$
Seismic Design Category =		A
Basic Seismic Force-Resisting System =	A15 - Light-frame walls with shear panels (other)	
Seismic Response Coefficient =		$C_s = 0.029$
Response Modification Coefficient =	(6.3 might be OK for wood frame)	R = 2
Effective Seismic Weight =	Dead Load x Area	W = 50,000 lbs
Design Base Shear =	$V = C_s \times W$	V = 1,467 lbs
Analysis Procedure Used =		Equivalent Lateral Force Procedure
\$1603.1.6 Geotechnical Information:		
Class of Soil Materials =	Presumed in absence of soils test	3
Allowable Soil Pressure =		3000 psf
\$1603.1.7 Flood Hazard Information: Not Considered		
\$1603.1.8 Special Loads: Not Applicable		
\$1603.1.9 Special Seismic Inspections: None Required		



SITE LAYOUT
SCALE: 1" = 30'-0"

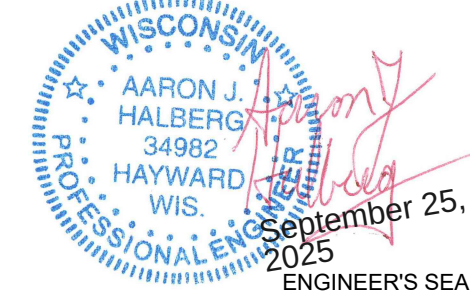


NEW ADDITION FOR: WITTSTOCK BLDRS. SOMERSET, WI

DESIGN PROFESSIONAL:



Engineering Scope: Building Design for
IBC 2015 / SPS 361/362 compliance



SHEET INDEX

SHEET NO.	DATE	CONTENTS
SHEET 1 OF 7	9/22/25	- GENERAL BUILDING SPECS, SITE LAYOUT
SHEET 2 OF 7	9/22/25	- BUILDING ELEVATIONS
SHEET 3 OF 7	9/22/25	- BUILDING ELEVATIONS
SHEET 4 OF 7	9/22/25	- FLOOR PLAN
SHEET 5 OF 7	9/22/25	- FOUNDATION PLAN AND FOUNDATION DETAILS
SHEET 6 OF 7	9/22/25	- BUILDING SECTION, CONSTRUCTION DETAILS
SHEET 7 OF 7	9/22/25	- BUILDING SECTION, CONSTRUCTION DETAILS

GENERAL REQUIREMENTS

NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE STATE BUILDING CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS. ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL ALTERNATIVES. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS MADE TO THE SITE (IF ANY) BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

THIS DRAWING AND ITS COPIES ARE THE COPYRIGHT OF THE DESIGN PROFESSIONAL, AND MAY NOT BE USED FOR PROJECTS OTHER THAN THE SPECIFICALLY DESIGNATED BUILDING PROJECT SHOWN (EVEN IF IDENTICAL) WITHOUT THE SPECIFIC WRITTEN CONSENT OF HALBERG ENGINEERING, LLC.

PROVIDE FIRE EXTINGUISHERS PER IBC906.1 & 906.2. FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IFC 906 AND NFPA 10. ANY QUESTIONS ABOUT HOW TO APPLY THESE REQUIREMENTS TO THE SPECIFIC PROJECT SHOULD BE RESOLVED IN CONSULTATION WITH THE FIRE INSPECTOR AND/OR THE PRIMARY RESPONSE FIRE DEPARTMENT FOR THE PROPERTY.

DOORS

THERE SHALL BE A FLOOR OR LANDING PROVIDED ON EA. SIDE OF DOOR. SUCH FLOOR OR LANDING TO BE AT THE SAME ELEV. ON EA. SIDE OF DOOR

GENERAL TRUSS INSTALLATION NOTES:

TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING, AND BRACING. REFER TO, AND FOLLOW, THE LATEST EDITION OF BCSI (BUILDING COMPONENT SAFETY INFORMATION, BY "TPI" AND "SBCA") FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. TRUSS INSTALLER OR THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT BRACING OF THE TRUSS SYSTEM (INCLUDING CHORDS AND WEBS) IN ACCORDANCE WITH BCSI GUIDELINES (UNLESS THESE PLANS SHOW STRICTER REQUIREMENTS, IN WHICH CASE THE MORE STRICTER REQUIREMENTS SHALL BE USED). LOCATIONS SHOWN FOR PERMANENT LATERAL RESTRAINT OF TRUSSES ON THE TRUSS MANUFACTURER'S ENGINEERED TRUSS DESIGN DRAWINGS SHALL HAVE THE APPROPRIATE BRACING INSTALLED PER BCSI (SECTIONS B3, B7, OR B10, AS APPLICABLE)

LONG SPAN TRUSS SPECIAL INSPECTION REQUIREMENTS:

TRUSS PLATE INSTITUTE REQUIREMENTS (REFER TO TPI-1, SECTION 2.3.1.6.2) INDICATE THE BUILDING OWNER SHALL CONTRACT WITH A SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTIONS IN ALL CASES WHERE A TRUSS CLEAR SPAN IS 60 FT OR GREATER. SUCH SPECIAL INSPECTIONS SHALL ASSURE THAT THE TRUSSES, THE TEMPORARY RESTRAINT AND DIAGONAL BRACING, AND THE PERMANENT RESTRAINT AND DIAGONAL BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPROVED TRUSS SUBMITTAL PACKAGE. SPECIAL INSPECTION SERVICES NOT PROVIDED BY HALBERG ENGINEERING LLC.

LONG SPAN TRUSS BRACING DESIGN REQUIREMENTS:

TRUSS PLATE INSTITUTE REQUIREMENTS (REFER TO TPI-1, SECTION 2.3.1.6.1) INDICATE THE BUILDING OWNER SHALL CONTRACT WITH ANY REGISTERED DESIGN PROFESSIONAL FOR THE DESIGN OF THE TEMPORARY INSTALLATION RESTRAINT / BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT AND DIAGONAL BRACING IN ALL CASES WHERE A TRUSS CLEAR SPAN IS 60 FT OR GREATER. WHILE MANY OF THE PROJECT-SPECIFIC REQUIREMENTS FOR PERMANENT RESTRAINT AND DIAGONAL BRACING OF TRUSSES ARE INCLUDED IN THIS DOCUMENT (ONCE SEALED BY A LICENSED DESIGN PROFESSIONAL), THE DESIGN OF TEMPORARY RESTRAINT AND DIAGONAL TRUSS BRACING IS NOT INCLUDED AND EVEN THE DESIGN INCLUDED HERE FOR THE PERMANENT RESTRAINT AND BRACING ARE PROVIDED TO SUPPLEMENT AND BUILD UPON THE INFORMATION CONTAINED WITHIN THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE.

**A COPY OF THESE APPROVED PLANS AND APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT, WHICH MAY INCLUDE LOCAL INSPECTORS. ALL PERMITS REQUIRED BY THE STATE OR LOCAL MUNICIPALITY SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION / INSTALLATION / OPERATION.

NOTE:

ANY REVISION EFFORT HAS BEEN MADE TO THE ORIGINAL DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE BUILDING CODE AND LOCAL ORDINANCES AND AMENDMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE BUILDING CODE AND LOCAL ORDINANCES AND AMENDMENTS.

ENGINEERING DESIGN & ANALYSIS BY:



PROJECT: NEW OFFICE
ADDITION
WITTSTOCK BUILDERS

SITE INFORMATION:

NAME: WITTSTOCK BUILDERS
ADDRESS: LAGRANDEUR RD / LEMIRE ST.
CITY, STATE, ZIP: SOMERSET, WI 54025
COUNTY: ST. CROIX COUNTY

REVISIONS

DATE	DESCRIPTION	BY
8/19/25	CONCEPTUAL DRAWINGS	BVL
9/22/25	PRELIMINARY DRAWINGS	BVL
9/25/25	ISSUED FOR STATE PLAN APPROVAL	AJH

DRAWN BY:

BVL

DATE DRAWN:

AUG. 19, 2025

PROJECT MANAGER:

WITTSTOCK

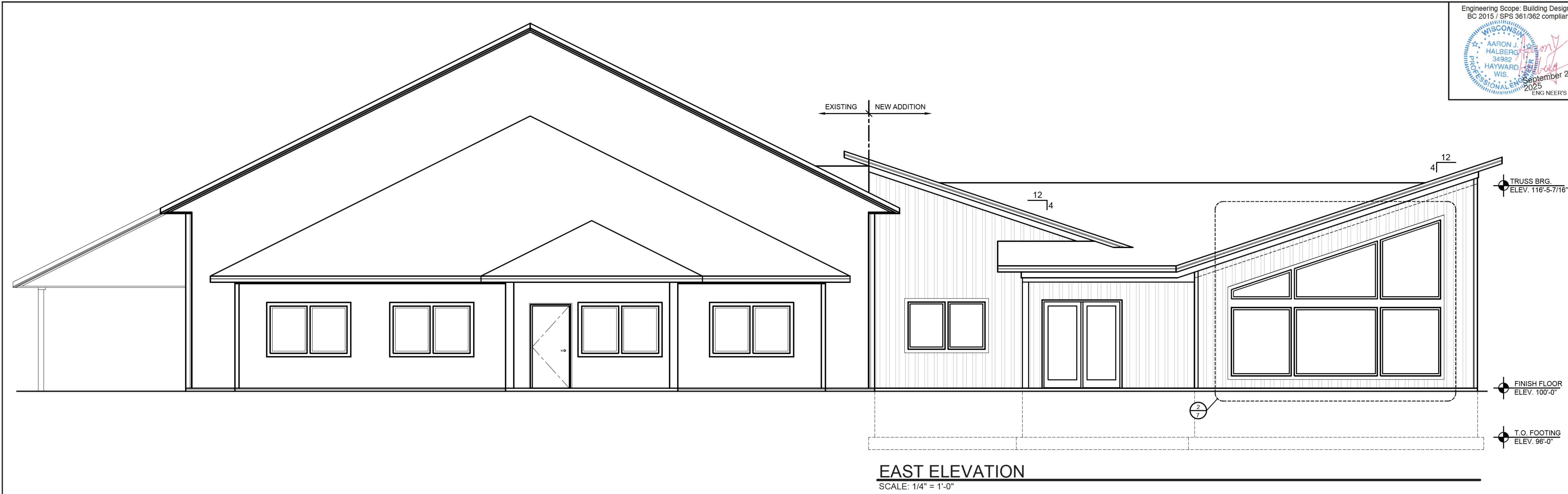
JOB NUMBER:

