

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, June 16, 2026

President Donald Kern called the regular meeting to order at 6:00 p.m. Present at the Village Hall were, Chris Dubak, Caleb Garn, Donald Kern, Brandon Krohn, Jessica Plourde, Janna Stewart, and David Wolner. Also in attendance at the village hall was Bob Gunther, Director of Public Works; Paul Mahler-Bakke Norman, Village Attorney; and Chuck Schwartz-MSA, Village Engineer.

Approval of Agenda

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

Public Comment

John Montpetit, 1868 County Road I, inquired about the status of his liquor license renewal. Kern explained that the Public Comment portion of the meeting is not intended for discussion of agenda items and stated that the matter would be addressed when it was reached on the agenda.

Consent Agenda

Kern requested that the quote from Albrightson Excavating be removed from the consent agenda for discussion.

Motion by Krohn, second by Stewart to approve the Consent Agenda including the following:

- *Minutes of the Regular Board meeting on 05/19/2026*
- *Village, Water, and Sewer Bills*
- *Reschedule July Plan Commission meeting to June 25, 2026.*
- *Temporary Class “B” Beer License-Apple River Cruzers, August 1, 2026 at Village Park*
- *Task Order – Neumann Farms Initial Traffic Review Memorandum*
- *Task Order – Neumann Farms Water Booster Station*
- *Fire/Rescue Report*
- *Library Report*

Motion carried unanimously.

New Business

Quote from Albrightson Excavating Option #2 – River Hills Drainage Improvement

Kern requested clarification regarding the funding source and whether both quoted options would address the drainage issue. Gunther explained that both options would resolve the drainage problem; however, Option #2 would provide faster drainage.

Additional expenses associated with Option #2 include removing and replacing the bituminous roadway, concrete curb and gutter, concrete sidewalk, and fence (including the gate), as well as installing 15-inch HDPE pipe (including casting) and a 27-inch catch basin (including casting). Higher costs would also be incurred for mobilization, traffic control, erosion and sediment control, topsoil, sod, and irrigation repairs.

Motion by Krohn, second by Garn to approve Option #2 in an amount of \$74,471.00 contingent upon Staff finding additional funding in the budget to cover the cost difference of \$45,021.00. Motion carried (Wolner-nay).

Option #1 was quoted at \$29,450.00. The project is tentatively scheduled to begin in September 2026 and is expected to be completed within two weeks.

Kern agreed to J. Montpetit's request to address agenda items 7A (2 & 3) and 7B (2 & 3) next.

2026-2027 License Applications / Liquor License Agents

Motion by Kern, second by Plourde to approve the Class "B" Beer & "Class B" Liquor License New (Reserve) application from La Pointe Events, B & L Events LLC with the restriction that it cannot be used from the final Monday of October through the last day of February. Motion carried unanimously.

Motion by Kern, second by Krohn to approve Brock Montpetit as the 2026-2027 Liquor License Agent for La Pointe Events. Motion carried unanimously.

There was a motion by Kern to table the liquor license application from General Sam's until outstanding issues were resolved but failed due to a lack of a second.

Motion by Garn, second by Stewart to approve the Class "B" Beer & "Class B" Liquor License Renewal application from General Sam's, General Sam's Inc with the restriction that the license is not valid in La Pointe properties from March 1 until the final Monday of October. Motion carried unanimously.

Motion by Kern, second by Garn to approve John Montpetit as the 2026-2027 Liquor License Agent for General Sam's. Motion carried unanimously.

Motion by Kern, second by Dubak to approve the Beer Garden Permit application from La Pointe Events. Motion carried unanimously.

Motion by Dubak, second by Wolner to approve the Beer Garden Permit application from General Sam's. Motion carried unanimously.

Resolution 2026-04 Compliance Maintenance Resolution (2025 CMAR)

Motion by Garn, second by Plourde to approve Resolution 2026-04 Compliance Maintenance. Motion carried unanimously.

Replat of Land – Winesap Prairie; Citywide Development

There was a motion by Kern to deny the application but failed due to a lack of a second. The Plan Commission recommended denial of the application at their June 4, 2026 meeting as they wanted the property to remain green space and thought that housing was too dense already.

Motion by Garn, second by Plourde to approve the replat application from Citywide Development at 455 Bruce Larson Way. Motion passed on a roll call vote of 5-2 (Kern-nay, Dubak-aye, Garn-aye, Krohn-aye, Plourde-aye, Stewart-aye, Wolner-nay).

Main Street Mill & Overlay Quote – Monarch Paving

Motion by Krohn, second by Wolner to approve the Main Street Mill & Overlay quote from Monarch Paving and to remove the island in a total amount not to exceed \$210,000.00. Motion carried unanimously.

Pay App #2 – Multi-Use Trail

Motion by Garn, second by Wolner to approve Pay App #2 for the Multi-Use Trail in an amount not to exceed \$353,655.56. Motion carried unanimously.

Asbestos Abatement Quotes – Main Street Properties

Motion by Krohn, second by Garn to approve the quote from VCI Environmental in an amount not to exceed \$8,855.00 for the asbestos abatement of the Main Street properties. Motion carried unanimously.

Land Survey Agreement from MSA Professional Services - TID 7 ALTA/NSPS

Motion by Garn, second by Dubak to approve the Land Survey Agreement from MSA Professional Services for TID 7 ALTA/NSPS in an amount not to exceed \$21,000.00. Motion carried unanimously.

Line of Credit Reduction Request from Citywide – Winesap Prairie

Motion by Kern, second by Plourde to approve the Line of Credit Reduction Request from Citywide Development by an amount of \$1,091,449.40. Motion carried unanimously. This reduction will leave a balance of \$325,832.20 on the letter of credit for the remaining work to be completed.

Developer's Agreement Amendment – Winesap Prairie

Motion by Plourde, second by Krohn to table the amendments to the Developer's Agreement for Winesap Prairie First Addition, Section 8, Letter G. Motion carried unanimously. The Village Board would like to see language added to include "with approval from the Village Board" or "Unless approved by the Village Board."

Unfinished Business

2026-2027 License Applications

Motion by Kern, second by Plourde to approve the Class “B” Beer & “Class B” Liquor License Renewal (Reserve) application from Somerset Amphitheater, Somerstar Entertainment LLC. Motion carried (Krohn-nay).

2026-2027 Liquor License Agents

Motion by Kern, second by Garn to approve EJ L’Allier, Somerset Amphitheater, as the 2026-2027 Liquor License Agent. Motion carried (Krohn abstained).

Adjourn

Motion by Garn, second by Plourde to adjourn and motion carried unanimously. Meeting adjourned at 7:52 p.m.

Jessica Lehman, Village Clerk/Deputy Treasurer
(Minutes are not official until approved at next meeting)

Village of Somerset, WI**CLIENT LIAISON:**

Charles D. Schwartz, P.E.

Phone: [REDACTED]

Cell: [REDACTED]
[REDACTED]**DATE:** JULY 1, 2026**NEUMANN FARMS STREET AND UTILITY IMPROVEMENTS**

Commercial and Industrial improvements within the development require access off Church Hill Road (STH 35) and utilities extended from Pine Vale North. One of the first steps is engagement with WISDOT staff responsible for access control. Per their requirements, we have prepared an Initial Traffic Review Memorandum and have submitted to them.

REQUESTED ACTION:

Public Works to consider recommending approval of an Initial Traffic Review Memorandum Task Order. Board to consider authorization of an Initial Traffic Review Memorandum Task Order.

NEUMANN FARMS WATER BOOSTER STATION

A water booster station is necessary to provide adequate pressure and flow to future businesses and residents throughout the entire development. To meet potable water needs for perspective industrial and residential development, design phase activities must begin as soon as practical. For a facility to be online in 2028, design must begin now, bid later this year, with construction of the facility next summer. Our staff met with Public Works to discuss project work scope and schedule. We are preparing a Task Order for Water Booster Station Design and Permitting.

REQUESTED ACTION:

Update only, no action needed.

NEUMANN FARMS ATHLETIC COMPLEX MASTER PLAN

Proposed land use maps have been updated. Park concepts are being updated for staff review prior to moving forward with public comment.

REQUESTED ACTION:

Update only, no action needed.

PROJECT UPDATE

TID #5 LIFT STATION & UTILITY EXTENSION

The punch list has two outstanding items that will need to be completed prior to finalizing the project.

REQUESTED ACTION:

Public Works & Board to consider recommending approval contingent upon receiving subcontractor lien waivers and the fixing of the lift station control panel alarm light. The final Pay Application #6 is for \$50,535.10.

TID #5 – LATITUDE 45 DEVELOPMENT

An MSA and the Village representative marked curb locations that were damaged that will need to be replaced. The contractor will complete the remaining second lift of pavement after replacing the curb.

REQUESTED ACTION:

Update only, no action needed.

PINE VALE SECOND ADDITION

Pine Vale Second Addition is located east of the original Pine Vale and south of the First Addition. Burschville Construction, Inc, subcontractor is scheduled to pour the curb & gutter the week of July 6th. The first course of asphalt is scheduled for the end of July.

REQUESTED ACTION:

Update only, no action needed.