25A38

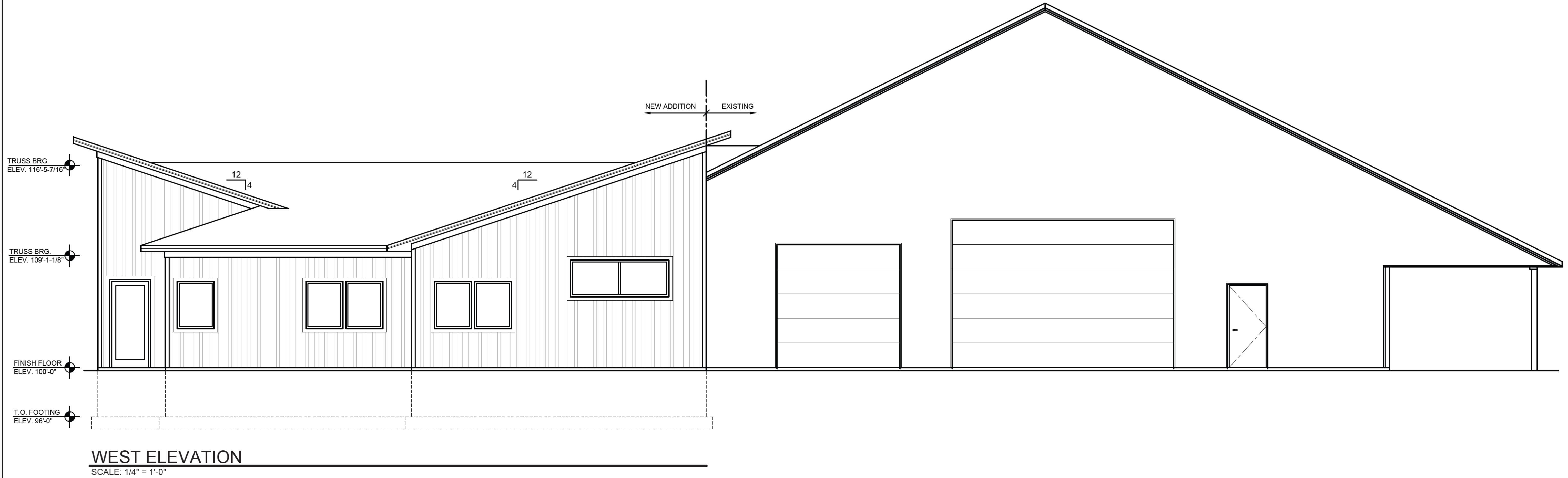
SHEET OF

1

7



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

Engineering Scope: Building Design for BC 2015 / SPS 361/362 compliance

WISCONSIN
AARON J. HALBERG
34982
HAYWARD, WIS.
PROFESSIONAL ENGINEER
September 25, 2025
ENG NEER'S SEAL

NOTE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WISCONSIN BUILDING CODE, AS AMENDED, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE OR THE EXISTING STRUCTURE.
THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE PREPARED DRAWINGS.
THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PROJECT.
THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION TO ALL APPLICABLE STATE AND LOCAL, AND OTHER CODE REQUIREMENTS.

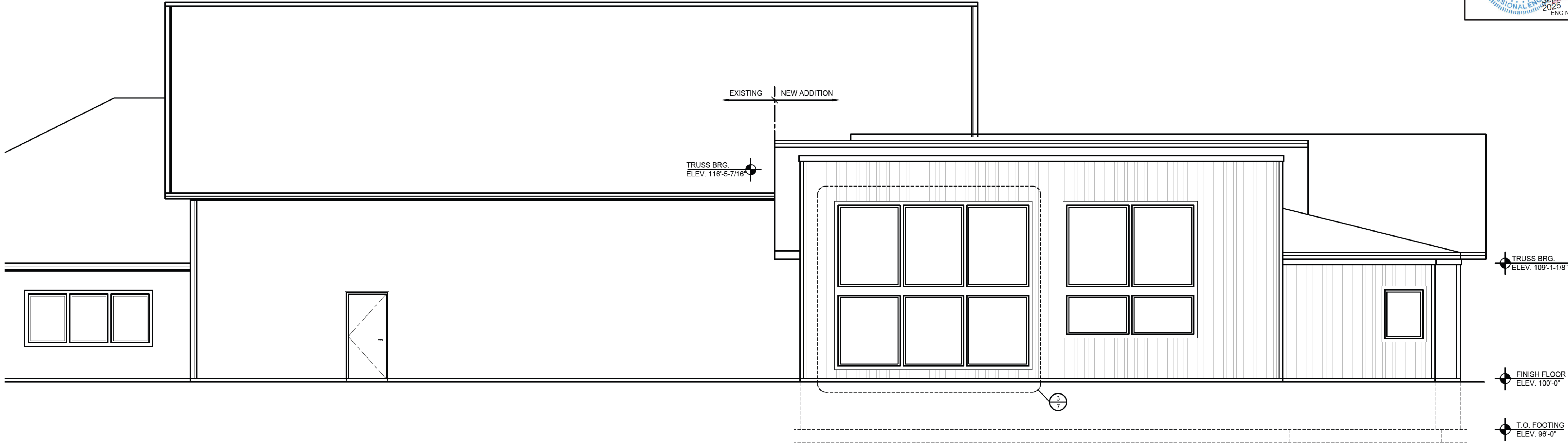
ENGINEERING DESIGN & ANALYSIS BY:
HALBERG ENGINEERING LLC
Specialists in Post Frame Engineering
www.halbergengineering.com

PROJECT: **NEW OFFICE ADDITION**
WITTSTOCK BUILDERS

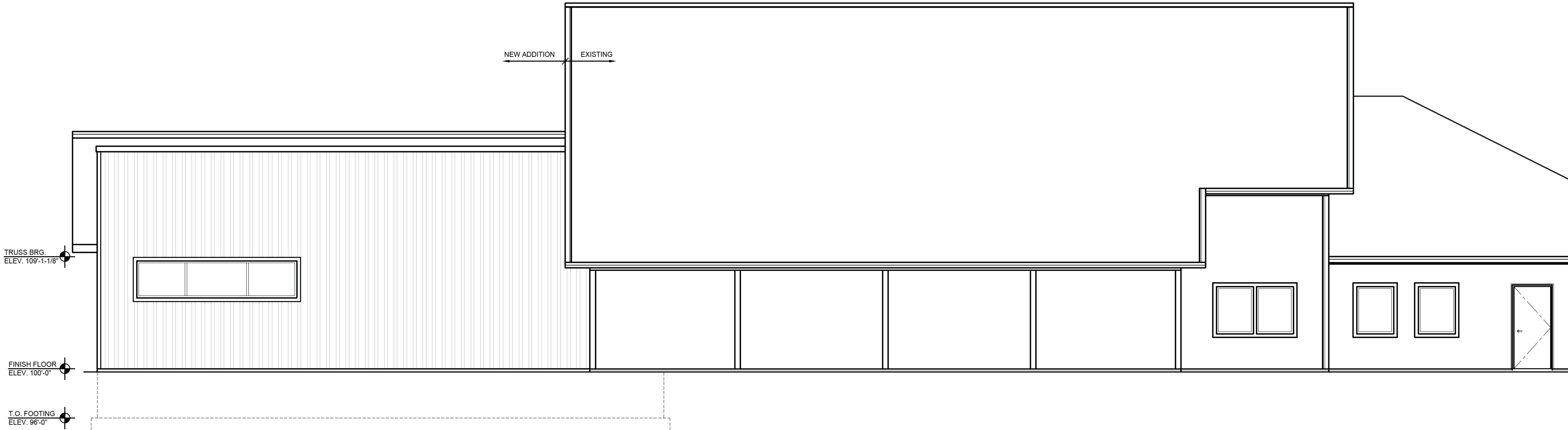
SITE INFORMATION:
NAME: WITTSTOCK BUILDERS
ADDRESS: LAGRANDEUR RD / LEMIRE ST.
CITY, STATE, ZIP: SOMERSET, WI 54025
COUNTY: ST. CROIX COUNTY

REVISIONS		DATE	DESCRIPTION	BY
	CONCEPTUAL DRAWINGS	8/19/25		BVL
	PRELIMINARY DRAWINGS	9/22/25		BVL
	ISSUED FOR STATE PLAN APPROVAL	9/25/25		A/JH

DRAWN BY: BVL
DATE DRAWN: AUG. 19, 2025
PROJECT MANAGER: WITTSTOCK
JOB NUMBER: 25A38



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Engineering Scope: Building Design for
BC 2015 / SPS 361/362 compliance

WISCONSIN
AARON J.
HALBERG
34982
HAYWARD,
WIS.
Professional Engineer
September 25,
2025
ENG NEER'S SEAL

NOTE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WISCONSIN BUILDING CODE, AS APPLICABLE TO ALL APPLICABLE STATE AND LOCAL, AND OTHER CODE REQUIREMENTS.

ENGINEERING DESIGN & ANALYSIS BY:
HALBERG
ENGINEERING LLC
Specialists in Post Frame Engineering
www.halbergengineering.com

PROJECT: NEW OFFICE
ADDITION
WITTSTOCK BUILDERS

SITE INFORMATION:
NAME: WITTSTOCK BUILDERS
ADDRESS: LAGRANDEUR RD / LEMIRE ST.
CITY, STATE, ZIP: SOMERSET, WI 54025
COUNTY: ST. CROIX COUNTY

REVISIONS		DESCRIPTION	BY
DATE	8/19/25	CONCEPTUAL DRAWINGS	BVL
	9/22/25	PRELIMINARY DRAWINGS	BVL
	9/25/25	ISSUED FOR STATE PLAN APPROVAL	A/JH

DRAWN BY: BVL
DATE DRAWN: AUG. 19, 2025
PROJECT MANAGER: WITTSTOCK
JOB NUMBER: 25A38

3
SHEET OF 7

DESIGN & ANALYSIS BY:

**HALBERG
ENGINEERING LLC**

Specialists in Post Frame Engineering
www.halbergengineering.com



CT: NEW OFFICE
ADDITION
WITTSTOCK BUILDERS

PROJECT:

SITE INFORMATION:

SITE INFORMATION:

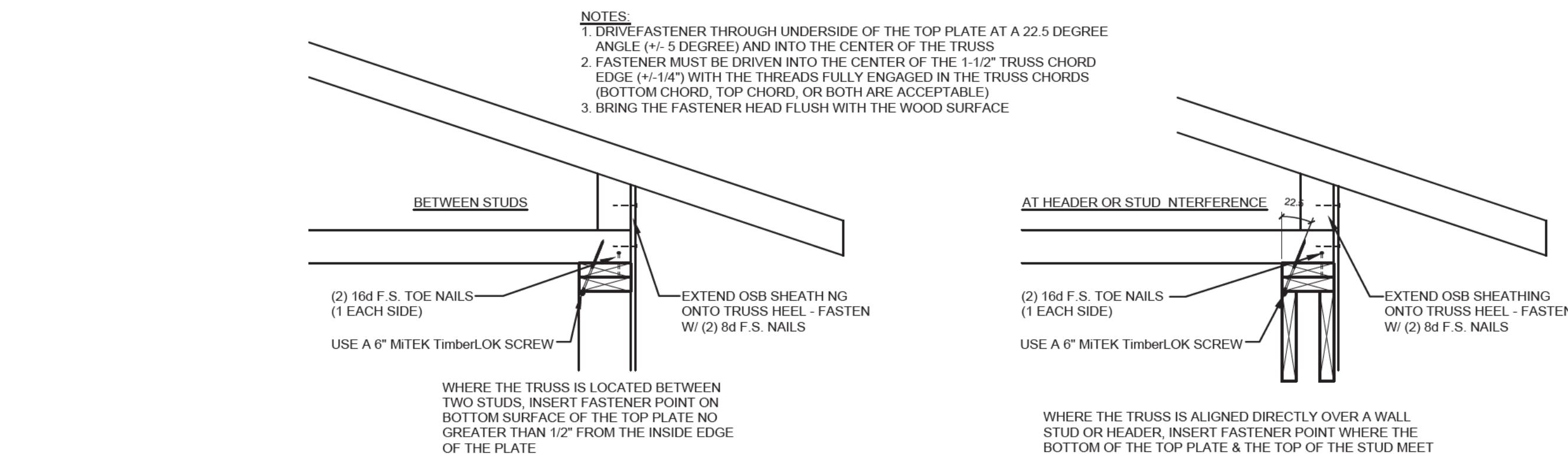
NAME:	WITTSTOCK BUILDERS
ADDRESS:	LAGRANDEUR RD / LEMIRE ST.
CITY, STATE, ZIP:	SOMERSET, WI 54025
COUNTY:	ST. CROIX COUNTY

REVISIONS

REVISIONS		
DATE	DESCRIPTION	BY
3/19/25	CONCEPTUAL DRAWINGS	BVL
	PRELIMINARY DRAWINGS	BVL
9/25/25	ISSUED FOR STATE PLAN APPROVAL	AJH

DRAWN BY:
BVL
DATE DRAWN:
AUG. 19, 2025
PROJECT MANAGER:
WITTSTOCK
JOB NUMBER:
25A38

6
SHEET OF 7

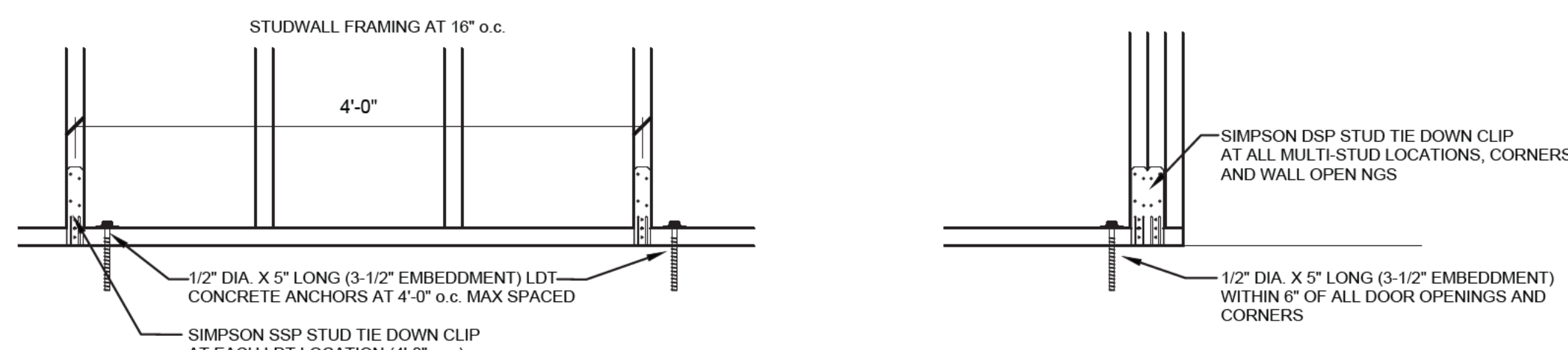


SECTION
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

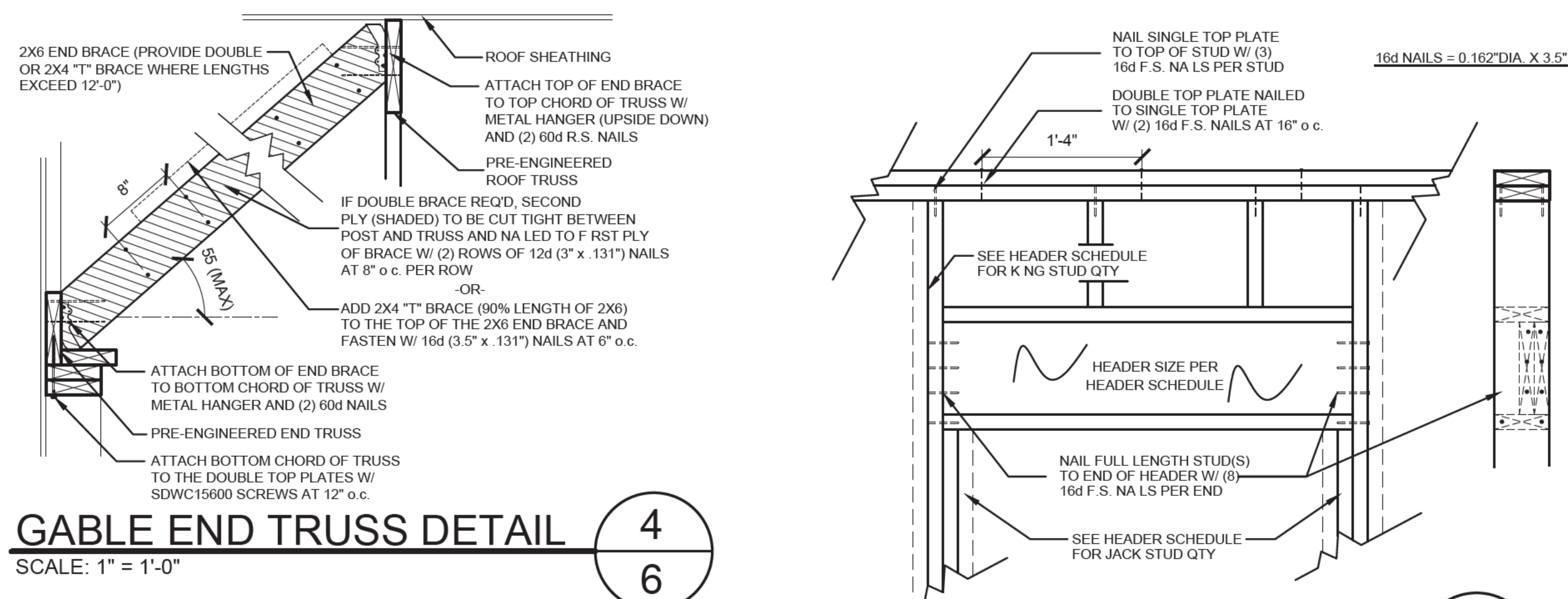
DETAIL

SCALE: 1" = 1'-0"



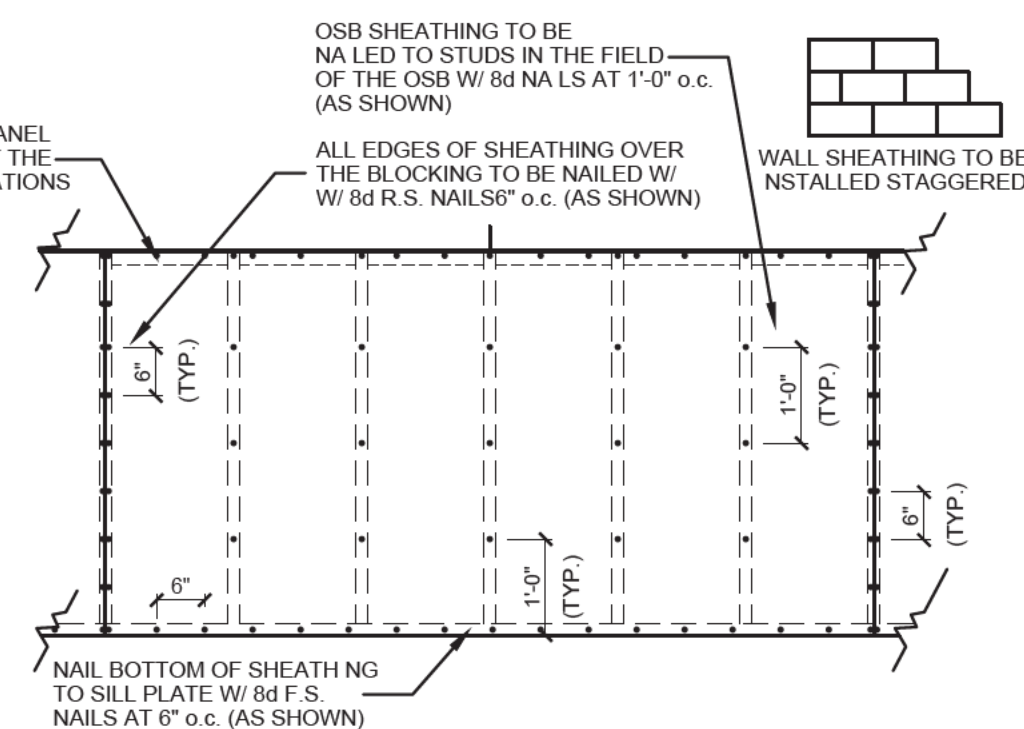
DETAIL

SCALE: 1" = 1'-0"