PINE VALE FIRST ADDITION

MSA reviewed the work and updated the punch list with the Village. The contractor plans to complete the remaining second lift of pavement and bituminous trail this summer.

REQUESTED ACTION:

Update only, no action needed.

WINESAP PRAIRIE FIRST ADDITION

Private utilities are working on-site. An Albrightson crew will restore disturbed areas when the utility companies are complete. The final course of bituminous pavement will be placed in 2027.

REQUESTED ACTION:

Update only, no action needed.

MULTI-USE TRAIL (WISDOT TAP PROJECT)

Total Excavating & Grading has completed four retaining walls, placed 95% of the aggregate base, and has completed 50% of the storm sewer culvert work. Pay Application #3 for work completed to date will be presented for Village consideration.

REQUESTED ACTION:



PROJECT UPDATE

Public Works & Board to consider recommending approval of Pay Application #3 for \$175,211.86.

“OTHER THINGS GOING ON”

- River Hills – Storm sewer installation and minor grading work is planned for this fall.
- Pine Vale Pond – The infiltration bench for the Pine Vale Pond 100 is not functioning properly. A meeting was held with the developer, developer’s geotechnical engineer and MSA. Carlson Engineering is preparing a revised plan based on the information collected from the meeting.



LETTER OF TRANSMITTAL

TO: Village of Somerset
110 Spring Street
Somerset, WI 54025

DATE: July 1, 2026	JOB NO. #08783111
ATTENTION: Robert Gunther, DPW	
RE: TID #5 Lift Station Pay Application #6 Final	

WE ARE SENDING YOU:

☒ Attached	☐ Copy	☐ Change Order	☐ Contract	☐ Pay Application
☐ Shop Drawings	☐ Prints/Plans	☐ Specifications	☐ Estimates	☐ Other (See Below)

COPIES	DATE	DESCRIPTION
• 1		Contractor's Application for Payment #6 final
•		
•		

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval	☐ Approved as Submitted
☒ For Your Use	☐ Approved as Noted
☐ As Requested	☐ Returned for Corrections
☐ For Review and Comment	☐ For Review and Signature
☐ For Bids Due	☐

SHOP DRAWINGS	
☐	Reviewed with No Comments
☐	Reviewed with Comments as Noted
☐	Amend And Resubmit
☐	Rejected (See Attached Comments)

REMARKS:

Attached is the Contractor's Pay Application #6 final for \$50,535.10. This is for work completed from February 2, 2026 through June 16, 2026. During this period, the Contractor completed the lift station punch list.

Approval shall be contingent upon subcontractor lien waivers and fix the control panel light that does not extinguish remotely.

Once final items are complete and acceptable, please email an executed copy to us and a copy to Haas Sons, Inc. with payment. If you have any questions, please feel free to call me at 612-548-3141. Thank you.


Charles D. Schwartz, PE

COPY TO:

60 PLATO BLVD. EAST, SUITE 420, ST. PAUL, MN 55107-1835
P (612) 548-3231 • TF (866) 452-9454
WWW.MSA-PS.COM

Contractor's Application For Payment No. 6

To (Owner): Village of Somerset	Application Period: 2/2/26 - 6/16/26	Application Date: 6/16/2026
Project: Somerset TID #5 Lift Station	From (Contractor): Haas Sons, Inc.	Notice to Proceed Date:
	Contract:	Via (Engineer): MSA Professional Services, Inc.
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 08783111

Application for Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$17,772.00	
2	\$1,979.25	
3	5199.5	
4	0	
TOTALS	\$24,950.75	\$0.00
NET CHANGE BY CHANGE ORDERS	\$24,950.75	

1. ORIGINAL CONTRACT PRICE	\$ 869,605.50
2. Net change by Change Orders	\$ 24,950.75
3. CURRENT CONTRACT PRICE (Line 1 ± 2)	\$ 894,556.25
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate)	\$ 890,622.06
5. RETAINAGE:	
a. <u>5</u> % x \$ _____ Work Completed	\$ 0.00
b. <u>0</u> % x \$ _____ Stored Material	\$ 0.00
c. Total Retainage (Line 5a + Line 5b)	\$ 0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$ 890,622.06
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$ 840,086.96
8. AMOUNT DUE THIS APPLICATION	\$ 50,535.10

Contractor's Certification

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

By: Brandon Haas Date: 6/16/2026

Payment of: \$50,535.10
(Line 8 or other - attach explanation of other amount)

is recommended by: _____
(Engineer) (Date)

Payment of: \$50,535.10
(Line 8 or other - attach explanation of other amount)

is approved by: _____
(Owner) (Date)

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

EJCDC No. C-620 (2007 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

Progress Estimate

Contractor's Application

Project: Somerset TID #5 lift Station						Application Number: 6						
						Application Date: 6/16/2026						
A		B1			B2	C	D	E	F	G	H	I
Item		Bid	Unit	Unit	Bid	Work Completed			Materials Pres. Stored	Tot. Completed & Stored to Date		Balance to Finish
Bid Item #	Description	Qty		Price	Value	From Prev. Application	Qty this Period	Value this Application	not in C or I	\$ (C*B1 + E + F)	% (G / B)	(B - G)
	SITE											
1	Mobilization	1.00	LS	\$20,760.00	\$20,760.00	1.00		\$0.00		\$20,760.00	100%	\$0.00
2	Clearing & Grubbing	0.30	AC	\$9,000.00	\$2,700.00	0.30		\$0.00		\$2,700.00	100%	\$0.00
3	Salvage & Reinstall Rip-Rap	100.00	SY	\$34.00	\$3,400.00	100.00		\$0.00		\$3,400.00	100%	\$0.00
4	Unclassified Excavation	7,000.00	CY	\$2.25	\$15,750.00	7,000.00		\$0.00		\$15,750.00	100%	\$0.00
5	Base Aggregate Dense 1 1/4-Inch	300.00	TON	\$18.50	\$5,550.00	393.66		\$0.00		\$7,282.71	131%	-\$1,732.71
6	Erosion and Sediment Control	1.00	LS	\$1.00	\$1.00	1.00		\$0.00		\$1.00	100%	\$0.00
7	Silt Fence	1,800.00	LF	\$2.20	\$3,960.00	1,800.00		\$0.00		\$3,960.00	100%	\$0.00
8	Sediment Bale Barrier	200.00	LF	\$12.00	\$2,400.00	0.00		\$0.00		\$0.00	0%	\$2,400.00
9	Topsoil Placement & Grading	15,000.00	SY	\$1.00	\$15,000.00	17,322.00		\$0.00		\$17,322.00	115%	-\$2,322.00
10	Erosion Mat, Class I, Type B, Urban	5,000.00	SY	\$1.95	\$9,750.00	6,672.00		\$0.00		\$13,010.40	133%	-\$3,260.40
11	Seed & Fertilizer (WisDOT Mix 20)	15,000.00	SY	\$0.85	\$12,750.00	17,322.00		\$0.00		\$14,723.70	115%	-\$1,973.70
12	Seed, Fertilize & Mulch (WisDOT Seed Mix 40)	550.00	SY	\$3.95	\$2,172.50	550.00	1600	\$6,320.00		\$8,492.50	391%	-\$6,320.00
13	Dewatering	1.00	LS	\$1.00	\$1.00	1.00		\$0.00		\$1.00	100%	\$0.00
14	Utility Line Opening (ULO)	4.00	EA	\$500.00	\$2,000.00	4.00		\$0.00		\$2,000.00	100%	\$0.00
	SITE TOTAL				\$96,194.50	0.00		\$6,320.00		\$109,403.31	114%	
	SANITARY SEWER											
15	Forcemain, DIP CL52, 8-Inch	100.00	LF	\$155.00	\$15,500.00	104.00		\$0.00		\$16,120.00	104%	-\$620.00
16	Sanitary Sewer, PVC SDR-26, 10-Inch	90.00	LF	\$77.00	\$6,930.00	150.00		\$0.00		\$11,550.00	167%	-\$4,620.00
17	Sanitary Sewer, HDPE DR17, 10-Inch	320.00	LF	\$90.00	\$28,800.00	325.00		\$0.00		\$29,250.00	102%	-\$450.00
18	Sanitary Sewer, PVC C900, 12-Inch	25.00	LF	\$102.00	\$2,550.00	23.00		\$0.00		\$2,346.00	92%	\$204.00
19	Sanitary Sewer Manhole, 48-Inch, Complete	3.00	EA	\$7,100.00	\$21,300.00	3.00		\$0.00		\$21,300.00	100%	\$0.00
20	Structure Marker	6.00	EA	\$200.00	\$1,200.00	4.00		\$0.00		\$800.00	67%	\$400.00
21	Lift Station	1.00	LS	\$584,311.00	\$584,311.00	1.00		\$0.00		\$584,311.00	100%	\$0.00
	SANITARY SEWER TOTAL				\$660,591.00			\$0.00		\$665,677.00	101%	
22	Utility Allowance	1.00	LS	\$20,000.00	\$20,000.00	0.00		\$0.00		\$0.00	0%	\$20,000.00
	WATERMAIN											
22	Hydrant	2.00	EA	\$5,750.00	\$11,500.00	1.00		\$0.00		\$5,750.00	50%	\$5,750.00
23	Gate Valve & Box, 6-Inch	2.00	EA	\$2,500.00	\$5,000.00	1.00		\$0.00		\$2,500.00	50%	\$2,500.00
24	Gate Valve & Box, 12-Inch	2.00	EA	\$5,300.00	\$10,600.00	2.00		\$0.00		\$10,600.00	100%	\$0.00
25	Watermain, PVC C900, 6-Inch	20.00	LF	\$67.00	\$1,340.00	7.00		\$0.00		\$469.00	35%	\$871.00
26	Watermain, PVC C900, 12-Inch	140.00	LF	\$117.00	\$16,380.00	216.00		\$0.00		\$25,272.00	154%	-\$8,892.00
27	Watermain, HDPE DR11, 12-Inch	300.00	LF	\$100.00	\$30,000.00	280.00		\$0.00		\$28,000.00	93%	\$2,000.00
28	Watermain Fittings	1,125.00	LBS	\$16.00	\$18,000.00	1,125.00		\$0.00		\$18,000.00	100%	\$0.00
	WATERMAIN TOTAL				\$112,820.00			\$0.00		\$90,591.00	80%	