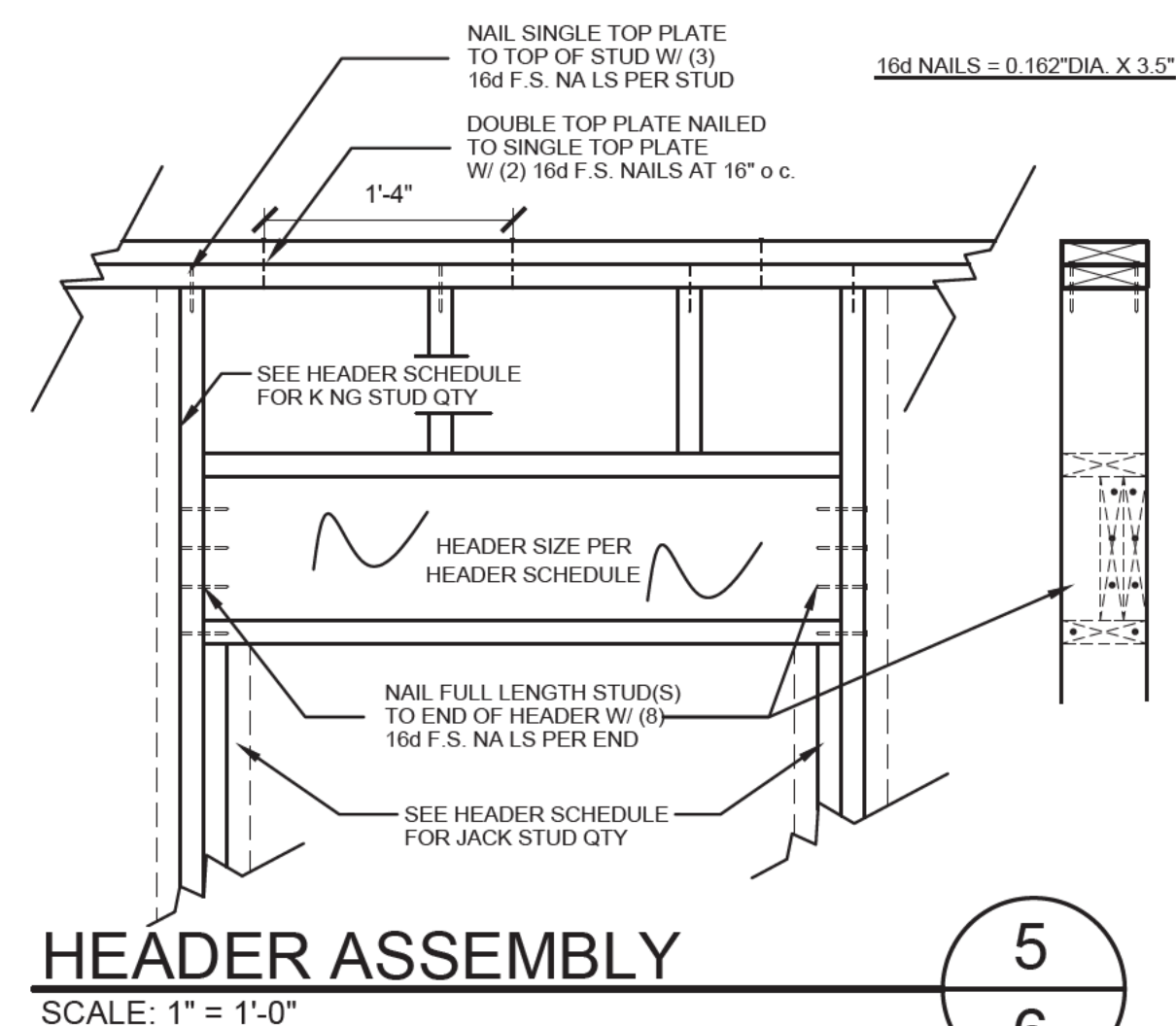
GABLE END TRUSS DETAIL

SCALE: 1" = 1'-0"



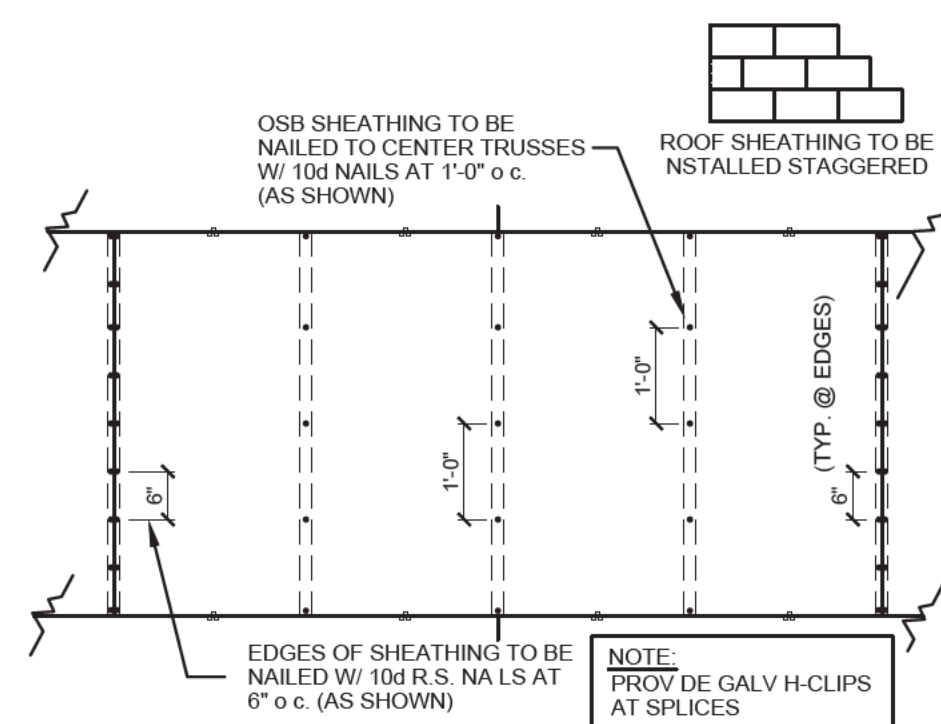
OSB FASTENING DETAILS

SCALE: 1/2" = 1'-0"



HEADER ASSEMBLY

SCALE: 1" = 1'-0"



6

**CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET**

ISSUED TO: Elizabeth Mathe / Kindred Soul Veterinary Services
105 Depot Street (Steve Vanasse, Property Owner)
Somerset, WI 54025

Permit No.: 2026-01

Parcel Number: 181-1021-40-000

Zoning: Highway Commercial (C-2)

Conditional Use: Vet Clinic (lease of 2 rooms – exam room & surgical room)

**Approved By
Village Board:**

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION

- 1) Hours of operation – Sunday through Saturday, 9am – 5pm
- 2) House is not to be used as a residence
- 3) Must comply with all local, state and federal laws and regulations
- 4) No outdoor storage of veterinarian supplies, including kennels.
- 5) No boarding or overnight housing of animals
- 6) Provide adequate on-site parking for staff and customers
- 7) Review in 1-year to monitor growth/expansion of clinic
- 8) The Village of Somerset has the right to revoke the conditional use permit if the conditions are not met.
- 9) No alteration of a conditional use shall be permitted unless approved by the Village Board, upon the recommendation of the Plan Commission.

I certify that the Plan Commission and Village Board approved the application and a public hearing was held for public comment on the application.

Village Clerk

Date



CONDITIONAL USE PERMIT APPLICATION
APPLICATION FEE \$250.00

Submit completed application, application fee, and two (2) copies of the application and attachments to:

Village Clerk
Village of Somerset
PO Box 356
Somerset, WI 54025

The Village Clerk will present them to the *Village Planning Commission* for a public hearing and recommendation to the *Village Board*. The Village Clerk will issue a CONDITIONAL USE PERMIT if your application is granted.

LANDOWNERS NAME AND ADDRESS Steve Vanasse; 410 Main Street Somerset, WI 54025

APPLICANT NAME Elizabeth Mathe

APPLICANT'S ADDRESS 1621 50th Street Somerset, WI 54025

PHONE [REDACTED] **EMAIL** [REDACTED]

12-DIGIT COUNTY PARCEL NUMBER OF PROPERTY FOR WHICH CONDITIONAL USE IS SOUGHT:

181-1021-40-000

CURRENT ZONING OF PROPERTY (CIRCE ONE) G1- Residential

R-1 - Single Family Residence	R-5 - Twin Home	C-2 - Highway Commercial District
R-2 - Two Family Residence	A-1 - Agricultural	C-3 - Professional Office District
R-3 - Multiple Family Residence	W-1 - Conservancy	I-1 - Industrial
R-4 - Residential Estate District	C-1 Central Business District	PUD - Planned Unit Development

WHAT IS THE EXISTING USE OF THE PARCEL?

Storage for B&J Hardware

WHAT IS THE PROPOSED USE OF THE PARCEL?

Lease of 2 rooms for vet clinic (exam room and surgical room)

Kindred Soul Veterinary Services

****ATTACH** a sketch showing location, size and shape of lot involved and plans of any proposed structures. Also include driveway exit and entrance locations.**

Applicant statement in writing that proposed CONDITIONAL USE shall conform to the standard set forth in Village Ordinances 13-1-66.

PLEASE ANSWER THE FOLLOWING QUESTIONS

1. Hours of operation
 - a. Which months will the conditional use occur? All year
 - b. Which days of the week will the conditional use occur? Primarily M-F
 - c. What will the start and end time be each day? ~9-5
2. Will the conditional use create excessive noise? If so, please explain. No
3. Will the conditional use create outdoor dust, debris, etc.? If so, please explain. No
4. What is the estimated traffic count? ~3 clients/day
5. What types, if any, of commercial vehicles will frequent the property? Passenger Van

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


SIGNATURE OF APPLICANT

12/22/25
DATE SIGNED

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

_____ Accept your application for, and do hereby authorize the Village Clerk to issue a
CONDITIONAL USE PERMIT.

_____ Reject your application for CONDITIONAL USE PERMIT for the reason(s) given below:

SIGNATURE OF VILLAGE PRESIDENT

DATE SIGNED

Issue Statement
Alternate Truck Routes - Depot Street/Cloutier Drive
Submitted By: Jessica Lehman
January 20, 2026

Issue:

The noise of trucks on Cloutier and Depot is loud as they are breaking and speeding up.

Background:

Both the Public Safety Committee and the Public Works Committee discussed this issue at their January 2026 meetings.

Public Safety Committee Meeting – 01/14/2026

Motion by Plourde, second by Dubak to add more signs. Motion carried.

Public Works Committee Meeting – 01/12/2026

Motion by Garn, second by Stewart to give Public Works the full authority to put up “No Truck” signage on Depot Street. Motion carried.

Considerations:

- Cost of sign(s)
- Installation Cost(s)

Sec. 6-2-4. Standards and regulations regarding excavations.

- (a) *Frozen Ground.* No openings in the streets, alleys, sidewalks or public ways shall be permitted between November 15th and April 1st except where it is determined by the Village Board to be an emergency excavation.
- (b) *Protection of Public.*
 - (1) Every opening and excavation shall be enclosed with sufficient barriers, signing, and such other traffic control devices as may be required by the Village Board or its designee, and in accordance with Section VI of the Manual of Uniform Traffic Control Devices. Sufficient warning lights shall be kept on from sunrise to sunset. No open flame warning devices shall be used. Except by special permission from the Director of Public Works, no trench shall be excavated more than two hundred fifty (250) feet in advance of pipe or conduit laying nor left unfilled more than five hundred (500) feet from where pipe or conduit has been laid.
 - (2) All necessary precautions shall be taken to guard the public effectively from accidents or damage to persons or property through the period of the work. Each person making such opening shall be held liable for all damages, including costs incurred by the Village in defending any action brought against it for damages, as well as cost of any appeal, that may result from the neglect by such person or his employees of any necessary precaution against injury or damage to persons, vehicles or property of any kind.
 - (3) Unless otherwise approved, a minimum of one (1) lane of traffic in each direction shall be provided. Every effort shall be made on the part of the permittee to provide reasonable access to all properties adjacent to his/her project. In the event traffic is limited to less than one (1) lane in each direction, a flagman or temporary traffic control signal shall be provided so as to safely cycle traffic in each direction past the work area.
 - (4) The permittee shall perform the work in such a manner so as not to disrupt the flow of traffic in the area or endanger the safety of workers or passersby. It shall be the responsibility of the permittee to prevent traffic backup during construction operation. The permittee shall notify the Director of Public Works twenty-four (24) hours prior to commencement of excavation of the location and extent of the excavation, unless the excavation is an emergency excavation as identified in Section 6-2-4(b).
 - (5) When the operations will result in the loss of any utility service to private properties, the private properties shall be notified in writing or by personal contact at least twelve (12) hours prior to the loss of service, unless the operations are part of an emergency excavation as defined in Section 6-2-4(g).
- (c) *Pavement Removal.*

-
- (1) Removal of existing pavement shall be to neat, straight lines. The permittee shall make a final saw cut in the existing pavement after backfilling. Excavations shall be kept to the minimum possible and acceptable for the convenience and safe performance of his work and in accordance with all applicable codes and regulations.
 - (2) If the pavement is damaged during excavation beyond the original saw cut lines, it shall be saw cut again along neat, straight lines. The finished saw cut shall leave a regular rectangular section for pavement replacement. Should the street opening occur within adjacent or close to an existing patch or require more than one (1) opening within a short distance, the permittee shall identify and locate the existing patches or additional openings on the permit application form. The Director of Public Works shall, on the basis of an on-site inspection, approximate the boundaries of the pavement replacement area.
 - (3) Pavement replacement areas with the long dimension in the direction of travel shall have the long dimension parallel with the curb line or the direction of travel. Pavement replacement areas in concrete pavements shall be parallel with or at right angles to the direction of travel.
 - (4) The Director of Public Works may order the permittee to remove and replace, at the permittee's expense, up to one (1) full lane width of pavement along the patched or excavated area. Special care shall be taken with concrete pavement to produce a vertical face on the existing concrete at the point of the saw cut to insure a full depth of concrete at the joint.

(d) *Excavation.*

- (1) All excavated material shall be piled in a manner such that pedestrian and motor traffic is not unnecessarily disrupted. Gutters shall be kept clear or other satisfactory provisions made for street drainage, and natural watercourses shall not be obstructed.
- (2) Excavated material to be used for backfilling of the trench must be so handled and placed as to be of as little inconvenience as practical to public travel and adjoining tenants.

(e) *Backfilling.*

- (1) All backfill material shall be free from cinders, ashes, refuse, vegetable or organic matter, boulders, rocks or stones greater than eight (8) inches in their greatest dimension, frozen lumps or other material which in, in the opinion of the Director of Public Works, is unsuitable.
- (2) In refilling the excavation, if there is not sufficient material excavated suitable for refilling, the deficiency shall be made up with material, approved prior to use by the Director of Public Works, hauled in.

-
- (3) Wherever an excavation crosses an existing utility, pipe or other structure, backfill shall be carefully compacted in stages from the bottom of the excavation. Any sanitary sewer, storm sewer, water, telephone, natural gas or other service shall not be interrupted by the permittee. It shall be the permittee's responsibility to have the various utilities locate and mark their facilities prior to excavation.
 - (4) Mechanical compaction shall be used on all materials used for trench backfill. Each layer (12-inch maximum) shall be uniformly compacted to a dry density of at least ninety-five percent (95%) of the maximum dry density as determined by the Modified Proctor Test (ASTM-1557). Compaction or consolidation by flooding shall not be permitted.
 - (5) All excavations shall be subject to testing by the Village. Backfilled material not achieving the above compaction requirements shall be removed and recompacted by the permittee. The cost of any retesting shall be paid by the permittee.
 - (6) When the sides of the trench will not stand perpendicular, sheathing and braces shall be used to prevent caving. No timber, bracing, lagging, sheathing or other lumber shall be left in any trench. At no time shall any street pavements be permitted to overhang the excavation.
- (f) Notice. It shall be the duty of the permittee to notify the Village Clerk or Director of Public Works and all public and private individuals, firms and corporations affected by the work to be done at least one business day before such work is to commence. The Village Clerk or Director of Public Works shall also be notified at least four hours prior to backfilling and/or restoring the surface.
- (g) Pavement replacement.
- (1) Backfill material shall be left below the original surface to allow for four inches of three-inch crushed stone and four inches of three-fourths-inch crushed stone, plus the thickness of the required pavement structure. If paving will not occur as part of the initial street restoration operation, the balance of the opening to the original surface elevation shall be backfilled with compacted three-fourths-inch crushed stone.
 - (2) Bituminous pavement shall be placed the full depth of the existing pavement or 2 1/2 inches, whichever is greater. Bituminous pavement shall be placed in a maximum of a one-and-one-half-inch base layer and a one-inch top layer, with each layer compacted to maximum density and shall consist of Wisconsin Department of Transportation Gradation No. 1 for the binder course and Wisconsin Department of Transportation No. 3 for the surface course. The finished surface shall be smooth and free of surface irregularities and shall match the existing pavement and any castings or street appurtenances. Allowable deviations shall be no more than 1/4 inch as measured with a ten-foot straightedge.

-
- (3) Concrete pavement shall be placed to the full depth of the existing pavement or seven inches, whichever is greater. Concrete used shall not contain calcium chloride. The surface shall be given a light broom finish. The edges shall be tooled to prevent spalling at the saw-cut edge. The surface shall be evenly and completely sealed with a white-pigmented curing compound. The surface shall be protected from traffic for a minimum of three days. Tie bars shall be installed as directed by Village officials.
 - (4) In emergency excavations during winter months when it is not possible to replace the removed pavement with a like material, the excavation shall be temporarily resurfaced with a minimum of three inches of cold-mix bituminous material. This temporary wearing surface shall be compacted and rolled smooth. These temporary wearing surfaces shall be removed and replaced with material as specified above by not later than the following June 1, except as provided above. Permanent pavements shall be replaced within 60 days of the date of the permit.
 - (h) Emergency excavation. In the event of an emergency, any person, firm or corporation owning or controlling any sewer, gas main, water main, conduit or other utility in or under any public street, alley easement, way or ground and his agents and employees make take immediate proper emergency measures to remedy dangerous conditions for the protection of property, life, health or safety without obtaining an excavation permit, provided that such person, firm or corporation shall apply for an excavation permit not later than the next business day and shall notify the Police Department immediately.
 - (i) Excavation in new streets limited. Whenever the Village Board determines to provide for the permanent improvement or repaving of any street, such determination shall be made not less than 30 days before the work of improvement or repaving shall begin. Immediately after such determination by the Village Board, the Village Clerk shall notify, in writing, each person, utility or other agency owning or controlling any sewer, water main, conduit or other utility in or under said street or any real property abutting said street that all such excavation work in such street must be completed within 30 days. After such permanent improvement or repaving, no permit shall be issued to open or excavate said street for a period of five years after the date of improvement or repaving unless, in the opinion of the Village Board or its designee, conditions exist which make it absolutely essential that the permit be issued. Every effort shall be made to place gas, electric, telephone and television cable lines in street terraces.

Sec. 6-2-5. Obstructions and encroachments.

- (a) Obstructions and encroachments prohibited. No person shall encroach upon or in any way obstruct or encumber any street, alley, sidewalk, public grounds or land dedicated to public use, or any part thereof, or permit such encroachment or encumbrance to be placed or remain on any public way adjoining the premises of which he/she is the owner or occupant, except as provided in Subsections (b) and (c).

-
- (b) *Exceptions.* The prohibition of Subsection (a) shall not apply to the following:
- (1) Temporary encroachments or obstructions authorized by permit under Section 6-2-6 of this Section pursuant to Sec. 66.045, Wis. Stats.
 - (2) Building materials for the period authorized by the Village Clerk-Treasurer which shall not obstruct more than one-half ($\frac{1}{2}$) of the sidewalk or more than one-third ($\frac{1}{3}$) of the traveled portion of the street and which do not interfere with the flow in the gutters.
 - (3) Excavations and openings permitted under Sections 6-2-3 and 6-2-4 of this Code.
- (c) *Standards.* Property owners may place certain fixtures on sidewalks which immediately adjoin their property if the following requirements are met:
- (1) The property must be located in an area used for commercial uses.
 - (2) The fixture(s) shall not be physically attached to the sidewalk, any street fixture or any adjacent building, and shall be of a temporary design.
 - (3) The placement of the fixture shall not significantly impede the flow of pedestrian traffic on the sidewalk. In no event shall the fixture reduce the unobstructed sidewalk width to less than three (3) feet at any point.
- (d) *Removal by Village for Sidewalk Obstructions and Encroachments.* In addition to any other penalty imposed, if any Village enforcement official determines that a sidewalk is unlawfully obstructed in violation of this Section, he/she shall issue a written notice to the owner or occupant of the premises which adjoins the obstructed sidewalk directing that the obstruction be removed immediately.
- (e) *Removal by Village for Obstruction and Encroachments Located in the Village Streets, Alleys, Public Grounds or Lands Dedicated for Public Use.* In addition to any other penalty imposed, if any Village enforcement official determines that a Village street, alley, public grounds or land dedicated for public use is obstructed or encumbered, he/she shall issue a written notice to the property owner of the premises which adjoin the obstructed public area directing that the obstruction be removed immediately.
- (f) *Failure to Remove Obstruction.*
- (1) If the owner or occupant fails to remove the obstruction within the time period established in Section (d) or (e) respectively, or the owner cannot be located, any Village enforcement official shall cause the removal of the obstruction, keeping an account of the expense of the abatement, and such expenses shall be charged to and paid by such property owner. Notice of the bill for abatement of the obstruction shall be mailed to the owner of the premises and shall be payable within ten (10) calendar days from receipt thereof. Within sixty (60) days after such costs and expenses are incurred and remain unpaid, the Village Clerk-Treasurer shall enter those charges onto the tax roll as a special tax as provided by the State Statutes.

-
- (2) The failure of the Village Clerk-Treasurer to record such claim or to mail such notice or the failure of the owner to receive such notice shall not affect the right to place the Village expense on the tax rolls for unpaid bills for abating the obstruction as provided for in this Section.

Somerset Fire/Rescue

from the office of Chief Belisle

Jan 2nd, 2025

Dear Board Members –

This is the update for December 2025. This month we responded to 37 calls for service. The breakdown is as follows: 13 calls in the Village consisting of 12 medicals and 1 Fire/Rescue calls; 15 in the Township consisting of 11 medicals and 4 fire/rescue calls; and 9 auto aid calls, 8 in St. Joe and 1 in New Richmond. This brings us to a total of 500 runs for the year compared to 526 for the same time in 2024.

The month of December was fairly steady. We had no calls of significance in December. As you are aware 5 Bugle Training & Consulting was awarded the contract for our Strategic Plan and has been meeting with many people. He has expressed interest in a lil bit more of a 1 on 1 with both boards and their members as well as fire commission members to get a better feeling of what individuals have to say rather than a group. More to come each month!

We have been down a tender for over a month now, thankfully we keep two in service so that we have had one available. There was a recall that needed to be reinforced in the rear of the truck as well as a manufacturing issue that was noticed. All things were warrantied, we are hoping to have it back soon and back in service.

We are currently operating with 29 personnel, 17 full members, 8 probationary members, 1 honorary member, 2 High School Cadets and our secretary. 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

INTERIM CONDITIONAL USE PERMIT

Village of Somerset

ISSUED TO:	Live Nation Entertainment, Inc. (“Tenant”) Karl Adams 111 East Wacker Drive, Suite 1400 Chicago, IL 60601
ISSUED TO:	Somerstar Entertainment, LLC (“Landlord”) Somerset Amphitheater Matt Mithun 900 E. Wayzata Blvd, Suite 130 Wayzata, MN 55391
EXPIRATION DATE:	Reviewed Annually
PARCEL NUMBER(S):	181-1009-10-000; 181-1009-10-200; 181-4125-00-000; 4-acres of 181-4124-00-000
PARCEL ZONING:	Highway Commercial (C-2)
PERMIT NUMBER:	ICUP 2011-01
CONDITIONAL USE:	Concert Venue / Event Parking
APPROVED BY THE VILLAGE BOARD:	On the 12th day of October 2016 On the 17th day of October 2017 On the 19th day of February 2019 On the 21st day of January 2020 On the 26th day of March 2020 On the 23rd day of February 2021 On the 15th day of February 2022 On the 15th day of November 2022 On the 16th day of January 2024 On the 10th day of February 2025

CONDITIONS SET BY VILLAGE BOARD, PLAN COMMISSION AND PUBLIC SAFETY

(NOTE: Live Nation Entertainment, Inc. (“Tenant”) and Permittee (“Landlord”) shall collectively be referenced as “Permittee”, with Karl Adams or his Designee, and Matt Mithun or his Designee, serving as the respective contacts for each party. If Permittee fails to complete any of its obligations hereunder, the Village of Somerset will send a notice to Tenant and Landlord. Permittee will have seven (7) days to correct said violation. If Permittee fails to comply with the notice, the Village of Somerset has the right to rescind the Interim Conditional Use Permit if the following conditions are not met.)