Item		Bid	Unit	Unit	Bid	Work Completed			Materials Pres. Stored	Tot. Completed & Stored to Date		Balance to Finish
Bid Item #	Description	Qty		Price	Value	From Prev. Application	Qty this Period	Value this Application	not in C or I	\$ (C*B1 + E + F)	% (G / B)	(B - G)
	CHANGE ORDERS/ EXTRAS											
CO#1	Rail System & Discharge Piping Future Pump	1	LS	\$17,772.00	\$17,772.00	1.00		\$0.00		\$17,772.00	100%	\$0.00
CO#2	Transfer Switch	1	LS	\$1,979.25	\$1,979.25	1.00		\$0.00		\$1,979.25	100%	\$0.00
CO#3	Casing Pipe Verification	1	LS	\$5,199.50	\$5,199.50	1.00		\$0.00		\$5,199.50	100%	\$0.00
CO#4	Time extension	1	LS	\$0.00								
	Change Order TOTAL				\$24,950.75			\$0.00		\$24,950.75		
	<u>TOTAL</u>				\$914,556.25			\$6,320.00		\$890,622.06		\$3,934.19

Contractor's Application for Payment

Owner:	Village of Somerset	Owner's Project No.:	8938-00-71
Engineer:	MSA Professional Services, Inc.	Engineer's Project No.:	08783127
Contractor:	Total Excavating & Grading LLC	Contractor's Project No.:	
Project:	Village of Somerset - Somerset Trail		
Contract:			
Application No.:	3	Application Date:	7/1/2026
Application Period:	From 6/1/2026	to	6/30/2026

1. Original Contract Price	\$	1,217,315.99
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	1,217,315.99
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	649,915.67
5. Retainage		
a. 5% X \$ 649,915.67 Work Completed	\$	32,495.78
b. X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	32,495.78
6. Amount eligible to date (Line 4 - Line 5.c)	\$	617,419.89
7. Less previous payments (Line 6 from prior application)	\$	442,208.03
8. Amount due this application	\$	175,211.86
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	599,896.10

Contractor's Certification

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

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

Contractor: _____

Signature: _____ **Date:** _____

Payment of: \$ 175,211.86

(line 8 or other - attached explanation of the other amount)

Recommended by Engineer

By: _____

Title: _____

Date: _____

Approved by Funding Agency

By: _____

Title: _____

Date: _____

Approved by Owner

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Village of Somerset	Owner's Project No.:	8938-00-71
Engineer:	MSA Professional Services, Inc.	Engineer's Project No.:	08783127
Contractor:	Total Excavating & Grading LLC	Contractor's Project No.:	
Project:	Village of Somerset - Somerset Trail		
Contract:			

Application No.:		3	Application Period: From 06/01/26 to 06/30/26				Application Date: 07/01/26								
Bid Item No.	WisDOT No.	Description	Contract Information			Value of Bid Item (D X E) (\$)	Quantities from Previous Pay Applications	Work Completed		Total Estimated Quantity Installed	Value of Work Installed to Date	Materials Currently Stored (not in F) (\$)	Work Completed and Materials Stored to Date (J + K) (\$)	% of Value of Item (K / F) (%)	Balance to Finish (F - K) (\$)
			Units	Item Quantity	Unit Price (\$)			Estimated Quantity Incorporated in the Work	Value of Work Installed this Pay Period (E X H) (\$)						
Original Contract															
BASE BID															
1	201.0105	Clearing	STA	14	\$1,068.86	\$ 14,964.04	14		\$ -	14	\$ 14,964.04	\$0.00	\$ 14,964.04	100%	\$ -
2	201.0205	Grubbing	STA	14	\$534.43	\$ 7,482.02	14		\$ -	14	\$ 7,482.02	\$0.00	\$ 7,482.02	100%	\$ -
3	204.0110	Removing Asphaltic Surface	SY	319	\$6.63	\$ 2,114.97			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,114.97
4	204.0150	Removing Curb & Gutter	LF	478	\$6.70	\$ 3,202.60			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 3,202.60
5	204.0155	Removing Concrete Sidewalk	SY	84	\$17.23	\$ 1,447.32			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,447.32
6	204.0190	Removing Surface Drains	EACH	1	\$1,003.06	\$ 1,003.06			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,003.06
7	205.0100	Excavation Common	CY	3906	\$17.81	\$ 69,565.86	3680	755	\$ 13,446.55	4,435	\$ 78,987.35	\$0.00	\$ 78,987.35	114%	\$ (9,421.49)
8	208.0100	Borrow	CY	1905	\$25.79	\$ 49,129.95	1522	672.68	\$ 17,348.42	2,195	\$ 56,600.80	\$0.00	\$ 56,600.80	115%	\$ (7,470.85)
9	305.0120	Base Aggregate Dense 1 1/4-inch	TON	4480	\$23.73	\$ 106,310.40	1212.04	3028.89	\$ 71,875.56	4,241	\$ 100,637.27	\$0.00	\$ 100,637.27	95%	\$ 5,673.13
10	465.0105	Asphaltic Surface	TON	1630	\$163.73	\$ 266,879.90			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 266,879.90
11	520.1024	Apron Endwalls for Culvert Pipe 24-inch	EACH	1	\$753.02	\$ 753.02			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 753.02
12	520.8000	Concrete Collars for Pipe	EACH	2	\$2,334.68	\$ 4,669.36	1		\$ -	1	\$ 2,334.68	\$0.00	\$ 2,334.68	50%	\$ 2,334.68
13	521.1012	Apron Endwalls for Culvert Pipe Steel 12-inch	EACH	1	\$423.51	\$ 423.51			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 423.51
14	521.1024	Apron Endwalls for Culvert Pipe Steel 24-inch	EACH	1	\$753.02	\$ 753.02	1	1	\$ 753.02	2	\$ 1,506.04	\$0.00	\$ 1,506.04	200%	\$ (753.02)
15	521.3112	Culvert Pipe Corrugated Steel 12-inch	LF	36	\$37.11	\$ 1,335.96			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,335.96
16	521.3124	Culvert Pipe Corrugated Steel 24-inch	LF	17	\$53.33	\$ 906.61	17	17	\$ 906.61	34	\$ 1,813.22	\$0.00	\$ 1,813.22	200%	\$ (906.61)
17	522.0124	Culvert Pipe Reinforced Concrete Class III 24-inch	LF	17	\$137.45	\$ 2,336.65			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,336.65
18	522.1024	Apron Endwalls for Culvert Pipe Reinforced Concrete 24-inch 24-inch	EACH	1	\$4,528.39	\$ 4,528.39			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 4,528.39
19	601.0407	Concrete Curb & Gutter 18-inch Type D	LF	73	\$41.89	\$ 3,057.97			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 3,057.97
20	601.0411	Concrete Curb & Gutter 30-inch Type D	LF	92	\$52.98	\$ 4,874.16			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 4,874.16
21	601.0557	Concrete Curb & Gutter 6-inch Sloped 36-inch Type D	LF	96	\$60.78	\$ 5,834.88			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 5,834.88
22	602.0410	Concrete Sidewalk 5-inch	SF	2826	\$14.43	\$ 40,779.18			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 40,779.18
23	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	170	\$77.99	\$ 13,258.30			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 13,258.30
24	602.0605	Curb Ramp Detectable Warning Field Radial Yellow	SF	112	\$83.56	\$ 9,358.72			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 9,358.72
25	602.3010	Concrete Surface Drains	CY	2	\$974.91	\$ 1,949.82			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,949.82
26	604.0500	Slope Paving Crushed Aggregate	SY	60	\$13.81	\$ 828.60			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 828.60
27	606.0200	Riprap Medium	CY	4	\$168.98	\$ 675.92			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 675.92
28	608.3018	Storm Sewer Pipe Class III-A 18-inch	LF	25	\$82.09	\$ 2,052.25			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,052.25
29	611.0642	Inlet Covers Type MS	EACH	2	\$1,474.09	\$ 2,948.18			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,948.18
30	611.3901	Inlets Median 1 Grate	EACH	2	\$3,082.30	\$ 6,164.60			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 6,164.60
31	616.0204	Fence Chain Link 4-Feet	LF	235	\$52.37	\$ 12,306.95			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 12,306.95
32	625.0500	Salvaged Topsoil	SY	10632	\$2.86	\$ 30,407.52	5316		\$ -	5,316	\$ 15,203.76	\$0.00	\$ 15,203.76	50%	\$ 15,203.76
33	627.0200	Mulching	SY	8085	\$0.39	\$ 3,153.15			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 3,153.15
34	628.1504	Silt Fence	LF	4805	\$2.50	\$ 12,012.50	3130		\$ -	3,130	\$ 7,825.00	\$0.00	\$ 7,825.00	65%	\$ 4,187.50
35	628.1520	Silt Fence Maintenance	LF	9610	\$0.87	\$ 8,360.70			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 8,360.70
36	628.1905	Mobilizations Erosion Control	EACH	5	\$1,146.91	\$ 5,734.55	2		\$ -	2	\$ 2,293.82	\$0.00	\$ 2,293.82	40%	\$ 3,440.73
37	628.1910	Mobilizations Emergency Erosion Control	EACH	3	\$1,911.51	\$ 5,734.53			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 5,734.53
38	628.2008	Erosion Mat Urban Class I Type B	SY	8285	\$1.44	\$ 11,930.40			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 11,930.40
39	628.2021	Erosion Mat Class II Type A	SY	369	\$4.12	\$ 1,520.28			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,520.28
40	628.7005	Inlet Protection Type A	EACH	3	\$249.73	\$ 749.19			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 749.19
41	628.7010	Inlet Protection Type B	EACH	2	\$249.73	\$ 499.46	1		\$ -	1	\$ 249.73	\$0.00	\$ 249.73	50%	\$ 249.73
42	628.7015	Inlet Protection Type C	EACH	22	\$249.73	\$ 5,494.06	16		\$ -	16	\$ 3,995.68	\$0.00	\$ 3,995.68	73%	\$ 1,498.38
43	628.7504	Temporary Ditch Checks	LF	163	\$7.98	\$ 1,300.74			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,300.74
44	628.7555	Culvert Pipe Checks	EACH	3	\$111.02	\$ 333.06			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 333.06
45	629.0210	Fertilizer Type B	CWT	11.8	\$131.31	\$ 1,549.46			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,549.46
46	630.0120	Seeding Mixture No. 20	LB	114	\$21.50	\$ 2,451.00			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,451.00
47	630.0140	Seeding Mixture No. 40	LB	193	\$27.55	\$ 5,317.15			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 5,317.15
48	630.0200	Seeding Temporary	LB	457	\$3.83	\$ 1,750.31			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,750.31
49	630.0500	Seed Water	MGAL	380	\$1.70	\$ 646.00			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 646.00
50	634.0616	Posts Wood 4 by 6-inch by 16-feet	EACH	11	\$417.82	\$ 4,596.02			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 4,596.02
51	634.0810	Posts Tubular Steel 2 by 2-inch by 10-feet	EACH	19	\$272.97	\$ 5,186.43			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 5,186.43
52	634.0811	Posts Tubular Steel 2 by 2-inch by 11-feet	EACH	11	\$278.55	\$ 3,064.05			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 3,064.05
53	637.2210	Signs Type II Reflective H	SF	62.79	\$18.94	\$ 1,189.24			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 1,189.24
54	637.2230	Signs Type II Reflective F	SF	107.19	\$22.28	\$ 2,388.19			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 2,388.19
55	638.2102	Moving Signs Type II	EACH	4	\$55.71	\$ 222.84			\$ -	-	\$ -	\$0.00	\$ -	0%	\$ 222.84
56	642.5001	Field Office Type B	EACH	1	\$113,950.26	\$ 113,950.26	0.7	0.1	\$ 11,395.03	0.8	\$ 91,160.21	\$0.00	\$ 91,160.21	80%	\$ 22,790.05