1. The number of event dates per year is limited to twenty-five days unless additional dates are authorized by the village. Tickets cannot exceed 40,000 for eight (8) dates, 20,000 for twelve (12) dates and 10,000 for five (5) dates. Concert Event Times will be within 11:00 a.m. to 11:00 pm Monday through Thursday, 9:00 am to 12:00 am Friday and Saturday, and 9:00 am to 11:00 pm on Sundays, unless the Sunday is followed by a Monday holiday in which case the event shall end at 12:00 am. All other events starting at 9:00 am to 11:00 pm. See Exhibit A (map).
 - a. Permittee will be allowed to have music until 2:30 a.m. on Saturday and Sunday (“Late Night”) on a smaller stage in the Grove/backside of the site for up to two events per season. For purposes of clarity, Late Night cannot be on the Main Stage.
 - b. Permittee will be allowed to show a movie until 1:00 a.m. on Saturday and Sunday for up to two events per season.
 - c. Permittee will be allowed to have music and programming in the Saloon until 1:00 a.m. on Saturday and Sunday for up to two events per season. (added 12-15-15, amended 03-26-2020)
 - d. The Police Chief, Sheriff, and the Village Board President or their respective designees may extend concert hours up to one hour in cases of inclement weather or other unforeseen circumstances. (added 1-16-24)
2. Permittee must provide the address, legal description and a map providing dimensions of all property (to include, but not limited to, arena area, parking area(s), concessions, medical facilities, stages, storage, restrooms, camping areas, etc.) upon which the assembly is to be held, together with the name, residence and mailing address of the recorded owner(s) of all such property and owner(s) or holder(s) of any unrecorded leaseholds or vested property interests therein, if known. This information is to be provided by April 1st, annually and any substantial revisions or changes must be communicated 30 days prior to the event.

Permittee may use the “Float Rite Parcel” (St. Croix County Parcel No. 181-4128-00-000) for parking and camping during concerts or other Permittee events provided the Village receives acceptable proof of the Permittee’s authority to use and exclusively possess the Float Rite Parcel during the concert or other event. If there is a private dispute regarding the owner of the Float Rite Parcel and the Permittee regarding the use of the Float Rite Parcel, the Village will not take a position in that dispute between the Permittee and Float Rite Parcel, except that if such Permittee authorization to use the Float Rite Parcel is terminated, then the parcel is no longer included in the ICUP.

Authorization to use Outlot 3 (St. Croix County Parcel No. 181-1009-10-130) for parking purposes is conditioned that the use does not interfere with the existing, recorded permanent access easement and that property owners who benefit from the access easement are allowed to enter and exit via Plourde Drive/Outlot 3.

3. Notice of Event Dates, description of events and anticipated attendance will be provided to the Village at least 45 (forty-five) days prior to an event date.
 - a. **Special Circumstances – An event that is unpredicted due to unique circumstances may require special consideration or exception to the 45-day notice. The request shall be submitted to the Chief of Police, Sheriff, Fire Chief, Village President, and Public Safety Chair who shall determine if the request is feasible. After review, the request may be approved by the Village President.**
4. Permittee will provide the village and the Fire Chief with, the current as well as the projected attendance figures based on both gratis and sales, 30 (thirty), 15 (fifteen) and 5 (five) days before the

event dates. The attendance information is confidential and will be used for Public Safety purposes only.

5. Comply with all St. Croix County health and sanitation ordinances.
6. Bond: Tenant to provide certificate of insurance or general liability policy prior to each event naming the village as an insured on the same terms, conditions and coverage as Tenant in the face amount of at least \$2,000,000 aggregate with a \$2,000,000 umbrella for each event over 10,000 estimated attendees and \$2,000,000 aggregate with a \$1,000,000 umbrella for events under 10,000 estimated attendees governing the entire period of each event.
7. Public Safety Matters:
 - a. Restricted Dates: Permittee will coordinate with the Pea Soup Days Committee to avoid event conflicts. No concerts will be allowed on weekdays during the regular school year, except for Fridays in May, September and October from 3:00 p.m. to 12:00 am. Non-concert events may be held during the regular school year from 9:00 am to 10:00 pm on weekdays for events under 20,000 estimated attendees. Sunday of Memorial Day weekend concerts times are 9:00 am to 12:00 am.
 - b. Identification of Age Drinkers: There must be a visible means by Permittee of identifying people who are of age and are drinking by a wristband placed on the wrist of the person who is of legal drinking age. Permittee will provide a map detailing all points of alcohol sale locations to the Incident Commander and Village Clerk five days prior to the event. The Incident Commander or his designee has the right to request locations sites be modified for safety concerns.
 - c. Plans for parking vehicles including size and location of lots, points of highway access and interior roads including routes between highway access and parking lots and an emergency evacuation plan for vehicles and people will be provided to the Village Board by April 1 each year and any changes to be provided 30-days prior to each event. Signs will be posted stating "No overnight parking in event parking lots." Posting signs will be the responsibility of the Permittee.
 - d. Emergency Vehicle Entry/Exit Road: Permittee is to provide and maintain a separate restricted entry and exit road for all emergency vehicles.
 - e. Traffic Control: The Incident Commander or his Designee will meet with Permittee or its Designee prior to the event to address pedestrian to vehicle traffic issues. If needed, the Somerset Police Department will be asked to help with the execution of the traffic plan. Otherwise, outside law enforcement can be brought in to help with traffic control. Entrance / exits of Somerset Amphitheater property adjacent to Village properties shall remain open to all vehicle / pedestrian traffic if requested by the Incident Commander.
 - f. Security and Safety: Permittee or its Designee, Security, Law Enforcement and Fire/Rescue shall meet. The St. Croix County Sheriff or an agreed upon Designee shall operate as the Incident Commander and schedule a meeting with representatives of Permittee security personnel, Somerset Police Department (if needed) and Somerset Fire/Rescue Department to discuss traffic, parking, security, safety, and law enforcement plans and procedures and shall reach agreement on mutual cooperation and support in providing security, safety and law enforcement services. There can be no major changes made to plans that are laid out in Section E Sub (2) without approval of the Incident Commander or his Designee.
 - g. Permittee shall in all matters concerning public safety (law enforcement, medical and rescue), comply with local established procedures and systems, and shall defer to all local institutions engaged by Permittee to provide public safety services in connection with any event. In the event

that local institutions are engaged, Permittee may supplement the public safety services provided in its reasonable discretion, but at all times in coordination with the respective, affected heads of law enforcement, medical and rescue. In events where Permittee is not the sole controlling entity it has the responsibility to advise the controlling entity of these requirements.

- h. Law Enforcement: The Sheriff or an agreed upon Designee shall be designated as the Incident Commander for the amphitheater site. Permittee will provide an area on or near the event grounds for the Law enforcement base of operations. The St. Croix County Sheriff's Department if needed will have full authority over law enforcement issues on the event grounds. The law enforcement officers will not be restricted to a certain location; it will be at the discretion of the Incident Commander as to where officers will be on the concert grounds. Nothing in this Paragraph shall constitute a waiver by Permittee of any of its constitutional rights, including those regarding unlawful search and seizure.
 - i. Permittee shall pay for Village Expenses: The Fire Chief, and any applicable EMS services will annually estimate the expenses to the Village for providing services at an event. The estimate will be broken down into number of event days and number of attendees. Rates shall be communicated by the Village Clerk to Permittee each year for the following year's event season no later than November 1st. The estimate shall be turned into the village clerk and approved by the village board. The clerk will provide this information to Permittee. Permittee will provide the clerk with an estimate of projected attendees 30 days prior to the start of the event. Law Enforcement and Fire shall submit an invoice to the Assistant General Manager within 7 days of the event for immediate payment to be received. Anything submitted after the 7 day period will need to be submitted to Live Nation Worldwide for payment to be received 30 days after invoice is received. Extraordinary documented administrative and other costs and expenses incurred by the village as a result of the event will be invoiced within thirty (30) days of the event end date with payment due within thirty (30) days of date of invoice. Permittee will only be charged with actual expenses and will be provided receipts for such expenses upon request. Permittee will be furnished with an estimate if requested 60 days prior to each event.
 - j. A deposit of \$10,000 will be paid to the village by May 1st each year for start-up costs associated with the event season, no deposit is required if there are no events planned for the season. Any unused funds will be used to pay any outstanding debts Permittee owes the Village, and any remaining funds will be returned to Permittee by December 31 of the calendar year. In the event the start-up costs associated with the event season exceed \$10,000 for the event season, the following year's event season shall require a deposit of \$15,000 until otherwise mutually agreed by the parties. Any start-up costs exceeding the deposit shall be invoiced to Permittee and paid within thirty (30) days of date of invoice.
8. The Public Safety Committee, the Somerset Village Board and Permittee will review the Interim Conditional Use Permit annually prior to January 1 (going forward) and make changes that are mutually agreed upon between the Somerset Village Board, the Public Safety Committee and Permittee to protect the health, welfare and safety of the public.

I certify that the Somerset Village Board has revised this permit during the interim of this Interim Conditional Use Permit on the 20th day of January 2026.

Village President

Date

Somerset Athletic Field Rentals

Welcome to the Village of Somerset's athletic fields! Our goal is to provide safe, well-maintained, and affordable spaces for youth sports, school activities, community events, and recreational play.

Somerset's rental system is simple, affordable, and community-first. All reservations include pre-even field preparation. Base lining is not included.

Who Can Reserve a Field? (Priority System)

Fields are scheduled by priority level, and within each level it is first-come, first-served.

Priority 1 – Somerset youth associations and school district.

Priority 2 – Local Youth Sports (Legion Ball)

Priority 4 – Out-of-Town Non-Profits

Priority 5 – Commercial / For-Profit Groups

Rental Rates (Prep Included!)

Hourly Rental Rates

Group Rates

Priority 1 – Somerset youth associations & Somerset district

\$0–\$5/hr.

Priority 2 – Local Youth Sports

\$10/hr.

Priority 4 – Out-of-Town Non-Profits

\$20/hr.

Priority 5 – Commercial Groups

\$30/hr.

Full-Day / Tournament Rates

If your event lasts 6+ hours or uses multiple fields, special day-rates may apply:

- Somerset youth associations and school district: \$100/day
- Local Youth Sports: \$150/day

- Out-of-town nonprofits: \$200/day
- Commercial groups: \$300/day

These help cover additional staffing, cleanup, and wear on the fields.

How to Reserve a Field: Field reservations open February 1 each year.

To reserve a field, you'll need to provide:

- Your organization or group name
- Contact name, phone number, and email
- Priority level
- Insurance (Commercial and for-profit only)

Dates and times requested Once approved, you'll receive a confirmation email with your scheduled field times.

Public Use of Fields

When fields are not reserved and not prepped for an upcoming game, they are open for free public use.

If a field has been freshly lined or groomed, please avoid play so we can keep conditions safe for scheduled users.

Weather & Cancellations

- Refunds will be issued if the event is cancelled and no field preparation has been done.
- No-shows will not be refunded.

**Representative of the group must contact the Village Public Works Department in advance of any field preparations to receive a refund.

Insurance Requirements

- For-profit and commercial groups are required to provide a Certificate of Insurance.

Field Rules & Responsibilities

To keep our fields safe and playable, we ask that all users follow basic guidelines:

- No unauthorized digging, staking, or field modifications.
- Rake out and level all divots in batter's boxes and pitching mound areas after use.
- Pick up all litter around fields and dugouts.

- Report any damage to the Village
- Excessive damage may result in additional fees

No smoking or vaping. Consumption of alcoholic beverages requires proper permitting/licensing through the Village of Somerset's Public Safety Department.

Annual Policy Review

The Village reviews rental rates and policies each year to ensure affordability, fairness, and long-term maintenance of our facilities.

Have Questions or Want to Reserve a Field? Email: (insert Village email here) Phone: (insert number) Office Hours: (insert hours)

We look forward to hosting your games, practices, and community events at Somerset's athletic fields!

Neumann Farms Athletic Complex Parks Master Plan
ESTIMATE OF PROBABLE COST - CONCEPT 1
VILLAGE OF SOMERSET, WI

ESTIMATE YEAR:

2025

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
1	General Conditions/Mobilization (8%)	1	LS	\$707,000	\$707,000
2	Storage/Maintenance Shed (2,400 SF)	1	LS	\$250,000	\$250,000
3	Prefabricated Restroom/Shelter Facility	2	LS	\$180,000	\$360,000
	Four-Season Shelter w/ Concessions, Restrooms, Press				
4	Box and Meeting Room	1	LS	\$1,250,000	\$1,250,000
5	Retaining wall (est.)	1	LS	\$150	\$150
6	6' Benches	16	EA	\$2,000	\$32,000
7	Trash and Recycling Cans	10	EA	\$1,500	\$15,000
8	Bike Racks	25	EA	\$500	\$12,500
9	6' Picnic Tables	5	EA	\$2,000	\$10,000
10	Drinking Fountain	3	EA	\$9,000	\$27,000
11	Concrete Park Path - 5' + 10' + Pads (est.)	32,000	SF	\$10	\$320,000
12	Asphalt Path - 10'	1,400	TONS	\$150	\$210,000
13	New Asphalt Parking (# stalls)	4,400	TONS	\$150	\$660,000
14	Playground Area	15,000	SF	\$25	\$375,000
15	Natural Playground Area	5,300	SF	\$25	\$132,500
16	Pickleball Courts	8	EA	\$50,000	\$400,000
17	Full Basketball Court	1	LS	\$85,000	\$85,000
18	Half Basketball Court	1	LS	\$45,000	\$45,000
19	Soccer Field	2	LS	\$20,000	\$40,000
20	Baseball Fields (est.)	1	LS	\$2,500,000	\$2,500,000
21	Batting Cage	4	EA	\$10,000	\$40,000
22	Ballfield Irrigation	1	LS	\$250,000	\$250,000
23	Earthwork (est.)	1	LS	\$400,000	\$400,000
24	Site Restoration - Lawn	50,000	SY	\$5	\$250,000
25	Stormwater Areas	25,000	SF	\$8	\$200,000
26	Site Lighting (light poles)	150	EA	\$5,000	\$750,000
27	Natural Tree Screening	1	LS	\$75,000	\$75,000
28	Park Sign	3	LS	\$5,000	\$15,000
29	Electrical Service (est.)	1	LS	\$25,000	\$25,000
30	Water Service (est.)	1	LS	\$10,000	\$10,000
31	Sanitary Sewer (est.)	1	LS	\$15,000	\$15,000
32	Storm Sewer (est.)	1	LS	\$50,000	\$50,000
33	Erosion Control	1	LS	\$25,000	\$25,000
CONSTRUCTION SUBTOTAL					\$9,537,000
		Contingency	20%		\$1,908,000
		Design Engineering & Bidding	6%		\$573,000
		Construction Administration	6%		\$573,000
TOTAL COST:					\$12,591,000

ASSUMPTIONS

Utilities by developer

Potential grading by developer

Neumann Farms Athletic Complex Parks Master Plan
ESTIMATE OF PROBABLE COST - CONCEPT 2
VILLAGE OF SOMERSET, WI

ESTIMATE YEAR:

2025

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
1	General Conditions/Mobilization (8%)	1	LS	\$650,000	\$650,000
2	Storage/Maintenance Shed (2,400 SF)	1	LS	\$250,000	\$250,000
3	Prefabricated Restroom/Shelter Facility	1	LS	\$180,000	\$180,000
	Four-Season Shelter w/ Concessions, Restrooms, Press				
4	Box and Meeting Room	1	LS	\$1,250,000	\$1,250,000
5	Retaining wall	2000	VSF	\$150	\$300,000
6	6' Benches	12	EA	\$2,000	\$24,000
7	Trash and Recycling Cans	10	EA	\$1,500	\$15,000
8	Bike Racks	25	EA	\$500	\$12,500
9	6' Picnic Tables	3	EA	\$2,000	\$6,000
10	Drinking Fountain	3	EA	\$9,000	\$27,000
11	Concrete Park Path - 5' + 10' + Pads (est.)	33,000	SF	\$10	\$330,000
12	Asphalt Path - 10'	150	TONS	\$150	\$22,500
13	New Asphalt Parking (# stalls)	3,100	TONS	\$150	\$465,000
14	Playground Area	8,000	SF	\$25	\$200,000
16	Flag Football Field	2	LS	\$30,000	\$60,000
17	Full Basketball Court	1	LS	\$85,000	\$85,000
18	Half Basketball Court	1	LS	\$45,000	\$45,000
19	Pickleball	1	LS	\$150,000	\$150,000
20	Soccer Field	2	LS	\$20,000	\$40,000
21	Baseball Fields	1	LS	\$2,500,000	\$2,500,000
22	Batting Cage	4	EA	\$10,000	\$40,000
23	Ballfield Irrigation	1	LS	\$250,000	\$250,000
24	Earthwork (est.)	1	LS	\$250,000	\$250,000
25	Site Restoration - Lawn	10,900	SY	\$5	\$54,500
26	Stormwater Areas	80,000	SF	\$8	\$640,000
27	Site Lighting (light poles)	150	EA	\$5,000	\$750,000
28	Natural Tree Screening	1	LS	\$37,500	\$37,500
29	Park Sign	3	LS	\$5,000	\$15,000
30	Upgrade Electrical Service (est.)*	1	LS	\$25,000	\$25,000
31	Water Service (est.)*	1	LS	\$10,000	\$10,000
32	Sanitary Sewer (est.)*	1	LS	\$15,000	\$15,000
33	Storm Sewer (est.)*	1	LS	\$50,000	\$50,000
34	Erosion Control	1	LS	\$25,000	\$25,000
CONSTRUCTION SUBTOTAL					\$8,774,000
	Contingency	20%			\$1,755,000
	Design Engineering & Bidding	6%			\$527,000
	Construction Administration	6%			\$527,000
TOTAL COST:					\$11,583,000

ASSUMPTIONS

Utilities by developer

Potential grading by developer



Newman Farms Athletic Complex

CONCEPT 1

St Croix County, WI
November 2025



Legend

- | | |
|--------------------------------|--|
| 1 Soccer Field | 10 Stormwater |
| 2 Parking lot | 11 Natural Tree Screening |
| 3 Natural Playground | 12 Open Green Space |
| 4 Playground | 13 Shelter with Restroom |
| 5 Paved Walking Path | 14 Environmentally Sensitive Areas |
| 6 Storage/Maintenance Shed | 15 Pickleball Courts |
| 7 NFHS Baseball Field | 16 Full and Half Court Basketball Fields |
| 8 Little League Baseball Field | 17 Four-Season Shelter w/ Concessions, Restrooms, Press Box and Meeting Room |
| 9 Batting Cage | |