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Village of Somerset	Owner's Project No.:	8938-00-71
Engineer:	MSA Professional Services, Inc.	Engineer's Project No.:	08783127
Contractor:	Total Excavating & Grading LLC	Contractor's Project No.:	
Project:	Village of Somerset - Somerset Trail		
Contract:			

Application No.:		3	Application Period: From 06/01/26 to 06/30/26				Application Date: 07/01/26												
Bid Item No.	WisDOT No.	Description	Contract Information			Value of Bid Item (D X E) (\$)	Quantities from Previous Pay Applications	D		E		F	G	H	I	J			
			Units	Item Quantity	Unit Price (\$)			Work Completed	Estimated Quantity Incorporated in the Work	Value of Work Installed this Pay Period (E X H) (\$)	Total Estimated Quantity Installed						Value of Work Installed to Date	Materials Currently Stored (not in F) (\$)	Work Completed and Materials Stored to Date (I + K) (\$)
57	643.0300	Traffic Control Drums	DAY	6787	\$0.17	\$ 1,153.79	960	1420	\$	241.40	2,380	\$	404.60	\$0.00	\$	404.60	35%	\$	749.19
58	643.0900	Traffic Control Signs	DAY	438	\$0.56	\$ 245.28	96	142	\$	79.52	238	\$	133.28	\$0.00	\$	133.28	54%	\$	112.00
59	643.3350	Temporary Marking Crosswalk Removable Tape 6-inch	LF	72	\$2.79	\$ 200.88			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	200.88
60	644.1430	Temporary Pedestrian Surface Plate	SF	81	\$20.06	\$ 1,624.86			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,624.86
61	644.1601	Temporary Pedestrian Curb Ramp	DAY	14	\$100.28	\$ 1,403.92			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,403.92
62	644.1605	Temporary Pedestrian Detectable Warning Field	SF	20	\$24.51	\$ 490.20			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	490.20
63	644.1810	Temporary Pedestrian Barricade	LF	175	\$8.91	\$ 1,559.25			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,559.25
64	644.1900.S	Temporary Audible Message Devices	DAY	14	\$13.37	\$ 187.18			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	187.18
65	645.0130	Geotextile Type R	SY	71	\$4.65	\$ 330.15			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	330.15
66	646.6120	Marking Stop Line Epoxy 18-inch	LF	26	\$20.06	\$ 521.56			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	521.56
67	646.7420	Marking Crosswalk Epoxy Transverse Line 6-inch	LF	444	\$33.43	\$ 14,842.92			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	14,842.92
68	646.7520	Marking Crosswalk Epoxy Ladder Pattern 24-inch	LF	120	\$55.71	\$ 6,685.20			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	6,685.20
69	650.4000	Construction Staking Storm Sewer	EACH	4	\$334.25	\$ 1,337.00			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,337.00
70	650.4500	Construction Staking Subgrade	LF	8753	\$0.56	\$ 4,901.68	8753		\$	-	8,753	\$	4,901.68	\$0.00	\$	4,901.68	100%	\$	-
71	650.5000	Construction Staking Base	LF	8753	\$0.56	\$ 4,901.68		8753	\$	4,901.68	8,753	\$	4,901.68	\$0.00	\$	4,901.68	100%	\$	-
72	650.5500	Construction Staking Curb Gutter and Curb & Gutter	LF	478	\$2.23	\$ 1,065.94			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,065.94
73	650.6000	Construction Staking Pipe Culverts	EACH	3	\$334.25	\$ 1,002.75	1		\$	-	1	\$	334.25	\$0.00	\$	334.25	33%	\$	668.50
74	650.6501	Construction Staking Structure Layout (structure) (STA 103+50)	EACH	1	\$1,894.11	\$ 1,894.11	1		\$	-	1	\$	1,894.11	\$0.00	\$	1,894.11	100%	\$	-
75	650.6501	Construction Staking Structure Layout (structure) (STA 45+25)	EACH	1	\$1,894.11	\$ 1,894.11		1	\$	1,894.11	1	\$	1,894.11	\$0.00	\$	1,894.11	100%	\$	-
76	650.6501	Construction Staking Structure Layout (structure) (STA 50+78)	EACH	1	\$1,894.11	\$ 1,894.11		1	\$	1,894.11	1	\$	1,894.11	\$0.00	\$	1,894.11	100%	\$	-
77	650.6501	Construction Staking Structure Layout (structure) (STA 58+97)	EACH	1	\$1,894.11	\$ 1,894.11		1	\$	1,894.11	1	\$	1,894.11	\$0.00	\$	1,894.11	100%	\$	-
78	650.6501	Construction Staking Structure Layout (structure) (STA 85+97)	EACH	1	\$1,894.11	\$ 1,894.11	1		\$	-	1	\$	1,894.11	\$0.00	\$	1,894.11	100%	\$	-
79	650.9000	Construction Staking Curb Ramps	EACH	13	\$167.13	\$ 2,172.69			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	2,172.69
80	650.9500	Construction Staking Sidewalk 01.8938-00-71	EACH	1	\$1,114.18	\$ 1,114.18			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	1,114.18
81	650.9911	Construction Staking Supplemental Control 01.8938-00-71	EACH	1	\$4,902.39	\$ 4,902.39			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	4,902.39
82	650.9920	Construction Staking Slope Stakes	LF	8753	\$1.67	\$ 14,617.51			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	14,617.51
83	690.0150	Sawing Asphalt	LF	767	\$5.37	\$ 4,118.79			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	4,118.79
84	690.0250	Sawing Concrete	LF	112	\$5.37	\$ 601.44			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	601.44
85	SPV.0035	Special 01. Wall Cast-in-Place Cantilever Landscape	CY	16	\$2,284.07	\$ 36,545.12		16	\$	36,545.12	16	\$	36,545.12	\$0.00	\$	36,545.12	100%	\$	-
86	SPV.0090	Special 01. Concrete Curb & Gutter 24-inch	LF	217	\$43.12	\$ 9,357.04			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	9,357.04
87	SPV.0165	Special 01. Wall Modular Block Gravity Landscape (STA 103+50)	SF	1064	\$80.22	\$ 85,354.08	1064		\$	-	1,064	\$	85,354.08	\$0.00	\$	85,354.08	100%	\$	-
88	SPV.0165	Special 02. Wall Modular Block Gravity Landscape (STA 45+25)	SF	265	\$80.22	\$ 21,258.30		265	\$	21,258.30	265	\$	21,258.30	\$0.00	\$	21,258.30	100%	\$	-
89	SPV.0165	Special 03. Wall Modular Block Gravity Landscape (STA 58+97)	SF	154	\$80.22	\$ 12,353.88			\$	-	-	\$	-	\$0.00	\$	-	0%	\$	12,353.88
90	SPV.0165	Special 04. Wall Modular Block Gravity Lanscape(STA 85+50)	SF	1266	\$80.22	\$ 101,558.52	1266		\$	-	1,266	\$	101,558.52	\$0.00	\$	101,558.52	100%	\$	-
Original Contract Totals						\$ 1,217,315.99			\$ 184,433.54			\$ -	\$ 649,915.67	53%	\$ 567,400.31				
Change Orders																			
									-							-			-
									-							-			-
Change Order Totals						\$ -			\$ -			\$ -	\$ -			-		\$ -	
Original Contract and Change Orders																			
Project Totals						\$ 1,217,315.99			\$ 184,433.54			\$ -	\$ 649,915.67	53%	\$ 567,400.31				

Contractor's Application for Payment

Owner:	Village of Somerset	Owner's Project No.:	8938-00-71
Engineer:	MSA Professional Services, Inc.	Engineer's Project No.:	08783127
Contractor:	Total Excavating & Grading LLC	Contractor's Project No.:	
Project:	Village of Somerset - Somerset Trail		
Contract:			

Application No.:		3		Application Period:		From	06/01/26		to	06/30/26		Application Date:		07/01/26	
A	B	C	D	E	F	G	H	I	J	K	L	M			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)			
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)				
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Somerset Fire/Rescue

from the office of Chief Belisle

July 7th, 2026

Dear Board Members –

This is the update for June 2026. This month we responded to 58 calls for service. The breakdown is as follows: 25 calls in the Village consisting of 18 medicals and 7 Fire/Rescue calls; 19 in the Township consisting of 10 medicals and 9 fire/rescue calls; and 14 auto aid calls, 10 in St. Joe and 4 in Star Prairie. This brings us to a total of 292 runs for the year compared to 228 for the same time in 2025.

The month of June didn't slow down as you can see we are already 64 calls ahead of last year. There were no calls of significance in either the Village or the Township this month. We will be looking adding 4 new members this month after we lost 3 to family and time commitments. We are also promoting 2 to full status from probationary status.

The strategic plan was delivered and adopted at the April joint meeting. We are excited to finally get a plan specific for the fire department and look forward to working with the boards to attain said goals that are laid out in the plan. We will be meeting with the fire commission this Thursday to discuss the RFP that the Village has put together and to discuss the Towns wishes as to joining in the process or letting the Village move forward alone.

After promotions, hirings, and members leaving we will be operating with 31 personnel, 19 full members, 9 probationary members, 1 honorary member, 1 High School Cadets and our secretary. I again encourage every board member to spend time with myself or another member touring the entire station and understanding what and how we are operating with what we have. We also welcome visitors and are more than willing to give tours and show members of the community our trucks and equipment and educate them on the operations of the department!

Sincerely,

Travis Belisle

Travis Belisle - Chief
Somerset Fire/Rescue

748 Hwy 35
Somerset, WI 54025
Station (715)247-5364 Fax (715)247-3194



208 Hud Street

(715) 247-5228

somersetlibrary.org



Nintendo Switch games are now available to check out at the Somerset Public Library! Thanks to the generous support of the Friends of the Somerset Public Library, we've launched a brand-new video game collection.

Learn more about the library's offerings by subscribing to the newsletter



**Snake Discovery: Reptiles
Around the World**
Thursday, July 16 | 1:00 PM

Learn what a Legless Lizard is, meet a rare species of snake up close, touch a gecko, hold a large boa constrictor, watch a snake eat, and more!



**The Bakken Museum
Presents: Finding
Frankenstein**
Thursday, July 23 | 1:00 PM

Join Mary Shelley herself in this interactive performance exploring the science and culture of the early 1800s.



**The Magic of Isaiah: Unearth a
Story**
Thursday, July 30 | 1:00 PM

Unearth a Story is a family-friendly magic show that brings dinosaurs to life through interactive magic, light puppetry, and storytelling inspired by books.



Issue Statement

ETZ Application from Riverdale Properties, LLC (Robin/Colleen Haffner)

Surveyor: Four Seasons Land Surveying, LLC (Michael Erickson)

Submitted By: Jessica Lehman

June 18, 2026

Issue:

ETZ Application was received on June 17, 2026

Review of the Application & Plat was completed on June 18, 2026 by the Village Engineer, Director of Public Works, & Plan Commission Chair/Village President. The review found the following:

- The proposed development would not impact the Village's growth or future planning efforts.
- The proposed subdivision is located approximately 1.2 miles northeast of the nearest Village boundary and is well outside the future land use area identified in the Village's Comprehensive Plan.
- The Village's extra-territorial jurisdiction is 1-1/2 miles from a 4th Class City or a Village

Per § 14-1-20 (b), if it is determined that no objections exist, the application may proceed directly to the Village Board for consideration and action without Plan Commission review.

Suggested Motion:

I move to approve the ETZ Plat Application from Riverdale Properties LLC, located in the Town of Star Prairie, St. Croix County, WI, as presented.

Submit completed application, application fee (if applicable), 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.

APPLICANT NAME RIVERDALE PROPERTIES, LLC

APPLICANT ADDRESS [REDACTED] AMERY, WI 57001

PHONE [REDACTED] EMAIL [REDACTED]

LOT SIZE: FRONTAGE DEPTH TOTAL SQ FT See Preliminary Plat

PARCEL NUMBER AND LEGAL DESCRIPTION OF PROPERTY 038-1119-40-000, 038-1119-50-200,
038-1119-50-300, 038-1119-50-400. SW 1/4 - SW 1/4, Section 29, T31N, R18W
Town of Star Prairie, St. Croix County, WI

- ☐ REZONING - Complete Application to Rezone (Fee \$250.00)
- ☐ CONDITIONAL USE PERMIT - Complete Conditional Use Permit Application (Fee \$250.00)
- ☐ REPLAT OF LAND - Attach 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. (Fee - see Sec. 14.1.90) There is a \$200.00 deposit required.
- ☒ EXTRA TERRITORIAL PLAT REVIEW - Attach 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 Checklist

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]
SIGNATURE OF APPLICANT

8-17-26
DATE SIGNED

info@villageofsomerset.us

PRELIMINARY PLAT: APPLE RIVER PRAIRIE ESTATES

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN; INCLUDING LOT 2, LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 6, PAGE 1743, DOCUMENT NUMBER 419224.

OWNER:
RIVERDALE PROPERTIES, LLC
1026 50TH STREET
AMERY, WI 54001
PARCEL # 038-1119-40-000

SURVEYOR:
MICHAEL ERICKSON
FOUR SEASONS LAND SURVEYING, LLC
848 WILLOW RIVER DRIVE
HUDSON, WI 54016

PK RIVER PROPERTIES LLC
685 N. BAY RD
SOMERSET, WI 54025

FRANKLINS CARPENTRY LLC
912 172ND AVE
NEW RICHMOND, WI 54017

LOT 5
C.S.M.
VOL. 34
PG. 7625
DOC. NO. 1198424

LOT 6
C.S.M.
VOL. 34
PG. 7625
DOC. NO. 1198424

CORY MCPHERSON
ALISON PERRY
925 192ND AVE
NEW RICHMOND, WI 54017

LOT 2
C.S.M.
VOL. 27
PG. 6263
DOC. NO. 1036051



ROBERT GROEPPER
939 192ND AVE
NEW RICHMOND, WI 54017

ROBERT GROEPPER
939 192ND AVE
NEW RICHMOND, WI 54017

LEGEND

- ST. CROIX COUNTY SECTION CORNER POSITIONED FROM COUNTY COORDINATES, POSITION VERIFIED WITH MONUMENT AS NOTED OR TIES OF RECORD
- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- 1" O.D. IRON PIPE FOUND
- 2 3/8" O.D. IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- EXISTING FENCE LINE
- EXISTING POWER POLE
- OVERHEAD UTILITY
- PROPOSED DRIVEWAY
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

DESCRIPTION

FIG. # 038-1119-40-000, 038-1119-50-200, 038-1119-50-300 and 038-1119-50-400

Located in part of the SW1/4 of the SW1/4 of Section 29, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin; including Lot 2, Lot 3, and Lot 4 of Certified Survey Map Recorded in Volume 6, Page 1742, Document Number 419224 at the St. Croix County Register of Deeds Office; described as follows:

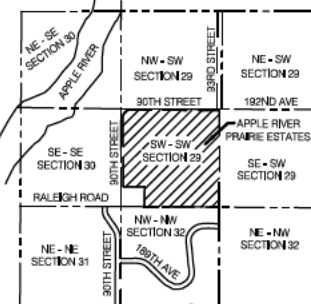
Commencing at the SW Corner of Section 29; thence N00°05'04"E, along the west line of the SW1/4 of said section, 264.62 feet to the point of beginning; thence continuing N00°05'04"E, along said west line, 1036.19 feet to the north line of the SW1/4 of the SW1/4 of said section; thence S89°49'52"E, along said north line, 1315.52 feet to the east line of said SW1/4 of the SW1/4; thence S00°00'00"W, along said east line, 1305.81 feet to the south line of the SW1/4 of said section; thence N89°36'48"W, along said south line, 1000.05 feet to the east line of Lot 1 of Certified Survey Map recorded in Volume 6, Page 1743, Document Number 419224 at the St. Croix County Register of Deeds Office; thence N01°18'00"E, along said east line, 264.65 feet to the north line of said Lot 1; thence N89°36'48"W, along said north line, 320.10 feet to the point of beginning.

Described parcel contains 37.42 acres (1,630,140 sq. ft.).

VICINITY MAP

(NOT TO SCALE)

PART OF SECTION 29, 30, 31 AND 32 OF TOWNSHIP 31 NORTH, RANGE 18 WEST, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN



SCALE IN FEET 1" = 160'



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 29, BEARING N89°36'48"W, (ST. CROIX COUNTY COORDINATE SYSTEM).

THIS INSTRUMENT DRAFTED BY EMILY ERICKSON
JOB NO. 26-17 DWG - PLAT
DRAFTED: 3/12/26 - FIELD: 3/12/26

Total Bills
\$ 906,507.41

7/16/2026 2:46 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: 7/22/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	7/22/2026	BAKKE NORMAN SC ATTORNEY SERVICES	1,721.00
	7/22/2026	CHRISMAN, CAROLYN ECON DEV/JUNE MARKETING	1,000.00
	7/22/2026	COMPUTER INTEGRATION TECHNOLOGIES INC I.T. SERVICES	2,224.60
	7/22/2026	CYCLONE FENCE PKS/SCOREBOARD POSTS	1,533.00
	7/22/2026	EHLERS & ASSOCIATES DEV/PROFORMA REVIEW-CAPSTONE	1,180.00
	7/22/2026	GENERAL CODE ORDINANCE SUPPLEMENTS	1,417.00
	7/22/2026	HAAS SONS INC FINAL PAY APP-TID 5 LIFT STATION	50,535.10
	7/22/2026	HYDROCORP LLC JUNE CROSS CONNECTION CONTROL SERVICES	1,675.57
	7/22/2026	IFLS LIBRARY SYSTEM LIB/SUPPLIES	1,018.71
	7/22/2026	INGRAM LIBRARY SERVICES LIB/BOOKS	758.96
	7/22/2026	MAGIC OF ISAIAH, THE LIB/SRP PRESENTER 7/30/26	350.00
	7/22/2026	MIDWEST PUBLIC SAFETY POL/SQUAD EQUIPMENT-REF 249024000	6,230.68
	7/22/2026	MIDWEST TAPE LIB/AUDIO/VIDEO	459.82
	7/22/2026	MSA PROFESSIONAL SERVICES INC PROFESSIONAL SERVICES	13,262.88
	7/22/2026	NEO ELECTRICAL SOLUTIONS LLC PW/PKS/SCOREBOARD POWER INSTALLATION	6,242.79
	7/22/2026	NEW RICHMOND COMMUNITY LIBRARY LIB/LOST ITEM REIMBURSEMENT	90.00
	7/22/2026	OLSON SANITATION LLC JUNE SERVICES	451.00
	7/22/2026	OLSON SANITATION LLC JUNE REFUSE & RECYCLING	23,015.00
	7/22/2026	RAY O'HERRON CO INC POL/DEPARTMENT ISSUED HANDGUNS	1,666.96

7/16/2026 2:46 PM

In Progress Checks - Quick Report - ALL
ALL Checks by Payee
GENERAL CHECKING - FIRST NATL

Page: 2
ACCT

Dated From: 1/01/2026 From Account:
Thru: 7/22/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	7/22/2026	SCHMITT & SONS EXCAVATING INC TRAIL AT VILLAGE PARK	18,000.00
	7/22/2026	ST CROIX COUNTY TREASURER JUNE COURT	60.00
	7/22/2026	STATE OF WISCONSIN COURT FINES & SURCHARGES JUNE COURT	260.41
	7/22/2026	T-MOBILE POL/CELLULAR SERVICES	324.54
	7/22/2026	TF INSPECTION AGENCY LLC JUNE BUILDING PERMITS	5,460.00
	7/22/2026	TOTAL EXCAVATING & GRADING LLC TAP GRANT TRAIL PAY APP #3	175,211.86
		Grand Total	314,149.88

7/16/2026 2:47 PM

Reprint Check Register - Quick Report - ALL

Page: 1
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 6/18/2026 From Account:
Thru: 7/15/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
64344	6/23/2026	TOTAL EXCAVATING & GRADING LLC PAY APPLICATION #2-SOMERSET TRAIL	353,655.56
64347	7/01/2026	ABT MAILCOM JUNE UTILITY BILLS	1,831.44
64348	7/01/2026	AQUAFIX INC. SU/AQUABAC	395.09
64349	7/01/2026	CINTAS VH/FLOOR MATS	147.17
64350	7/01/2026	DAREL L. HALL ANIMAL CONTROL SERVICES	258.28
64351	7/01/2026	EO JOHNSON COMPANY COPIER LEASE	136.70
64352	7/01/2026	GUARDIAN SUPPLY POL/PARNELL-INITIAL ISSUE; WEISKE-UNIFOR	1,632.77
64353	7/01/2026	MIDWEST NATURAL GAS INC. NATURAL GAS SERVICES	601.74
64354	7/01/2026	NORTHWOOD TECHNICAL COLLEGE-SUPERIOR POL/TRAINING	200.00
64355	7/01/2026	PACE ANALYTICAL SERVICES LLC SOIL TESTING-ECO APARTMENTS	1,067.00
64356	7/01/2026	POLICE AND SHERIFFS PRESS, THE POL/ID CARDS	20.00
64357	7/01/2026	REINDERS STRAW MATS	93.37
64358	7/01/2026	SAFE LINE DEFENSE POL/2 BPV	1,078.20
64359	7/01/2026	VERIZON WIRELESS PW/PKS/WU/SU/CELLPHONES	499.17
64360	7/01/2026	WISCONSIN PROFESSIONAL POLICE ASSOC JULY UNION DUES	235.00
64361	7/15/2026	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	1,666.00
64362	7/15/2026	B & J HARDWARE LLC JUNE PURCHASES	1,859.94
64363	7/15/2026	BAKKEN, THE LIB/SERVICES	320.00
64364	7/15/2026	CLIFTONLARSONALLEN 2025 AUDIT SERVICES	4,000.00

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 6/18/2026 From Account:
Thru: 7/15/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
64365	7/15/2026	COMFORT BY DESIGN INC LIB/MAINTENANCE	258.00
64366	7/15/2026	COMPUTER INTEGRATION TECHNOLOGIES INC IT SERVICES	2,469.70
64367	7/15/2026	CORE & MAIN LP WU/CURB STOP REPAIR LID	589.00
64368	7/15/2026	CWS SECURITY QUARTERLY MONITORING	101.85
64369	7/15/2026	DWD - UI UNEMPLOYMENT	151.77
64370	7/15/2026	ENERGENECS INC SU/WU/PLANT EQUIPMENT	5,272.81
64371	7/15/2026	FERGUSON WATERWORKS #2516 WU/METERS	2,779.12
64372	7/15/2026	GUARDIAN SUPPLY POL/-INITIAL ISSUE-PARNELL	8.00
64373	7/15/2026	HUDSON FORD POL/SQUAD MAINTENANCE	351.20
64374	7/15/2026	JOHNSON FORD POL/2019 SQUAD MAINTENANCE	462.38
64375	7/15/2026	LAKE WEEDERS DIGEST LLC AERATOR	6,865.00
64376	7/15/2026	LOGISTICS RECYCLING INC RECYCLING	53.20
64377	7/15/2026	MACQUEEN EQUIPMENT INC. PW/EQUIPMENT PARTS	726.36
64378	7/15/2026	NEW RICHMOND, CITY OF ELECTION NOTICES	19.83
64379	7/15/2026	NORTHWEST COMMUNICATIONS TELEPHONE EXPENSE	1,448.54
64380	7/15/2026	OLSON SANITATION LLC REFUND STREET DAMAGE DEPOSIT-651 SHAY ST	500.00
64381	7/15/2026	RASKA SEWER SERVICE PKS/PORTABLES AT DISC GOLF	182.50
64382	7/15/2026	SCHLAFER, MANDY REIMBURSEMENT FOR CRICUT PURCHASE	131.98
64383	7/15/2026	SNAKE DISCOVERY LLC LIB/SRP PRESENTER	304.00

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ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 6/18/2026 From Account:
Thru: 7/15/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
64384	7/15/2026	SOMERSET FIRE/RESCUE 2ND PAYMENT-2026 BUDGET	60,581.00
64385	7/15/2026	SOMERSET UTILITIES WATER/SEWER SERVICE	8,601.04
64386	7/15/2026	ST CROIX COUNTY HIGHWAY DEPT SPRAY PATCH	3,486.15
64387	7/15/2026	TAPCO PW/STREET SIGNS/POLES/CROSSWALK CONTROL	6,346.55
64388	7/15/2026	TRI STATE BOBCAT INC PW/MOWER REPAIRS	1,629.15
64389	7/15/2026	UNITED STATES TREASURY FORM 720	17.35
ACH 063026-1	6/30/2026	WEX BANK	864.92
	Manual Check	PW/PKS/GASOLINE CHARGES	
ACH 071126-1	7/11/2026	VERIZON WIRELESS-VSAT	5.56
	Manual Check	ELECTION MODEM	
ACH 071526-1	7/15/2026	FNC BANK	75.00
	Manual Check	ANNUAL ACH FEE	
EFT 061226-1	6/12/2026	FEDERAL TAX PYMT	14,744.69
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 061226-2	6/12/2026	HSA BANK	1,606.79
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 061226-3	6/12/2026	WISCONSIN DEFERRED COMP PROGRAM	2,637.24
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 061226-4	6/12/2026	WISCONSIN DEPT OF REVENUE	2,581.67
	Manual Check	STATE TAX DEPOSIT	
EFT 061826-1	6/18/2026	CULLIGAN OF STILLWATER	58.00
	Manual Check	WATER SYSTEM	
EFT 061826-2	6/18/2026	XCEL ENERGY	619.20
	Manual Check	ELECTRIC EXPENSE	
EFT 062026-1	6/20/2026	KWIK TRIP INC	1,418.61
	Manual Check	GASOLINE CHARGES	
EFT 062426-1	6/24/2026	XCEL ENERGY	1,079.65
	Manual Check	ELECTRIC EXPENSE	
EFT 062526-1	6/25/2026	WISCONSIN DEFERRED COMP PROGRAM	2,647.94
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 062626-1	6/26/2026	FEDERAL TAX PYMT	14,645.82
	Manual Check	FEDERAL TAX DEPOSIT	

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 6/18/2026 From Account:
Thru: 7/15/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 062626-2	6/26/2026	HSA BANK	15.00
	Manual Check	MONTHLY ACCOUNT FEES-MAY	
EFT 062626-3	6/26/2026	HSA BANK	1,606.79
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 062626-4	6/26/2026	WISCONSIN DEPT OF REVENUE	2,619.82
	Manual Check	STATE TAX DEPOSIT	
EFT 070126-1	7/01/2026	DELTA DENTAL OF WISCONSIN	1,878.33
	Manual Check	JULY DENTAL INSURANCE PREMIUMS	
EFT 070126-2	7/01/2026	FEDERAL TAX PYMT	1,267.91
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 070126-3	7/01/2026	MEDICA	28,664.61
	Manual Check	JULY HEALTH INSURANCE PREMIUMS	
EFT 070126-4	7/01/2026	PRINCIPAL LIFE INSURANCE CO	105.48
	Manual Check	JULY PREMIUMS	
EFT 070126-5	7/01/2026	QUILL CORPORATION	25.42
	Manual Check	LABELS	
EFT 070126-6	7/01/2026	XCEL ENERGY	17.36
	Manual Check	ELECTRIC EXPENSE	
EFT 070126-7	7/01/2026	CARDMEMBER SERVICE	4,426.69
	Manual Check	JUNE CHARGES	
EFT 070226-1	7/02/2026	XCEL ENERGY	120.32
	Manual Check	ELECTRIC EXPENSE	
EFT 070826-1	7/08/2026	QUILL CORPORATION	68.98
	Manual Check	PAPER/FOLDERS	
EFT 070826-2	7/08/2026	XCEL ENERGY	139.23
	Manual Check	ELECTRIC EXPENSE	
EFT 070926-1	7/09/2026	WISCONSIN DEFERRED COMP PROGRAM	2,676.02
	Manual Check	EMPLOYEE CONTRIBUTIONS	
EFT 070926-2	7/09/2026	XCEL ENERGY	68.57
	Manual Check	ELECTRIC EXPENSE	
EFT 071026-1	7/10/2026	FEDERAL TAX PYMT	15,322.94
	Manual Check	FEDERAL TAX DEPOSIT	
EFT 071026-2	7/10/2026	WISCONSIN DEPT OF REVENUE	2,682.93
	Manual Check	STATE TAX DEPOSIT	
EFT 071026-3	7/10/2026	XCEL ENERGY	1,789.28
	Manual Check	ELECTRIC EXPENSE	
EFT 071326-1	7/13/2026	CULLIGAN OF STILLWATER	58.00
	Manual Check	WATER SYSTEM RENTAL	

7/16/2026 2:47 PM

Reprint Check Register - Quick Report - ALL

Page: 5
ACCT

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 6/18/2026 From Account:
Thru: 7/15/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 071326-2	7/13/2026	XCEL ENERGY	12,784.85
	Manual Check	ELECTRIC EXPENSE	
		Grand Total	592,357.53

VILLAGE OF SOMERSET, WISCONSIN

RESOLUTION NO. 2026-05

IMPOSING A MORATORIUM ON THE RECEIPT OF APPLICATIONS FOR OR ISSUANCE OF ZONING AND OTHER PERMITS FOR THE SITING OR PLACEMENT OF DATA CENTERS IN THE VILLAGE OF SOMERSET

WHEREAS, the Village of Somerset Board of Trustees recognizes that there are potential health and safety concerns related to the construction and operation of data centers, including overburdening public services and infrastructure; and

WHEREAS, there are potential impacts on property values, conversion of productive agricultural land, and the general welfare of residents, businesses, and visitors; and

WHEREAS, the construction and operation of data centers is not consistent with existing village plans and ordinances, including the Village of Somerset Comprehensive Plan and the Village of Somerset Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED that the purpose of this Resolution is to establish a moratorium that would allow Village of Somerset to fully explore, analyze, and research the environmental, economic, health and safety aspects of data centers and to develop reasonable zoning regulations to be applied to data centers consistent with the Village of Somerset Comprehensive Plan.

BE IT FURTHER RESOLVED that for the purposes of this Resolution, a data center is any facility housed in one or more structures that primarily contains electronic equipment used to process, store, manage, and transmit digital information, and that uses environmental control equipment to maintain the conditions for the operation of electronic equipment; and

BE IT FURTHER RESOLVED that Pursuant to Wis. Stat. §61.34, Village of Somerset adopts a moratorium on the receipt of applications for and the granting of all zoning and building related permits for the placement or construction of data centers; and

BE IT FURTHER RESOLVED that the moratorium shall be in effect for a period of 12 months from adoption of resolution or until it is rescinded, whichever is earlier.

BE IT FURTHER RESOLVED that the moratorium adopted herein is not intended to be and does not constitute a “development moratorium” as that term is defined in Wis. Stat. §66.1002(1)(b).

Adopted by the Village Board on this 21st day of July, 2026.

Donald Kern, Village President

Attest:

Jessica Lehman, Village Clerk

Jessica Lehman

From: [REDACTED]
To: Jessica Lehman
Subject: Re: Joe Casey Park

Dear public works director Robert Gunther and Somerset Village Board,
I am writing to follow up on the official notification 6/01/2026 provided to you by Lieutenant John Farrell regarding: public safety hazard on village-owned apron at my driveway. Lt. Farrell confirmed to you that the driveway apron used by motorized bikes, scooters, skateboards, etc. to access the public sidewalk is owned by the Village of Somerset.

This apron is village property, the responsibility to manage this traffic pattern rests entirely with the village.

The current setup allows wheeled traffic to use public right-of-way as a high speed park ramp, creating an immediate danger to my family as we attempt to back out of our garage-driveway.

Since the village has a full jurisdiction over this apron, I am requesting that the public works dept. Immediately take action on your property to protect the public and my family.

Please, install temporary plastic bollards, water barriers etc.

Naw that the village has been formally notified of this hazard on its own property via the police dept., the village assumes direct liability for any accidents or injuries that result from a failure to secure this entrance

Notice of property damages,

As previously documented in the police report. The Village of Somerset unmanaged traffic from Joe Casey park has caused direct structural damage to my driveway due to the public operating: motorized bikes, scooters, skateboards etc. the village failed to build a crosswalk or install physical trail barriers.

I am being forced to absorb private maintenance cost for public park design flaw.

I look forward to your prompt response detailing what physical safeguards will be installed.

Thank you, Nina

[Sent from the all new AOL app for iOS](#)

On Monday, May 4, 2026, 5:40 AM, najuno1@aol.com <najuno1@aol.com> wrote:

Good morning Jessica,

Thank you so much for your prompt response!

My neighbors are campaigning for a crosswalk leading from the sidewalk to the park.

Yes, it's necessary to improve the access to the park, for a safe-less dangerous crossings for all in our neighborhood.

Safety is our number one priority and concern!

Thank you for helping, have a wonderful day!

Sincerely,

Nina Wolbank

[Sent from the all new AOL app for iOS](#)

On Wednesday, April 29, 2026, 3:26 PM, Jessica Lehman [REDACTED] wrote:

Hi Nina,

Please see the message from our Public Works Director below. You may contact him if you have additional questions or concerns.

Thank you,

Jessica Lehman

Clerk/Deputy Treasurer

(715) 247-3395

Village of Somerset Office Hours

Monday – Thursday 8-4pm

Friday 8-12pm

From: Robert Gunther <[REDACTED]>
Sent: Wednesday, April 29, 2026 3:10 PM
To: Jessica Lehman [REDACTED]
Subject: RE: Joe Casey Park

Jim and I did visit Joe Casey today. There is not currently a crosswalk leading to the park from the sidewalk on the east side of the road to the park which is on the west side of the road. The park has been there for quite sometime and this is the first time we have been asked to improve the access. We can have a crossing added but it would take some sidewalk corrections and engineering to comply with ADA requirements. We can look at adding children at play signs but those become ineffective overtime due to motorist desensitization over time.

We found no yard or tree debris in the park. There is a pile of trees that are piled not too far from there from the contractor that is putting the multi-use trail connections in. That pile will be removed by the contractor any day.

Thanks for bringing this to our attention.

Bob

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St. PO Box 356

Somerset, WI 54025

Office: (715) 247-3395

Cell: [REDACTED]

From: Jessica Lehman <[REDACTED]>
Sent: Wednesday, April 29, 2026 11:16 AM
To: Robert Gunther [REDACTED]
Subject: Joe Casey Park

Hello,

Can/should additional safety/road matters be addressed at Joe Casey Park on Aspen? A concerned resident stopped at the village hall today asking about it. Crosswalk; Children at Play; Slow Down; etc.

Is there tree/yard debris in the park that needs to be cleaned up?

Nina Wolbank

[REDACTED]

[REDACTED]

[REDACTED]

Thank you,

Jessica Lehman

Clerk/Deputy Treasurer

(715) 247-3395

Village of Somerset Office Hours

Monday – Thursday 8-4pm

Friday 8-12pm

Mia Porter

[REDACTED]
Somerset, WI 54025
[REDACTED]
[REDACTED]

June 8, 2026

To: The Town Board of Trustees and Department of Public Works

Subject: Formal Request for Traffic Safety Sign Installation on Main Street {Autistic Child Area}

Dear Members of the Town Board and Public Works Director,

I am writing to formally request the installation of a traffic safety warning sign, specifically an "Autistic Child Area" sign on Main Street. This safety measure is requested for the immediate vicinity of my residence at [REDACTED] and nearest cross street.

My 6 year old daughter is autistic and exhibits a profound lack of danger awareness, combined with a high risk for elopement[wandering]. As you know, Main Street is a highly trafficked thoroughfare with a speed limit of 25 mph, where motorists frequently exceed the posted limits. Because our home sits directly on this busy route, the lack of driver awareness poses an immediate, severe safety risk to my daughter should she ever breach our home's perimeter security.

The installation of a highly visible caution sign will serve several critical purposes:

Motorist Alert

Increased Reaction Time

Community Safety

I am fully prepared to provide supporting documentation from my daughter's medical provider outlining her specific safety and elopement risks if required by the Department of Public Works. If Main Street falls under county or state jurisdiction rather than municipal control, I respectfully request the Town Board's guidance and formal endorsement to help me escalate this petition to the appropriate Department of Transportation.

Thank you for your time, consideration, and swift attention to this critical neighborhood safety matter. I look forward to your response and to working collaboratively with the town to protect our community's most vulnerable residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mia Porter".

Mia Porter

Jessica Lehman

From: [REDACTED]
Sent: Tuesday, July 14, 2026 9:16 AM
To: Robert Gunther; Jessica Lehman
Cc: Andrea Otto; Brian A. Haas; Brian A. Haas
Subject: Re: Requests needed for Winesap agenda item development agreement amendment

The language below should be good. I do know we plan on working with JP Brooks on some of the lots and I know at the last meeting that was something the board was asking about. Please let me know if you need anything else. Thanks.

Upon completion of an all weather surface road sufficient to provide emergency vehicle access, Subdivider shall be allowed to construct up to 4 model homes provided that no homes shall be sold until such time as a certificate of occupancy has been issued for the structure. ~~Furthermore, Subdivider agrees that no undeveloped lot(s) on the Property shall be sold to a third party until such time as a completed home is constructed on the lot.~~ Notwithstanding the foregoing, undeveloped lots may be transferred to a related entity controlled by Subdivider prior to the completion of a home on the lot. Additionally, the Village consents to vacant lot sales to any other builder not associated or affiliated with Subdivider. Capstone Homes or its affiliate.

John Anderson
[REDACTED]

On Wednesday, July 8, 2026 at 09:35:18 AM CDT, Jessica Lehman [REDACTED] > wrote:

Hi John,

The item is already on the next VB agenda since it was tabled at the last meeting. Do you have an updated Developer's Agreement to submit to the Board? I've included the motion from the last meeting:

Developer's Agreement Amendment – Winesap Prairie

Motion by Plourde, second by Krohn to table the amendments to the Developer's Agreement for Winesap Prairie First Addition, Section 8, Letter G. Motion carried unanimously. The Village Board would like to see language added to include "with approval from the Village Board" or "Unless approved by the Village Board."

Thank you,
Jessica Lehman

From: johnbranderson@aol.com [REDACTED]
Sent: Tuesday, July 7, 2026 10:19 AM
To: Robert Gunther [REDACTED]
Cc: Jessica Lehman [REDACTED] >; Andrea Otto [REDACTED] >; Brian A. Haas [REDACTED]; Brian A. Haas [REDACTED]
Subject: Re: Requests needed for Winesap agenda item development agreement amendment

Citywide Development is requesting to be on the next Village Board meeting to continue the discussion in regards to amending the development agreement language for Winesap Prairie First Addition as stated in the email below. Please add us to the next agenda which I think is scheduled for July 21. Thanks and please verify we are on that agenda.

John Anderson
[REDACTED]

On Tuesday, June 9, 2026 at 04:46:11 PM CDT, johnbranderson@aol.com <johnbranderson@aol.com> wrote:

Citywide Development, Inc, is requesting an amendment to the development agreement for Winesap Prairie First Addition for section 8 letter g as follows:

Upon completion of an all weather surface road sufficient to provide emergency vehicle access, Subdivider shall be allowed to construct up to 4 model homes provided that no homes shall be sold until such time as a certificate of occupancy has been issued for the structure. ~~Furthermore, Subdivider agrees that no undeveloped lot(s) on the Property shall be sold to a third party until such time as a completed home is constructed on the lot.~~ Notwithstanding the foregoing, undeveloped lots may be transferred to a related entity controlled by Subdivider prior to the completion of a home on the lot. Additionally, the Village consents to vacant lot sales to any other builder not associated or affiliated with Subdivider. ~~Capstone Homes or its affiliate.~~

Please verify receipt and please let me know if you have any questions or concerns.

John Anderson
[REDACTED]

On Monday, June 8, 2026 at 11:43:59 AM CDT, Robert Gunther [REDACTED] wrote:

Hi John,

I looked at the LOC reduction that I was working on and realized I don't have a formal request to reduce the LOC.

2. *As work progresses on installation of Improvements constructed as part of the Agreement, the Municipal Engineer, upon written request from the Subdivider from time to time, is authorized to recommend a reduction in the amount of surety. When portions of construction (water, sanitary sewer, street, sidewalk, greenway, or other Improvements) are completed by the Subdivider, and determined acceptable by the Municipal Engineer, the Municipal Board at its sole discretion is authorized, upon submission of lien waivers by the Subdivider's contractors, to reduce the amount of surety.*

I would also need you to complete the information on Exhibit K of the developer's agreement and include the amount that you are requesting to be reduced from the LOC.

For the language change in the builder restriction in the developer's agreement, will you please provide a request to open the development and language you would like in place of what is currently limiting Preferred Builders from transferring those lots to a builder other than Capstone Homes.

Once you have all of that done, please send it to the Clerk, Jessica Lehman, who is copied on this email those two requests and she can have it placed on the agenda as long as everything is sufficient with the requests.

Thanks,
Bob

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St.

Somerset, WI 54025

Office: (715) 247-3395

Cell: [REDACTED]