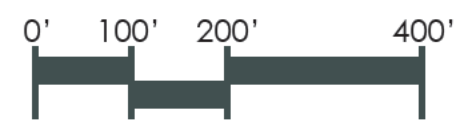


Newman Farms Athletic Complex

CONCEPT 1

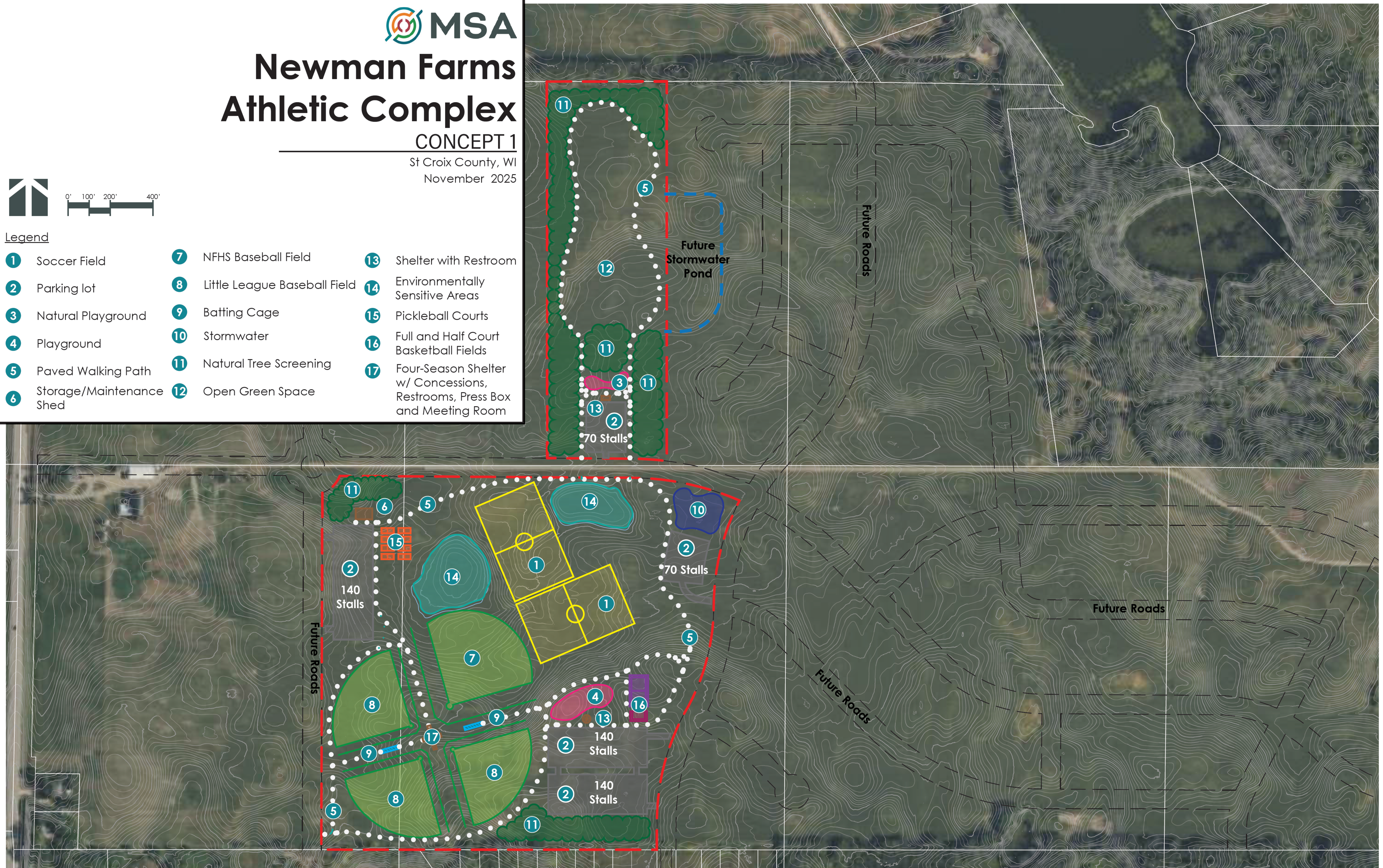
St Croix County, WI

November 2025



Legend

- | | | |
|----------------------------|--------------------------------|--|
| 1 Soccer Field | 7 NFHS Baseball Field | 13 Shelter with Restroom |
| 2 Parking lot | 8 Little League Baseball Field | 14 Environmentally Sensitive Areas |
| 3 Natural Playground | 9 Batting Cage | 15 Pickleball Courts |
| 4 Playground | 10 Stormwater | 16 Full and Half Court Basketball Fields |
| 5 Paved Walking Path | 11 Natural Tree Screening | 17 Four-Season Shelter w/ Concessions, Restrooms, Press Box and Meeting Room |
| 6 Storage/Maintenance Shed | 12 Open Green Space | |





Newman Farms Athletic Complex

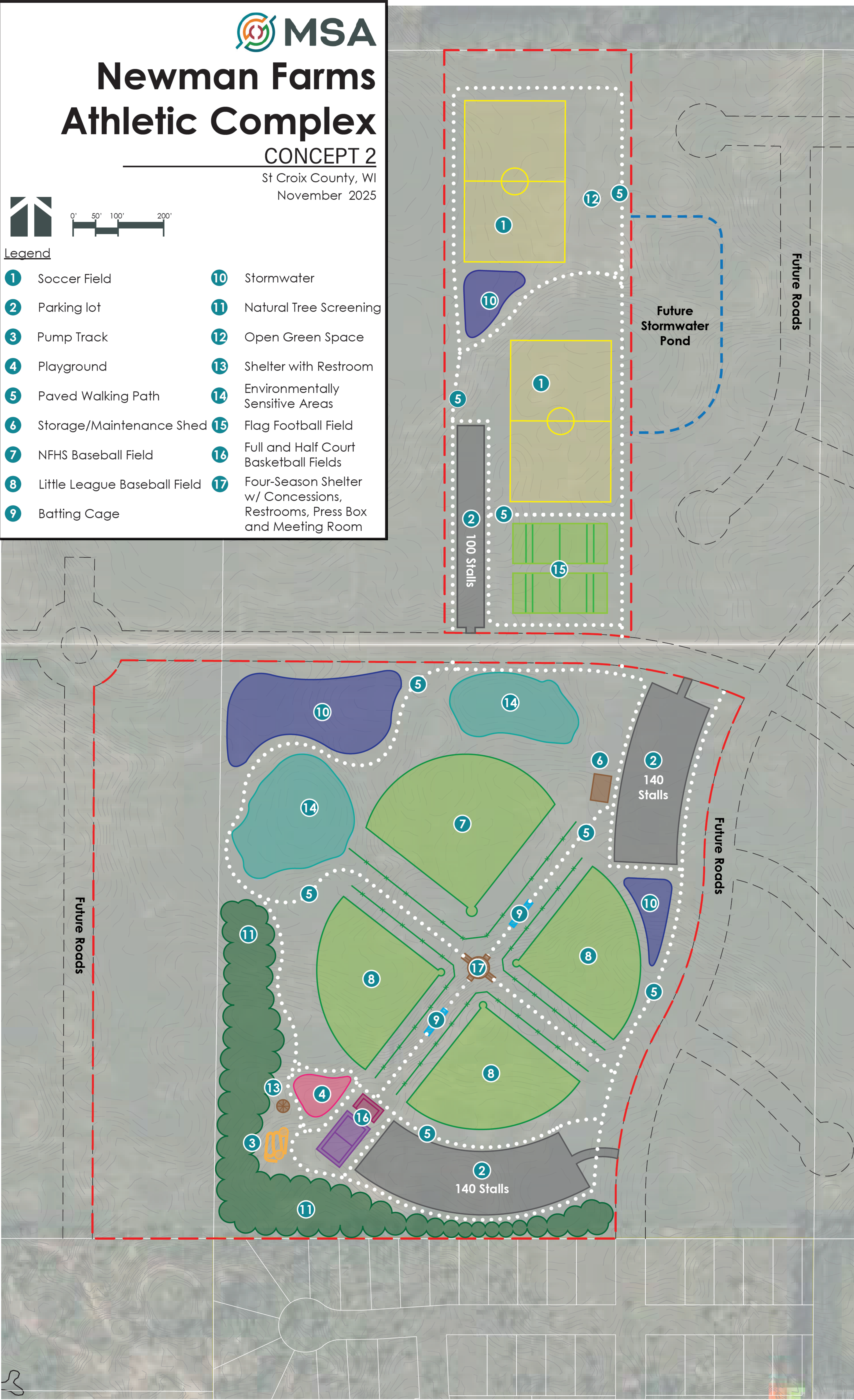
CONCEPT 2

St Croix County, WI
November 2025



Legend

- | | |
|--------------------------------|--|
| 1 Soccer Field | 10 Stormwater |
| 2 Parking lot | 11 Natural Tree Screening |
| 3 Pump Track | 12 Open Green Space |
| 4 Playground | 13 Shelter with Restroom |
| 5 Paved Walking Path | 14 Environmentally Sensitive Areas |
| 6 Storage/Maintenance Shed | 15 Flag Football Field |
| 7 NFHS Baseball Field | 16 Full and Half Court Basketball Fields |
| 8 Little League Baseball Field | 17 Four-Season Shelter w/ Concessions, Restrooms, Press Box and Meeting Room |
| 9 Batting Cage | |

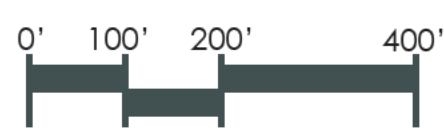




Newman Farms Athletic Complex

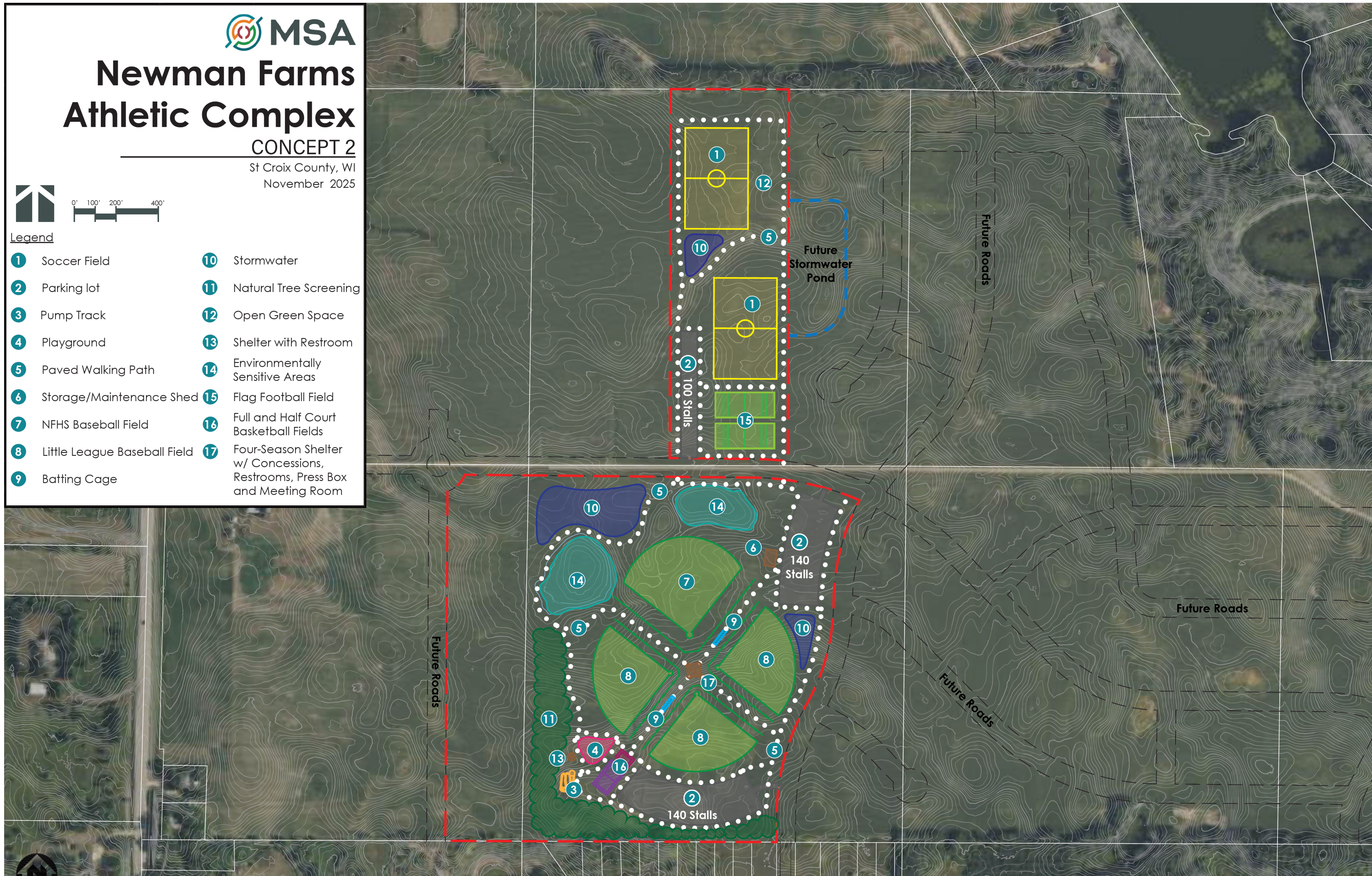
CONCEPT 2

St Croix County, WI
November 2025



Legend

- | | |
|--------------------------------|--|
| 1 Soccer Field | 10 Stormwater |
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| 9 Batting Cage | |



Welcome banners:



Water Tower images:



