

**Village of Somerset
Plan Commission Minutes
Regular Meeting
Thursday, June 4, 2026 | 6:00 PM**

Donald Kern called the Public Hearing to order at 6:00 p.m. Present at the village hall was Laine Belter, Brenda Forrest, Donald Kern, Jessica Plourde, Kim Putz, Brent Stanley, and Dan Vanasse.

PUBLIC HEARING - PUBLIC COMMENT

David Wolner, 494 Forrest Dr – Stated his concerns to develop an additional three homes on an outlot in the Winesap Prairie development which includes the high density of housing, small lot sizes, and lack of open space for children. Wolner is in favor of preserving the outlot as an open space and exploring ways to incorporate trail systems and recreational areas into the development.

John Anderson, a representative of Citywide Development spoke in support of the proposal to divide the outlot into three residential lots. Anderson noted that the proposed lots are similar to existing homes along the highway and that additional comparable lots are planned in future phases. Anderson stated that the development includes a network of trails and sidewalks, some of which have not yet been constructed because future phases have not been completed.

Belter stated that, due to the density of the neighborhood, the outlot was intended to serve as green space or provide a community-oriented use, such as a pavilion, small retail space, or other convenience service for residents. Belter recalled that while early concepts may have shown housing on the site, a decision was later made to remove residential lots from the outlot because of concerns about limited green space. Belter emphasized that the intent was to provide an amenity or open space for residents rather than additional housing.

Kern closed the Public Hearing at 6:13 pm.

Kern opened the regular meeting at 6:13 pm.

PUBLIC COMMENT

No one from the public spoke on the new business items.

MINUTES

Motion by Putz, second by Plourde to approve the minutes of the May 7, 2026 regular meeting. Motion carried unanimously.

NEW BUSINESS

**Application to Replat Land, parcel #181-4110-43-400 located at 455 Bruce Larson Way.
Applicant: Citywide Development Inc. (owner)**

Motion by Belter, second by Forrest to deny the application to replat parcel #181-4110-43-400 located at 455 Bruce Larson Way. Applicant: Citywide Development Inc. (owner), as presented. Motion carried on a roll call vote of 6-1 (Kern-aye, Plourde-nay, Belter-aye, Forrest-aye, Putz-aye, Stanley-aye, Vanasse-aye).

Zoning Enforcement Process

Motion by Forrest, second by Stanley to recommend that the Village Board look at hiring a zoning enforcement officer. Motion carried unanimously.

Plourde left the meeting at 7:13 pm.

Reschedule July Plan Commission due to the July 4th Holiday

Motion by Vanasse, second by Belter to reschedule the July Plan Commission meeting to Thursday, June 25, 2026 at 6:00pm. Motion carried unanimously.

ADJOURNMENT

Motion by Vanasse, second by Belter to adjourn. Motion carried unanimously. The meeting adjourned at 7:15 pm.

VILLAGE OF SOMERSET
PLAN COMMISSION – CONDITIONAL USE PERMIT
FEE \$250.00

Office Use Only
Received ____/____/____
Fee Received \$_____

PROPERTY INFORMATION

Site Address: 777 Lehman Way
Parcel #: 181-1045-20-200
Zoning District: Commercial
Present use(s) of property: Steel Business
Proposed use(s) of property: Steel Business

APPLICANT CONTACT INFORMATION

Applicant is: ☐ Property Owner ☒ Owner's Agent ☐ Developer ☐ Other _____
Applicant's Name: Mitch Ortnier
Business Name: American Structural Metals
Mailing Address: 777 Lehman Way
City / State / Zip Code: Somerset, WI 54025
Daytime Phone: [REDACTED] Cell Phone: [REDACTED]
Email: [REDACTED]

PROPERTY OWNER CONTACT INFORMATION (if applicable)

Property Owner(s) Name(s): _____
Mailing Address: _____
City / State / Zip Code: _____
Daytime Phone: _____ Cell Phone: _____
Email: _____

ADDITIONAL PROPERTY INFORMATION / PLAN OF OPERATION

Please answer the following questions and include them with your application materials.

Describe the property, existing and proposed buildings, type of business proposed including products and/or services.

There is an existing building

VILLAGE OF SOMERSET
PLAN COMMISSION - CONDITIONAL USE PERMIT

(continued) ADDITIONAL PROPERTY INFORMATION / PLAN OF OPERATION

Describe any noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use.

NA

Anticipated maximum number of facility users and visitors at one time

NA

Current or Proposed parking

50 parking spots

Projected traffic generation (trip generation).

NA

Frequency of deliveries to site and type of vehicles that will deliver.

NA

Days and Hours of Operation:

NA

Will there be any signage (type, number, size, lighting, location, existing or new, etc.)

No

Describe proposed on-site security measures including any existing and proposed fire suppression and life safety systems.

None

VILLAGE OF SOMERSET
PLAN COMMISSION - CONDITIONAL USE PERMIT

(continued) ADDITIONAL PROPERTY INFORMATION / PLAN OF OPERATION

Describe proposed dumpster enclosure and trash removal.

NA

Attach safety data sheets for all materials that will be used or stored on site.

NA

If using an existing building, does the proposed use require a change in occupancy?

NA

Status of interior plans requiring State approval.

In process

Status of State License(s)/Certificate(s) required for operation.

Peterson Pole Buildings

List the timetable for completion of construction and the anticipated opening date

December 2026

REQUIRED SIGNATURE(S)

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:

Applicant's Signature

6-24-26

Date

Property Owner's Signature (if applicable)

Date

VILLAGE OF SOMERSET
PLAN COMMISSION - CONDITIONAL USE PERMIT

CHECKLIST

- ☐ Completed Application & Fee
- ☐ Floor plan
- ☐ Site plan including name of project and owner/applicant, site address, date, scale, north arrow, yard setbacks, parking and loading areas, sidewalks and other pedestrian facilities, and location of buildings and signs

CONDITIONAL USE PERMIT PROCEDURE

1. Submit Application for Review.
 - a. Application is reviewed by Staff (Clerk, Village Attorney, Economic Development Director, and Building Inspector)
 - b. Conditional Use Permit applications require a public hearing. The public hearing notice must be published 10 days prior to the Plan Commission meeting. The Plan Commission meets on the first Thursday of each month. Notice of the hearing is also sent to all property owners within 100 feet of the subject property.
2. Plan Commission holds Public Hearing & reviews Conditional Use Permit application.
 - a. After review/discussion, Plan Commission will approve/reject the application. If approved, the application will be reviewed by the Village Board for final approval.
3. Village Board action. The Village Board meets on the third Tuesday of each month.

ZONING DISTRICTS

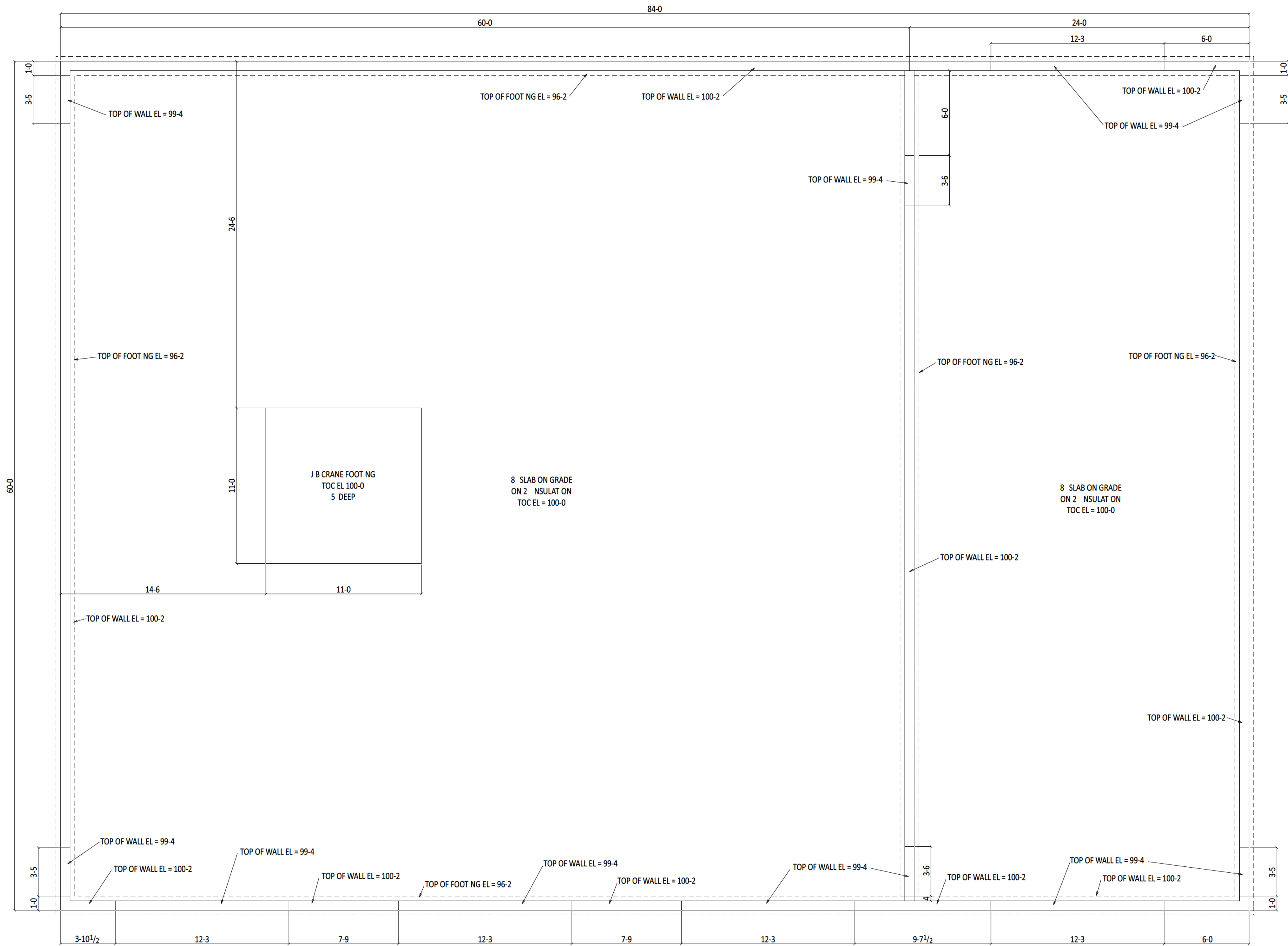
R-1 Single-Family Residential District	I-1 Industrial District
R-2 Two-Family Residential District	A-1 Agricultural District
R-3 Multiple Family Residential District	W-1 Conservancy District
R-4 Residential Estate District	PUD Planned Unit Development District
R-5 Twin Home District	Groundwater Protection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

AUTHORIZATION

The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby: ☐ Approve the application ☐ Reject the application

Village President Signature

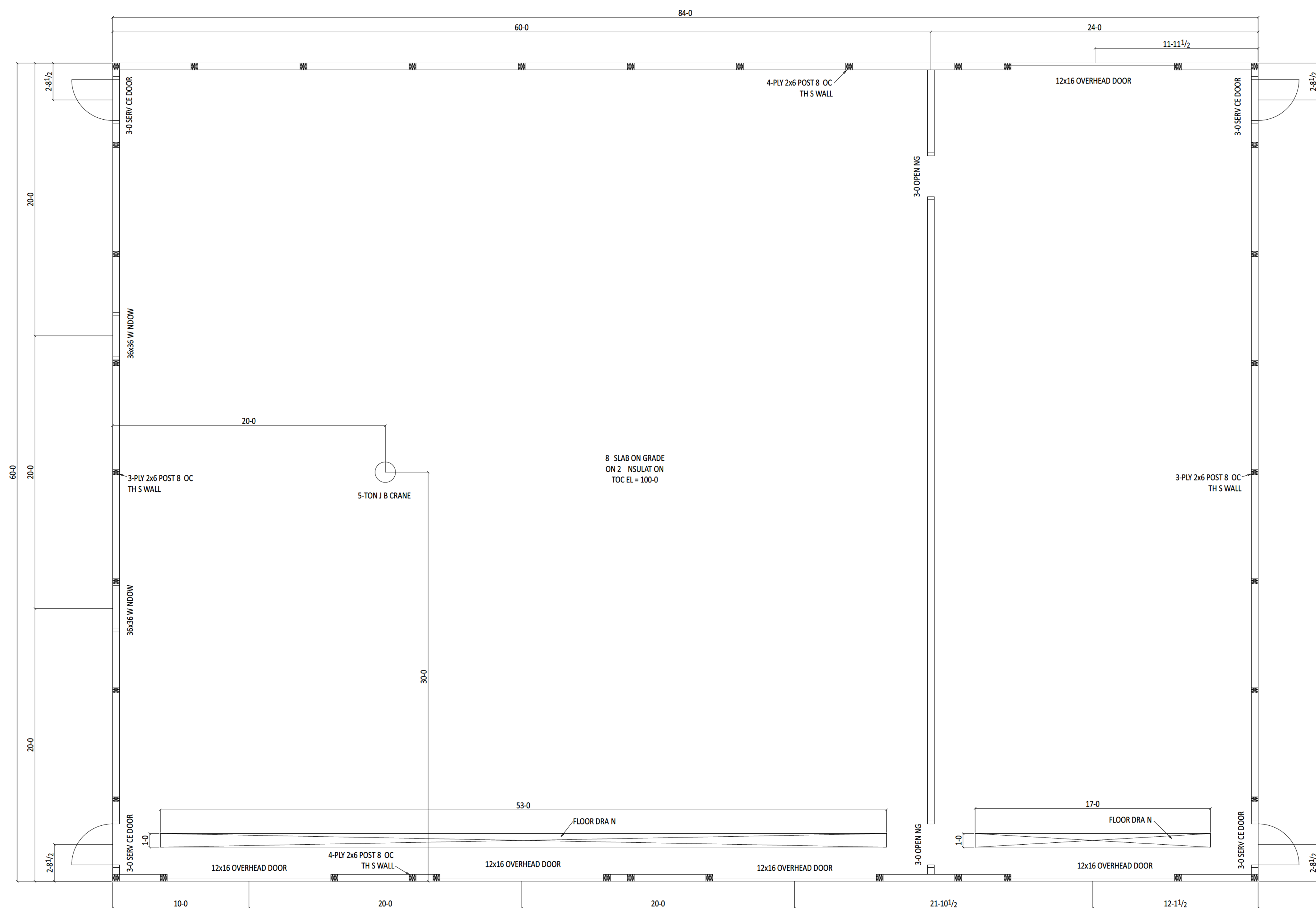
Date



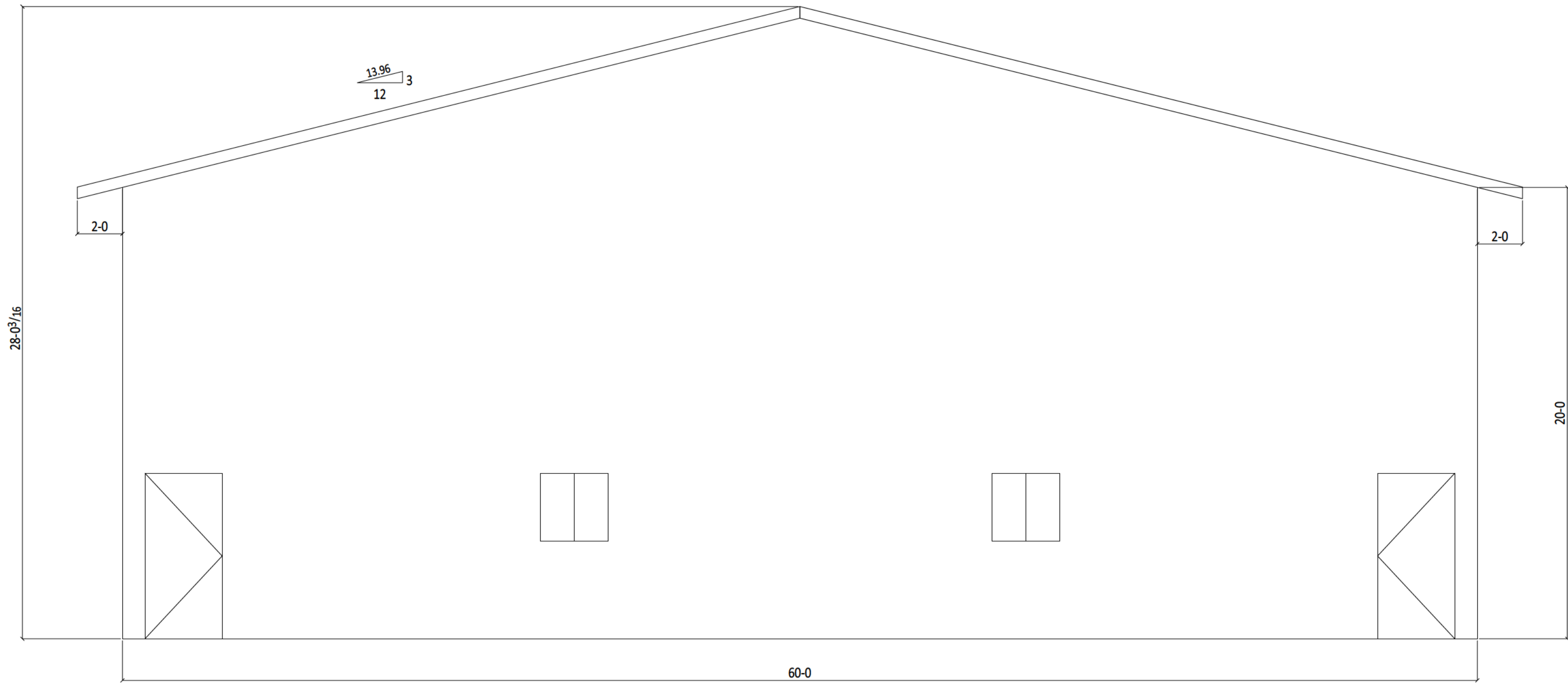
FOUNDATION PLAN
Elevation: 100-0 (U.N.)



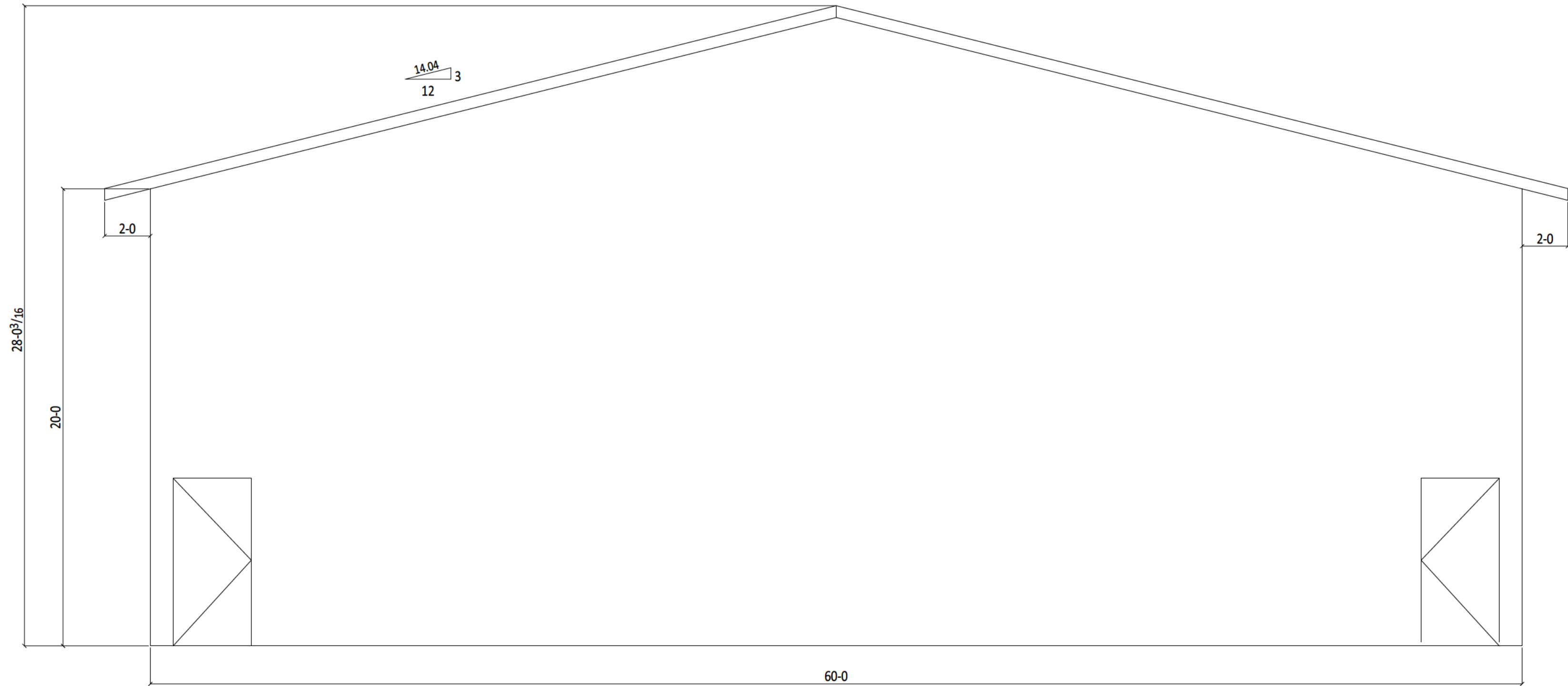
AISC CERTIFIED FABRICATOR		NOTE THE DIMENSIONS SHOWN ON THIS DRAWING MUST BE STRICTLY ADHERED TO IN ORDER TO OBTAIN THE PROPER ALIGNMENT OF MEMBERS. THIS DRAWING IS TO BE USED FOR THE PLACING OF A STEEL MATERIAL ONLY. REPORT SHORTAGES, ERRORS OR MISUNDERSTANDINGS AT ONCE. BACK CHARGES WILL NOT BE HONORED WITHOUT PROPER WRITTEN ASSESSMENT. AUTHORIZATION CLAIMS MUST BE SUBMITTED TO US IN WRITING WITHIN 14 DAYS AFTER NOTIFICATION.	
			
AMERICAN STRUCTURAL METALS, INC. 777 Lehmann Way - PO Box 40 - Somerset, WI 54025 Telephone 715-247-5950 Fax 715-247-1053			
JOB DETAILERS	DATE 5-26	ITEM FOUNDATION PLAN	
DRAWN BY MO	WELDS E70XX	PROJECT MAINTENANCE BUILDING	
CHKD BY		LOCATION SOMERSET, WI	
MATERIAL PREPARATION		CONTRACTOR	
		ENGINEER	
MATERIAL FINISH			
		REV DATE	DESCRIPTION BY
UNLESS NOTED		JOB NO	SHEET NO
		0626-5	E1
			REV NO



AISC
CERTIFIED
FABRICATOR



EAST ELEVATION



WEST ELEVATION

AISC

CERTIFIED

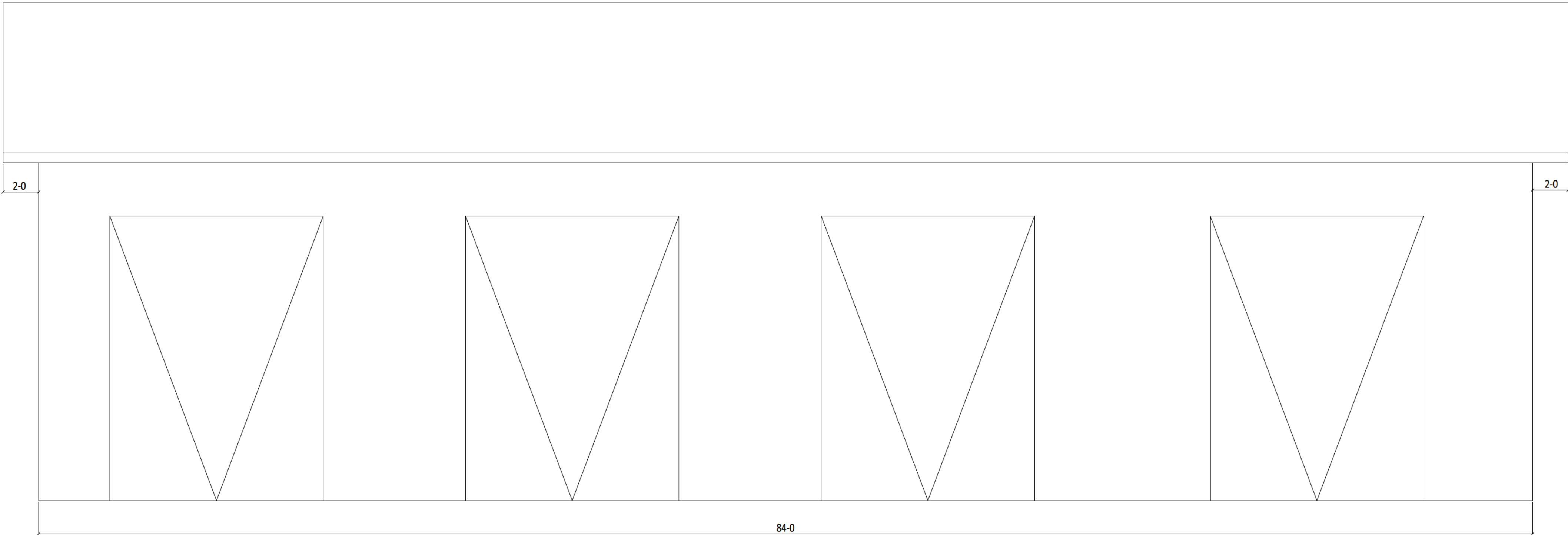
FABRICATOR

NOTE: THE DIMENSIONS SHOWN ON THIS DRAWING MUST BE STRICTLY ADHERED TO IN ORDER TO OBTAIN THE PROPER ALIGNMENT OF MEMBERS. THIS DRAWING IS TO BE USED FOR THE PLACING OF A STEEL MATERIAL ONLY. REPORT SHORTAGES, ERRORS OR MISUNDERSTANDINGS AT ONCE. BACK CHARGES WILL NOT BE HONORED WITHOUT PROPER WRITTEN ASSESSMENT. AUTHORIZATION CLAIMS MUST BE SUBMITTED TO US WITHIN 14 DAYS AFTER NOTIFICATION.

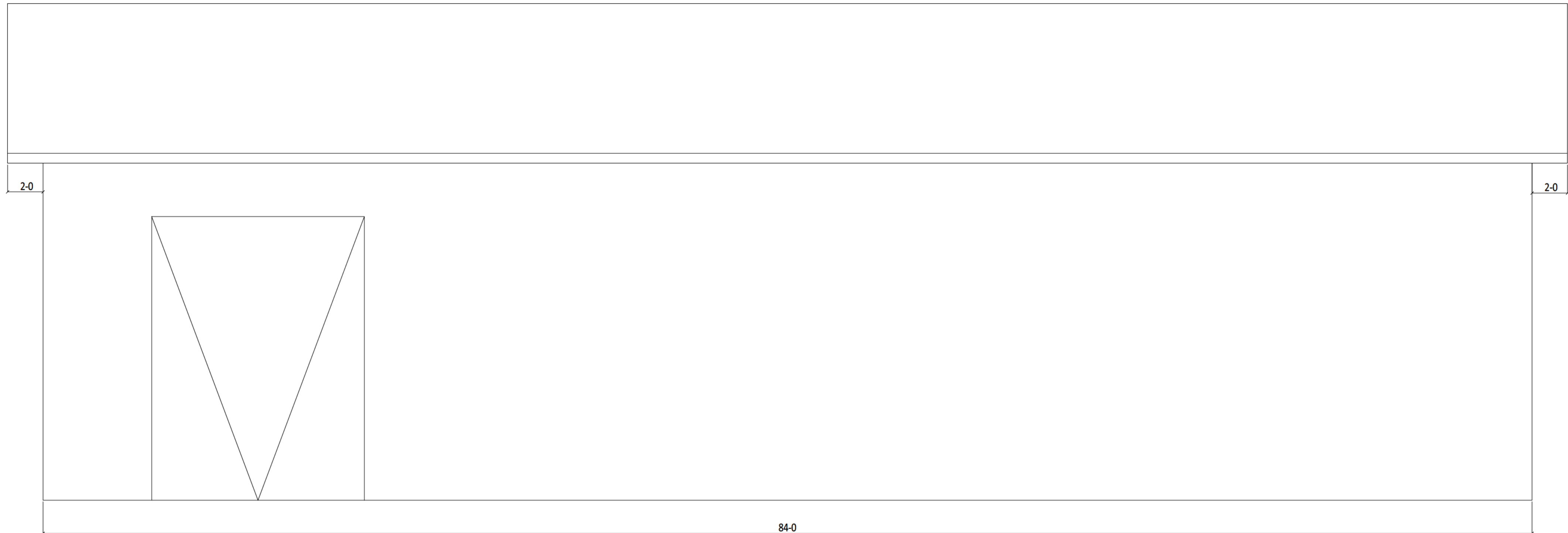
AMERICAN STRUCTURAL METALS, INC.

777 Lehmann Way - PO Box 40 - Somerset, WI 54025
Telephone 715-247-5950 Fax 715-247-1053

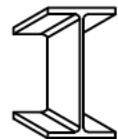
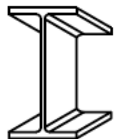
JOB DETAILERS	DATE 5-26	TEAM	ELEVATIONS
DRAWN BY MO	WELDS E70XX	PROJECT	MAINTENANCE BUILDING
CHKD BY		LOCATION	SOMERSET, WI
MATERIAL PREPARATION		CONTRACTOR	
		ENGINEER	
MATERIAL FINISH			
		REV	DATE
		DESCRIPTION	BY
FILES 13/16# UNLESS NOTED	JOB NO	0626-5	SHEET NO E3
		REV NO	

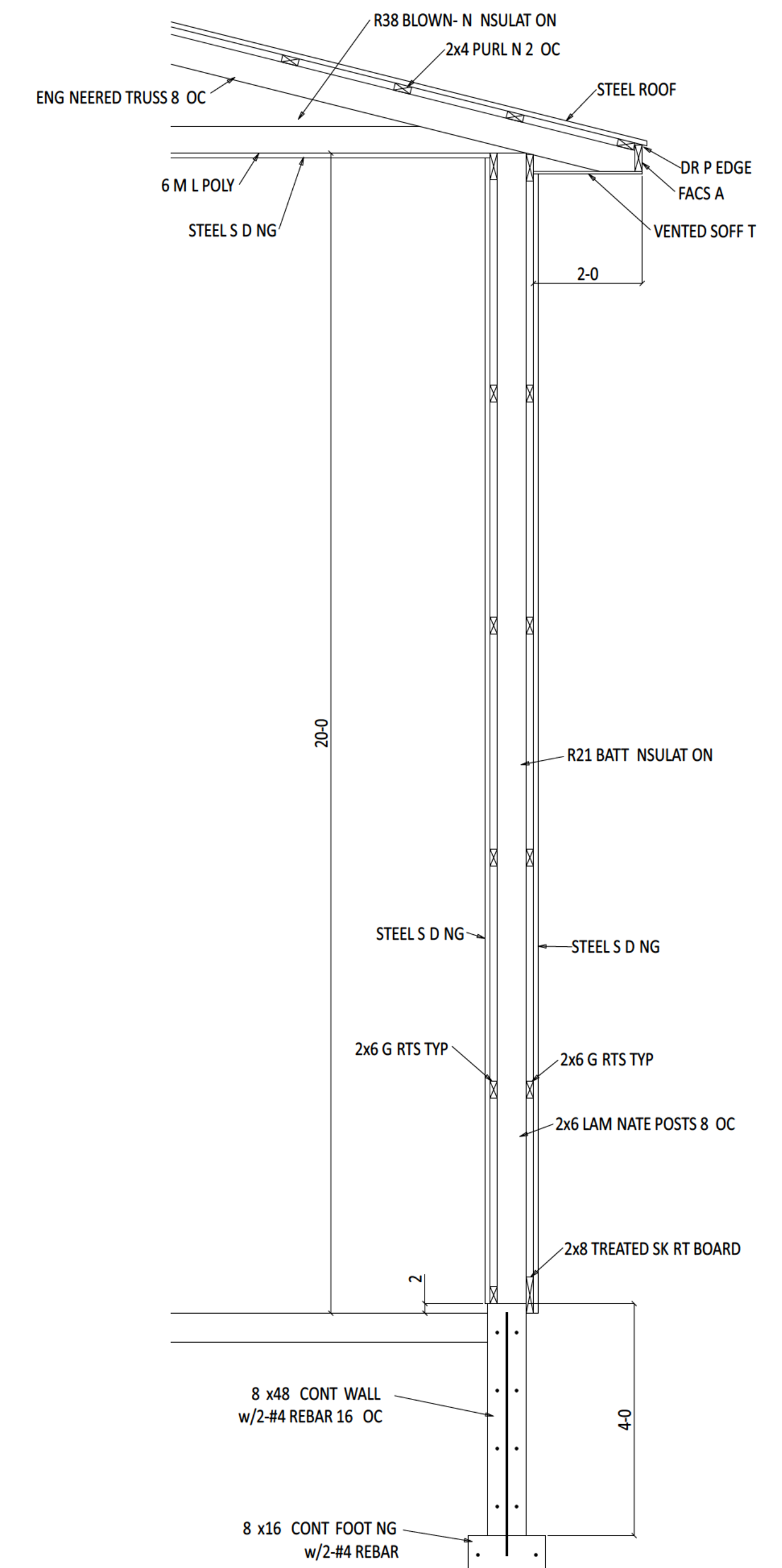
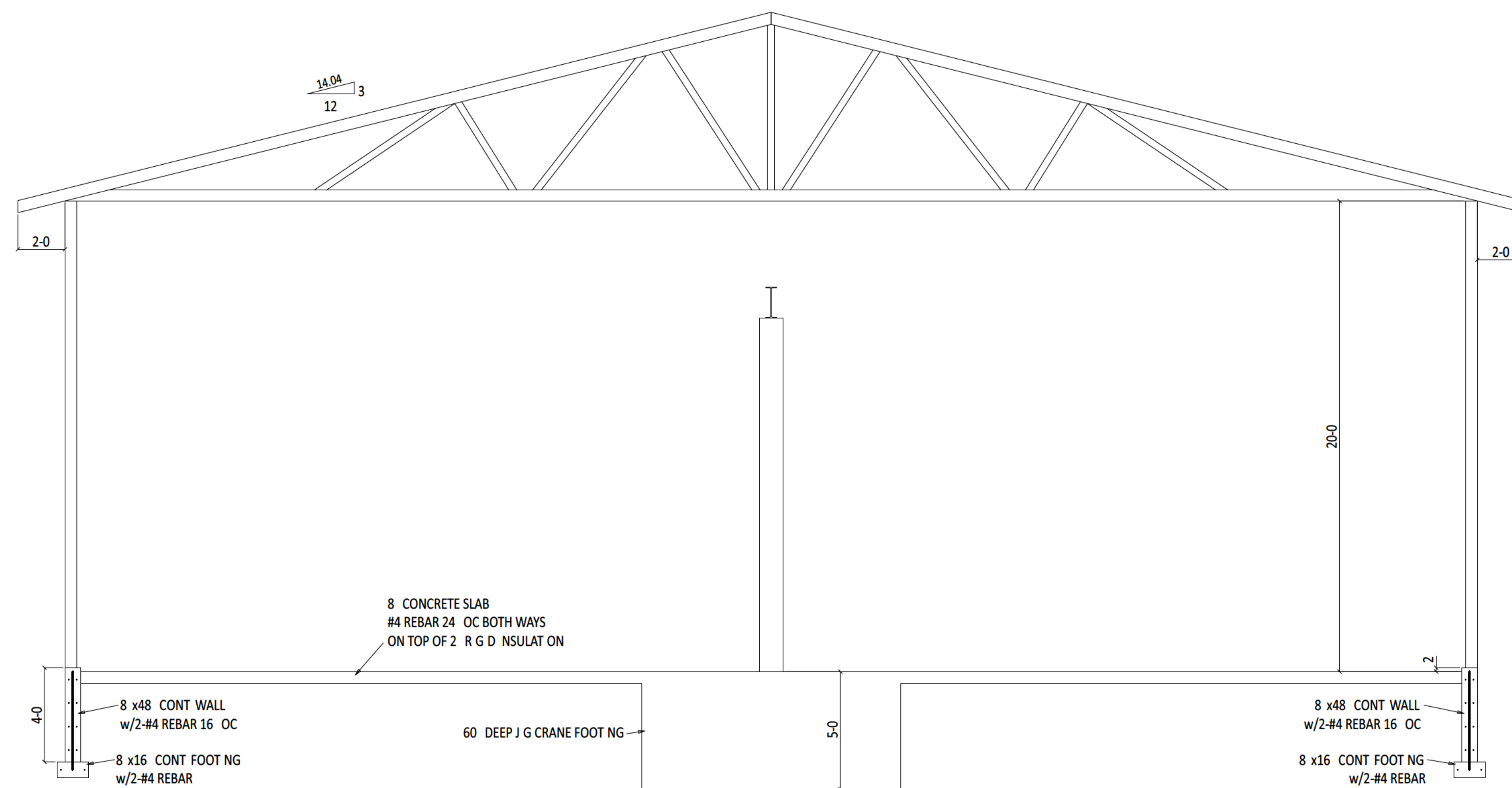


NORTH ELEVATION



SOUTH ELEVATION

 AISC CERTIFIED FABRICATOR		NOTE: THE DIMENSIONS SHOWN ON THIS DRAWING MUST BE STRICTLY ADHERED TO IN ORDER TO OBTAIN THE PROPER ALIGNMENT OF MEMBERS. THIS DRAWING IS TO BE USED FOR THE PLACING OF A S.M. MATERIAL ONLY. REPORT SHORTAGES, ERRORS OR MISUNDERSTANDINGS AT ONCE. BACK CHARGES WILL NOT BE HONORED WITHOUT PROPER WRITTEN ASSUMPTION. AUTHORIZATION CLAMS MUST BE SUBMITTED TO US IN WRITING WITHIN 14 DAYS AFTER NOTIFICATION.	
 AMERICAN STRUCTURAL METALS, INC. 777 Lehmann Way - PO Box 40 - Somerset, WI 54025 Telephone 715-247-5950 Fax 715-247-1053			
JOB DETAILERS	DATE 5-26	TEAM	ELEVATIONS
DRAWN BY MO	WELDS E70XX	PROJECT	MAINTENANCE BUILDING
CHKD BY		LOCATION	SOMERSET, WI
MATERIAL PREPARATION		CONTRACTOR	
		ENGINEER	
MATERIAL FINISH			
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		E4	REV NO

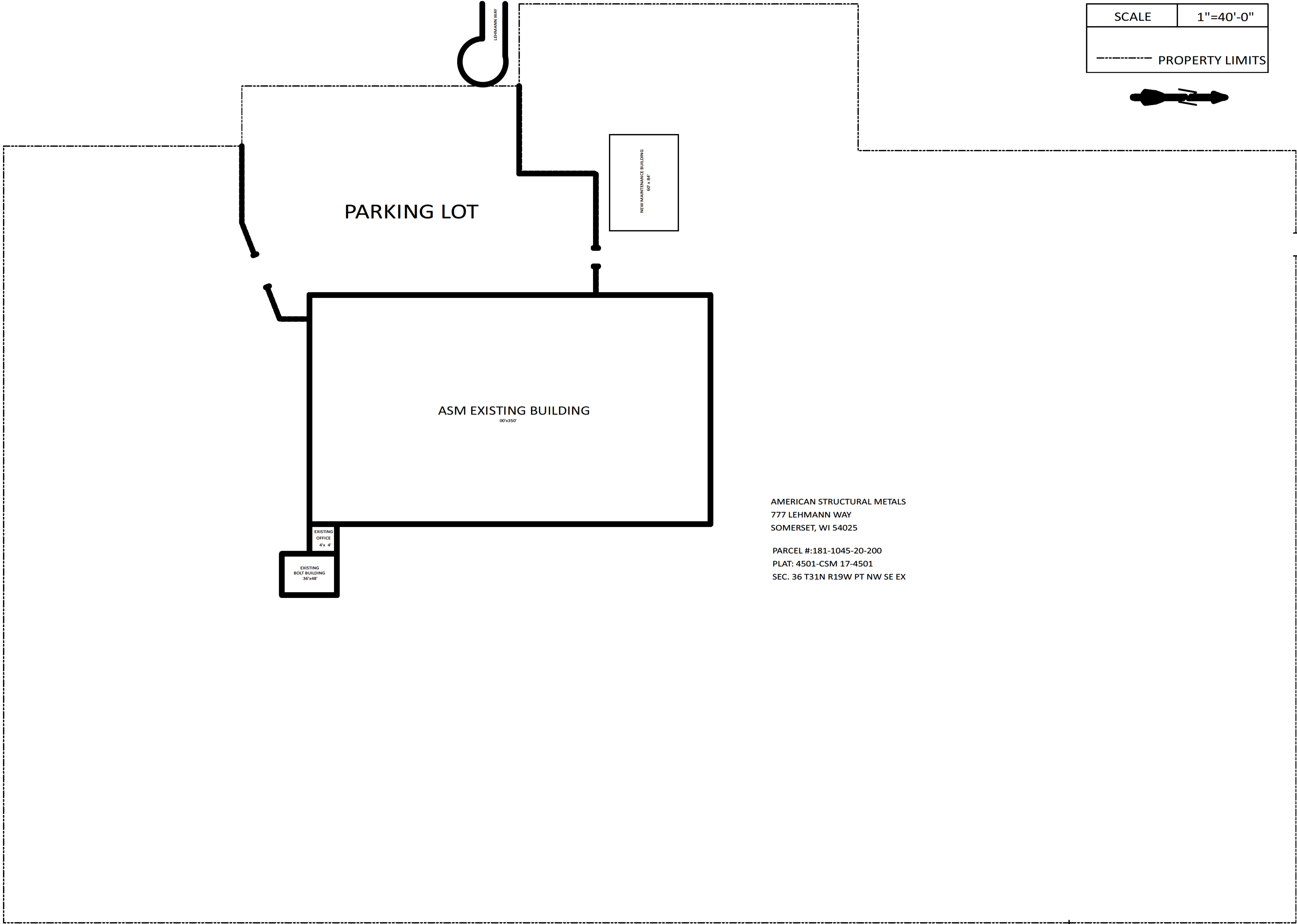


AISC
CERTIFIED
FABRICATOR

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AMERICAN STRUCTURAL METALS, INC.
 777 Lehmann Way - PO Box 40 - Somerset, WI 54025
 Telephone 715-247-5950 Fax 715-247-1053

[illegible]



SCALE	1"=40'-0"
----- PROPERTY LIMITS	



AMERICAN STRUCTURAL METALS
777 LEHMANN WAY
SOMERSET, WI 54025

PARCEL #:181-1045-20-200
PLAT: 4501-CSM 17-4501
SEC. 36 T31N R19W PT NW SE EX

JOB DETAILERS	DATE 5-26	TEAM	SITE PLAN
DRAWN BY MO	WELDS E70XX	PROJECT	MAINTENANCE BUILDING
CHKD BY	LOCAT ON	SOMERSET, W	
FILES 13/160 UNLESS NOTED	JOB NO 0626-5	SHEET NO E6	REV NO

CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET

ISSUED TO: American Structural Metals
Fred Rierman
777 Lehmann Way
Somerset WI 54025 prosperous

Permit No.: 2003-01

Parcel Number: see CSM

Zoning: Industrial (I1)

Conditional Use: Operate a metal fabrication business

Approved By
Village Board: April 15, 2003

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

- 1) Install and maintain a fence 10-ft. high with concealment slats around the entire outside storage area.
- 2) All outside storage must be contained in the fenced area with stored material not to exceed the fence height.
- 3) Abide by the approved site plan.
- 4) Abide by the terms of the Developers Agreement.
- 5) The plan commission and village board must approve future expansion plans.
- 6) No production or storage of hazardous materials.
- 7) Provide paved parking at a minimum of one space per employee and an area for visitors/customers.
- 8) Provide means for adequate dust control at a minimum of twice per year from June 1st through October 30th.

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

Pamela Donohoe, Village Clerk

Date

Issue Statement
Conditional Use Permit Application from American Structural Metals
Submitted By: Jessica Lehman
July 9, 2026

Issue:

Conditional Use Permit Application was received on June 29, 2026 including the building plans for the addition.

Review of the Application was completed on July 8, 2026 by the Director of Public Works and the Village Attorney. The review found no concerns. The Village Attorney advised that the Plan Commission:

- Verify AMS has complied with the conditions placed on their existing CUP permit
- Include similar conditions with this approval
- Include additional conditions, if there are new concerns about the operation

Suggested Motion:

I move to approve the Conditional Use Permit Application from American Structural Metals, with the following conditions:

- 1) Maintain the 10-ft. with concealment slats around the entire outside storage area.
- 2) All outside storage must be contained in the fenced area with stored material not to exceed the fence height.
- 3) Abide by the approved site plan.
- 4) Abide by the terms of the Developers Agreement.
- 5) The plan commission and village board must approve future expansion plans.
- 6) No production or storage of hazardous materials.
- 7) Provide paved parking at a minimum of one space per employee and an area for visitors/customers.
- 8) Provide means for adequate dust control at a minimum of twice per year from June 1st through October 30th.

VILLAGE OF SOMERSET
PLAN COMMISSION – SITE PLAN REVIEW

Office Use Only
Received 07/23/2026

PROPERTY & PROJECT INFORMATION

Site Address: PRECO - 500 Laser Drive, Somerset, WI
Parcel #: 181-1001-40-000, 9.4 Acres, 409,464 SF
Zoning District: I-1 Industrial
Current use(s) of property: Industrial
Proposed use(s) of property: Industrial
Current Number of Employees: 190(3 shifts) Proposed Number of Employee: 250(3 shifts)
Current Building Floor Area: 101,000 SF Proposed Building Floor Area: 0
Current Number of Parking Stalls: 167 Proposed Number of Parking Stalls: 50
Percent of Existing Impervious Surface: 60%, 5.64 Acres, 245,678 SF
Percent of Proposed Impervious Surface: 65%, 6.1 Acres, 265,716 SF
Describe the Proposed Project: Existing asphalt and gravel parking lot improvements and additional new 50 parking spaces expansion.

APPLICANT CONTACT INFORMATION

Applicant is: ☐ Property Owner ☒ Owner's Agent ☐ Developer ☐ Other _____
Applicant's Name: Frank See,
Business Name: Derrick Building Solutions, Project Manager
Mailing Address: 1505 Hwy 65
City / State / Zip Code: New Richmond, WI 54017
Daytime Phone: [REDACTED] Cell Phone: [REDACTED]
Email: [REDACTED]

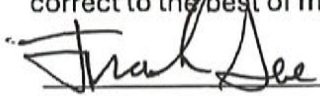
PROPERTY OWNER CONTACT INFORMATION (if applicable)

Property Owner(s) Name(s): _____
Mailing Address: _____
City / State / Zip Code: _____
Daytime Phone: _____ Cell Phone: _____
Email: _____

VILLAGE OF SOMERSET
PLAN COMMISSION – SITE PLAN REVIEW

REQUIRED SIGNATURE(S)

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:



Applicant's Signature

7/23/2026

Date

Property Owner's Signature (if applicable)

Date

CHECKLIST

- ☐ Contain a vicinity map showing railroad, major streams or rivers, and public streets within 1,000' of the site.
- ☐ Prepare at a scale of 1" = 10' to 1" = 60'.
- ☐ Arranged so that the top or left of the plan represents north, directional arrows and appropriate scale shown clearly.
- ☐ Show the date of preparation, name, address, and phone number of surveyor.
- ☐ Provide the address and legal description of the site and show the boundaries and dimensions graphically.
- ☐ 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.
- ☐ 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.
- ☐ Show existing structures within 50' of the site and building line of existing buildings adjacent to any proposed structures.
- ☐ Show building and parking setbacks.
- ☐ Show the location and dimensions of existing and proposed curb cuts, aisles, off- street parking, loading spaces and walkways.
- ☐ Provide a landscaping schedule of all planting including grasses, shrubs, and trees showing the location.
- ☐ Show all exterior signs on site. Will need to apply for a sign permit for approval
- ☐ Show the location, height, and material for screening walls and fences.
- ☐ List the type of surfacing proposed for all parking, loading, and walkway areas.
- ☐ Describe the proposed use, list the number of required parking spaces, show the location and number of parking spaces provided, including handicap spaces.

VILLAGE OF SOMERSET
PLAN COMMISSION – SITE PLAN REVIEW

CHECKLIST (continued)

- ☐ Show the existing and proposed public streets or right-of-way, easements or other reservations of land on the site.
- ☐ 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.
- ☐ Show adjacent property which is held under the same ownership and its zoning.
- ☐ Show the location and method of screening outdoor trash areas.
- ☐ Show the location, height and direction of proposed lighting.
- ☐ Show elevation views of proposed building and structures.
- ☐ Show the ultimate development of the site and indicate development phases when the site is developed in stages.
- ☐ Include a copy of covenants or deed restrictions intended to cover all or any part of the site.
- ☐ 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.
- ☐ Calculate all impervious surfaces including building, paved or concrete road, parking, and walkways in units square foot.

SITE PLAN APPLICATION PROCEDURE

1. Submit Application for Review.
 - a. Application is reviewed by Staff (Clerk, Village Attorney, Economic Development Director, and Building Inspector)
2. Plan Commission reviews application. The Plan Commission meets on the first Thursday of each month.
 - a. After review/discussion, Plan Commission will approve/reject the application. If approved, the application will be reviewed by the Village Board for final approval.
3. Village Board action. The Village Board meets on the third Tuesday of each month.

ZONING DISTRICTS

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

**VILLAGE OF SOMERSET
PLAN COMMISSION – SITE PLAN REVIEW**

AUTHORIZATION

The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby: ☐ Approve the application ☐ Reject the application

Village President Signature

Date

DERRICK BUILDING SOLUTIONS
PRECO LLC

PARKING LOT IMPROVEMENTS
ST. CROIX COUNTY, WI

STANDARD SYMBOLS

WV

EXISTING WATER VALVE

⊗

PROPOSED WATER VALVE

⊗

EXISTING CURBSTOP

⊗

PROPOSED CURBSTOP

●

PROPOSED MANHOLE

⊙

EX. SAN. MANHOLE

⊙

EX. STORM MANHOLE

⊙

EXISTING CATCH BASIN OR INLET

⊙

PROPOSED CATCH BASIN OR INLET

⊙

EXISTING HYDRANT

⊙

PROPOSED HYDRANT

⊙

CLEANOUT

⊙

TELEPHONE PED

⊙

UTILITY POLE

⊙

GUY WIRE ANCHOR

⊙

ELECTRIC PEDESTAL

⊙

LIGHT POLE

⊙

CABLE TV PEDESTAL

⊙

CONIFEROUS TREE

⊙

DECIDUOUS TREE

⊙

ANY STUMP

⊙

SHRUB

⊙

PROPOSED CULVERT

1-POST SIGN

2-POST SIGN

⊙

TRAFFIC SIGNAL

⊙

IRON ROD

⊙

BENCHMARK OR SECTION CORNER LOCATION

⊙

SECTION CORNER

⊙

IRON PIPE

⊙

CONTROL POINT

R/W

EXISTING RIGHT OF WAY

R/W

PROPOSED RIGHT OF WAY

⊙

SOIL BORING

⊙

PIEZOMETER

⊙

MONITORING/WATER WELL

800

EXISTING CONTOURS

800

PROPOSED CONTOURS

⚡

COMBUSTIBLE FLUID

~~~~~

TREE LINE

→

TRAFFIC FLOW

⊙

CENTERLINE

⊙

HANDICAP

⊙

MAILBOX

⊙

MARSH/WETLAND

⊙

RAILROAD TRACKS

⊙

SILT FENCE (SLOPE TOE)

X

BARBED WIRE FENCE

⊙

CHAINLINK FENCE

⊙

WOODEN FENCE

⊙

SHORELINE

⊙

STONEWALL

⊙

GUARDRAIL

TEXT

UTILITY LINE WITH TEXT

STM

STORM SEWER

SAN

SANITARY SEWER

TV

CABLE TELEVISION

UGE/OE

ELECTRIC

TEL

TELEPHONE

GAS

GAS

WTR

WATER

SAN

PROPOSED SANITARY SEWER

STM

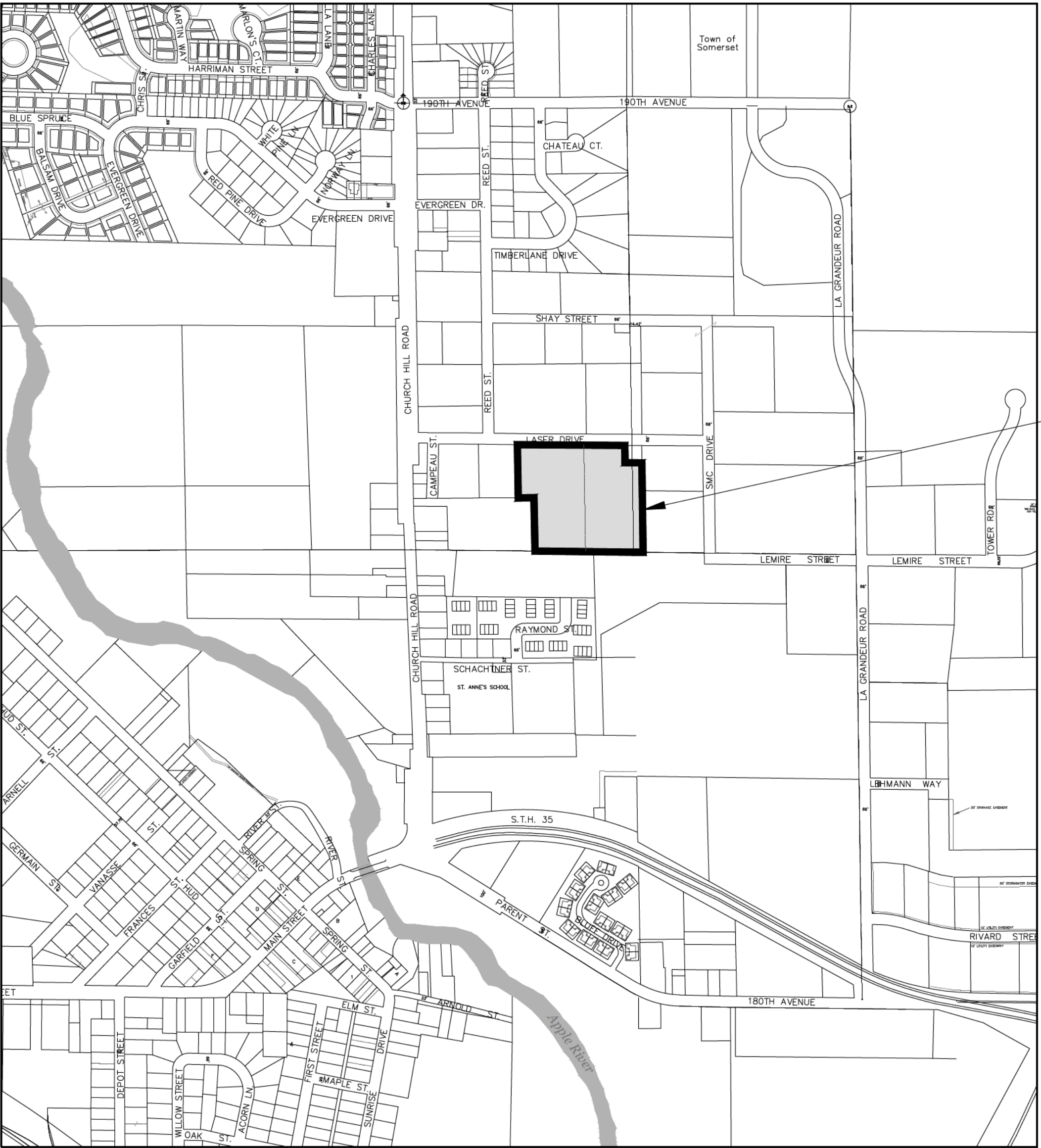
PROPOSED STORM SEWER

WTR

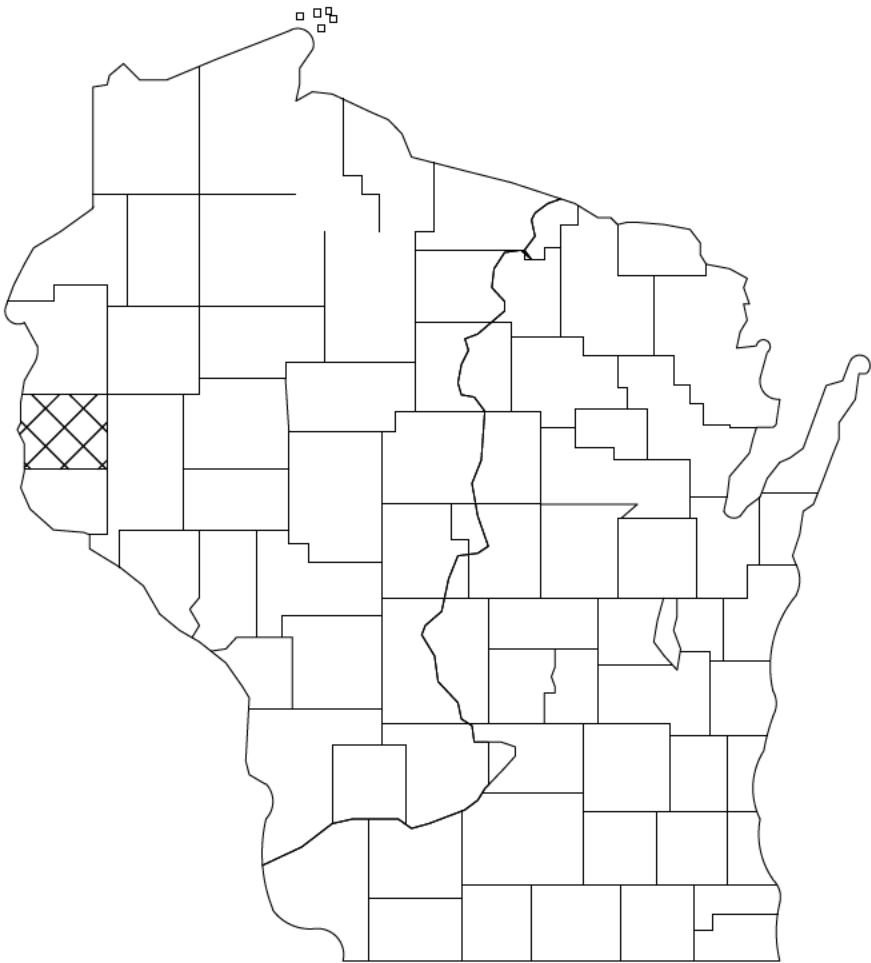
PROPOSED WATERMAIN

FM

PROPOSED FORCEMAIN



VILLAGE OF SOMERSET



WISCONSIN  
ST. CROIX COUNTY

SHEET INDEX

| SHEET | SHEET DESCRIPTION |
|-------|-------------------|
| C100  | TITLE SHEET       |
| C101  | EXISTING SITE     |
| C102  | DEMOLITION PLAN   |
| C103  | SITE PLAN         |
| C104  | GRADING PLAN      |
| C105  | EROSION CONTROL   |
| C106  | DETAILS           |
| C107  | DETAILS           |

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF WISCONSIN.

|                |              |
|----------------|--------------|
| JOB NO.        | D5753-026    |
| DRAWN BY       | MAK          |
| CHECKED BY     | RPK          |
| DATE           | JULY - 2026  |
| REVISIONS      |              |
| REFERENCE FILE | 00base_*.dwg |
| DRAWING FILE   | *.dwg        |

www.cedarcorp.com

Cedar

CORPORATION

Community Infrastructure • Architecture • Environmental Services

1695 Bellvue Street  
Green Bay, WI 54311  
715-235-9081  
FAX 715-235-2727

2820 Walton Commons West  
Suite 142  
Madison, WI 53718  
608-262-2688  
FAX 608-262-5924

1695 Bellvue Street  
Green Bay, WI 54311  
715-235-9081  
FAX 715-235-2727

PRECO LLC

PARKING LOT IMPROVEMENTS

ST. CROIX COUNTY, WISCONSIN

TITLE PAGE

|           |
|-----------|
| SHEET NO. |
| C100      |

I:\Clients-Memo\D5753 Derrick Building Solutions\026 Preco LLC Existing Parking Lot Improvements\04 CADD\DWG\00base\_5753026.dwg 07/09/26 10:52:54 AM

| CONTROL |             |             |        |                 |
|---------|-------------|-------------|--------|-----------------|
| PT      | NORTHING    | EASTING     | ELEV   | DESCRIPTION     |
| BM 5010 | 399513.2310 | 534234.1690 | 904.41 | TOP NUT HYDRANT |
| BM 5011 | 399536.6400 | 533755.9140 | 904.24 | TOP NUT HYDRANT |
| CP 100  | 399138.2010 | 533696.7040 | 902.21 | CONTROL POINT   |
| CP 101  | 399344.5270 | 533788.9870 | 901.82 | CONTROL POINT   |
| CP 102  | 399326.6330 | 534046.6860 | 902.50 | CONTROL POINT   |
| CP 103  | 399139.8010 | 534111.0910 | 900.60 | CONTROL POINT   |
| CP 104  | 398981.8170 | 534086.2790 | 900.88 | CONTROL POINT   |
| IP 300  | 398893.1720 | 533964.2740 | 901.07 | IRON PIPE       |
| RB 301  | 398890.7260 | 534289.9210 | 883.05 | RE-BAR          |
| RB 302  | 399417.1950 | 534283.0000 | 897.96 | RE-BAR          |
| IP 303  | 399517.4130 | 534282.0460 | 897.38 | IRON PIPE       |
| RB 304  | 399417.9940 | 534183.0150 | 901.33 | RE-BAR          |
| RB 305  | 399522.3690 | 533564.6090 | 902.47 | RE-BAR          |
| IP 307  | 399202.2640 | 533568.9780 | 901.22 | IRON PIPE       |
| IP 308  | 399201.6580 | 533660.1360 | 900.33 | IRON PIPE       |
| IP 309  | 398895.0650 | 533664.6140 | 900.57 | IRON PIPE       |

815

814

STM

OE

T

EXISTING CONTOUR LINE

STORM SEWER

OVERHEAD ELECTRIC LINES

UNDERGROUND TELEPHONE

BUILDING WALL

CURB & GUTTER

TREE LINE

DECIDUOUS TREE

EVERGREEN TREE

POWER POLE

GUY WIRE

UTILITY PEDESTAL

SIGN

IRON PIPE

REBAR

ABBREVIATIONS

|        |                       |       |                          |
|--------|-----------------------|-------|--------------------------|
| BR     | BEGIN RADIUS          | MH    | MANHOLE                  |
| CONC.  | CONCRETE              | MR    | MID RADIUS               |
| CMP    | CORRUGATED METAL PIPE | PVC   | POLYVINYL CHLORIDE PIPE  |
| ELEV.  | ELEVATION             | RCP   | REINFORCED CONCRETE PIPE |
| ER     | END RADIUS            | RP    | RADIUS POINT             |
| EXIST. | EXISTING              | R/W   | RIGHT OF WAY             |
| EX.    | EXISTING              | SAN.  | SANITARY                 |
| HYD.   | HYDRANT               | SDWK. | SIDEWALK                 |
| INL.   | STORM INLET           | SEW.  | SEWER                    |
| INV.   | INVERT                | STM.  | STORM                    |
| FL     | FLOW LINE             | TC    | TOP OF CURB              |
| FF     | FIRST FLOOR           | TYP.  | TYPICAL                  |
| LAT.   | LATERAL               | VAR.  | VARIABLE                 |

|                |              |
|----------------|--------------|
| JOB NO.        | D5753-026    |
| DRAWN BY       | MAK          |
| CHECKED BY     | RPK          |
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| DRAWING FILE   | *.dwg        |

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PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
EXISTING CONDITIONS

SHEET NO.  
C101

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NOTES:

- \* ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE & DISPOSED OF OFF SITE AS PER CITY & STATE REQUIREMENTS UNLESS OTHERWISE NOTED.
- \* ANY REMOVALS OR RELOCATIONS WITHIN THE "REMOVAL LIMITS" LINE NOT SHOWN SHALL BE CONSIDERED INCIDENTAL TO THE DEMOLITION COSTS, FIELD VERIFY.
- \* THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXIST. UTILITIES. REMOVE, ABANDON, RELOCATE EXIST. UTILITIES AS REQUIRED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN, FIELD VERIFY W/ DIGGERS HOTLINE.
- \* THE "CONSTRUCTION LIMITS" LINE MAY BE ADJUSTED FOR UNFORESEEN CIRCUMSTANCES.
- \* REMOVE EXISTING FACILITIES AS REQUIRED TO COMPLETE PROPOSED CONSTRUCTION.
- \* ANY REMOVALS OR RELOCATIONS REQUIRED FOR CONSTRUCTION, NOT SHOWN SHALL BE CONSIDERED INCIDENTAL TO THE DEMOLITION COSTS, FIELD VERIFY.

PROPERTY LINE

LASER DRIVE

EXISTING BUILDING

REMOVE EXISTING  
CONCRETE

REMOVE EXISTING  
ASPHALT PAVEMENT

REMOVE EXISTING  
GRAVEL



|                |
|----------------|
| JOB NO.        |
| D5753-026      |
| DRAWN BY       |
| MAK            |
| CHECKED BY     |
| RPK            |
| DATE           |
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PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
DEMOLITION PLAN

|           |
|-----------|
| SHEET NO. |
| C102      |

I:\Clients-Memo\05753\53 Derrick Building Parking Lot Improvements\026 Preco LLC Existing Parking Lot Improvements\04 CADD\DWG\00base\_5753026.dwg 07/09/26 10:53:04 AM

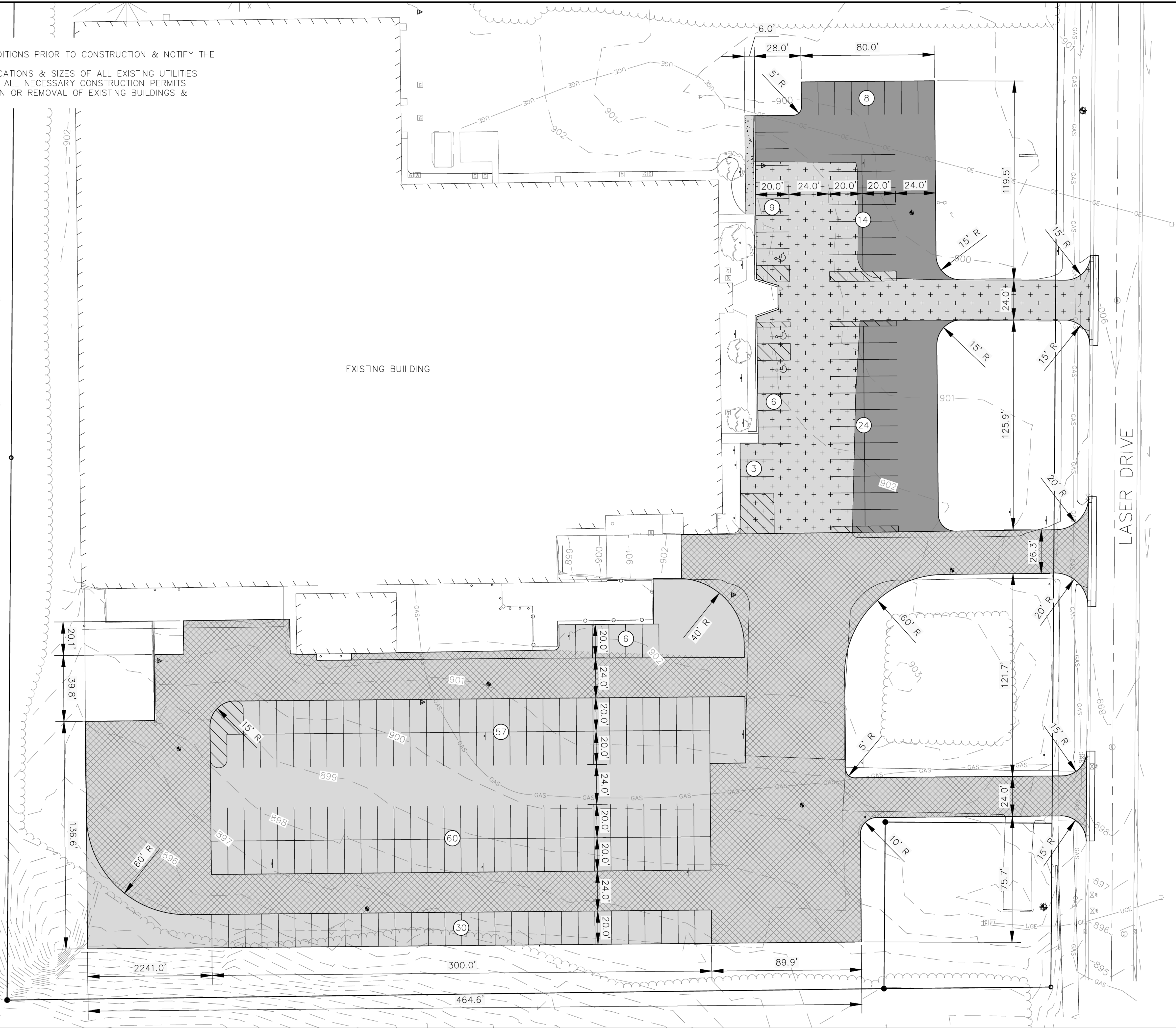
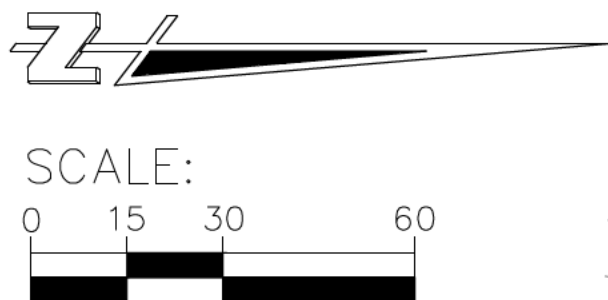
NOTES:

- \* 217 TOTAL PARKING STALLS AT 20'x10'
- \* CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE OWNER OF ANY DIFFERENCES.
- \* THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS & SIZES OF ALL EXISTING UTILITIES
- \* THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS
- \* THE OWNER SHALL COORDINATE THE DEMOLITION OR REMOVAL OF EXISTING BUILDINGS & INCIDENTALS.

- ASPHALT, LIGHT DUTY \*A
- ASPHALT, LIGHT DUTY \*B
- ASPHALT, LIGHT DUTY \*C
- ASPHALT, HEAVY DUTY \*D
- 4" SIDEWALK CURB

⑬ DENOTES NUMBER OF PARKING STALLS

- \*A LIGHT DUTY ASPHALT N.W. EMPLOYEE PARKING LOT EXPANSION AREA
  - 1.25" HMA 5LT 58-34S - SURFACE
  - 1.75" HMA 4LT 58-28S - BINDER
  - 8" CRUSHED AGGREGATE BASE
  - GEOTEXTILE MIRAFI 600X
  - 12" GRANULAR SUBGRADE EXISTING MATERIAL IF SUITABLE PER FILED PROOF ROLL TEST
- \*B LIGHT DUTY ASPHALT N.W. EMPLOYEE PARKING LOT & ACCESS
  - REMOVE EXISTING ASPHALT
  - SUPPLEMENTAL CRUSHED AGGREGATE BASE AS REQ'D
  - 1.25" HMA 5LT 58-34S - SURFACE
  - 1.75" HMA 4LT 58-28S - BINDER
- \*C LIGHT DUTY ASPHALT EAST EMPLOYEE PARKING LOT
  - REMOVE EXISTING CRUSHED AGGREGATE BASE, SALVAGE FOR RE-USE BLENDING
  - 1.25" HMA 5LT 58-34S - SURFACE
  - 1.75" HMA 4LT 58-28S - BINDER
  - 8" CRUSHED AGGREGATE BASE
  - GEOTEXTILE MIRAFI 600X
  - 12" GRANULAR SUBGRADE EXISTING MATERIAL IF SUITABLE PER FIELD PROOF ROLL TEST
- \*D HEAVY DUTY TRUCK ACCESS & PARKING
  - REMOVE EXISTING ASPHALT
  - REMOVE EXISTING CRUSHED AGGREGATE BASE, SALVAGE FOR RE-USE BLENDING
  - 1.75" HMA 4LT 58-34S - SURFACE
  - 2.25" HMA 3LT 58-34S - BINDER
  - 12" CRUSHED AGGREGATE BASE
  - GEOTEXTILE MIRAFI 600X
  - 12" GRANULAR SUBGRADE EXISTING MATERIAL IF SUITABLE PER FIELD PROOF ROLL TEST



|                |              |
|----------------|--------------|
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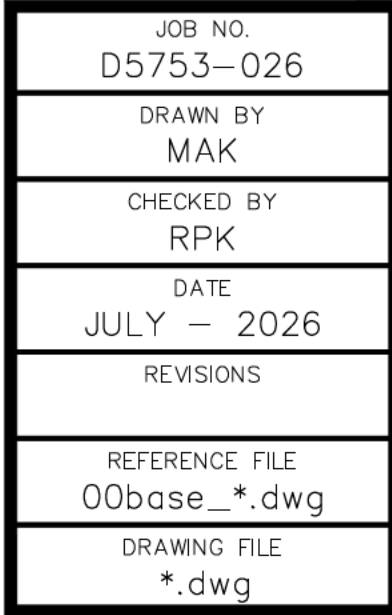
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PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
SITE PLAN

SHEET NO.  
C103



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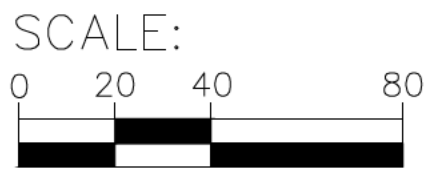
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PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
GRADING PLAN

SHEET NO.

C104

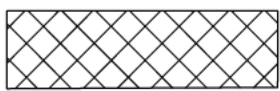
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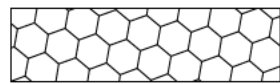
NOTES:

- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 6" OF TOPSOIL.
- SEEDING SHALL BE AS PER SPECIFICATIONS.
- SEED SHALL BE SOWN IN ACCORDANCE WITH SPECIFICATIONS.
- SEED MULCH SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
- SEED MULCH SHALL BE APPLIED IN ACCORDANCE WITH SPECIFICATIONS.
- TOPSOIL SHALL BE SUPPLIED PER SPECIFICATIONS.
- ADJUST SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- AGGREGATE TRACKING — REMOVE & REPLACE AGGREGATE WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.
- FOR INTERMEDIATE-VELOCITY MULCH BLANKET, INSTALL DOUBLE NET STRAW PER MANUFACTURER'S SPECIFICATIONS.
- FOR HIGH-VELOCITY MULCH BLANKET, INSTALL COCONUT EROSION MAT PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
- SITE STABILIZATION SHALL OCCUR WITHIN 30 DAYS OF DISTURBANCE OR ONE WEEK AFTER THE FINAL GRADE IS ACHIEVED, WHICHEVER IS SOONER. STABILIZATION SHALL OCCUR PRIOR TO WINTER; THIS COULD CONSIST OF POLYMER OR OTHER MEANS WITH RESEEDING THEN OCCURRING IN THE SPRING. AT A MINIMUM RYE/WHEAT SHALL BE UTILIZED AS A COVER CROP TO PROTECT THE SITE.
- THE EXACT NUMBER, LOCATION AND SPACING OF ALL EROSION CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED.

LEGEND — EROSION CONTROL



INTERMEDIATE-VELOCITY MULCH BLANKET  
CLASS I, TYPE B



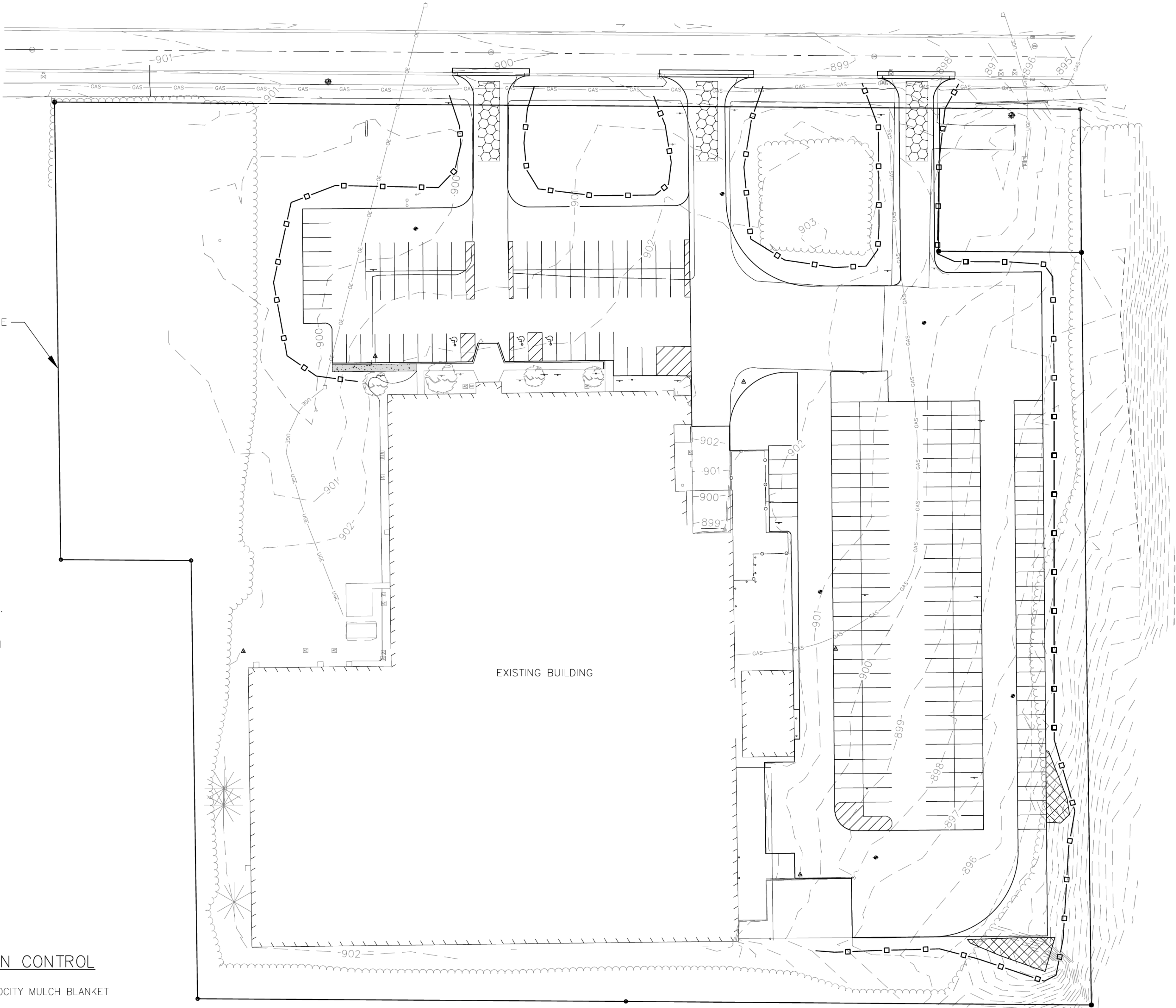
AGGREGATE TRACKING (50'x20')



SILT FENCE

PROPERTY LINE

EXISTING BUILDING



PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
EROSION CONTROL

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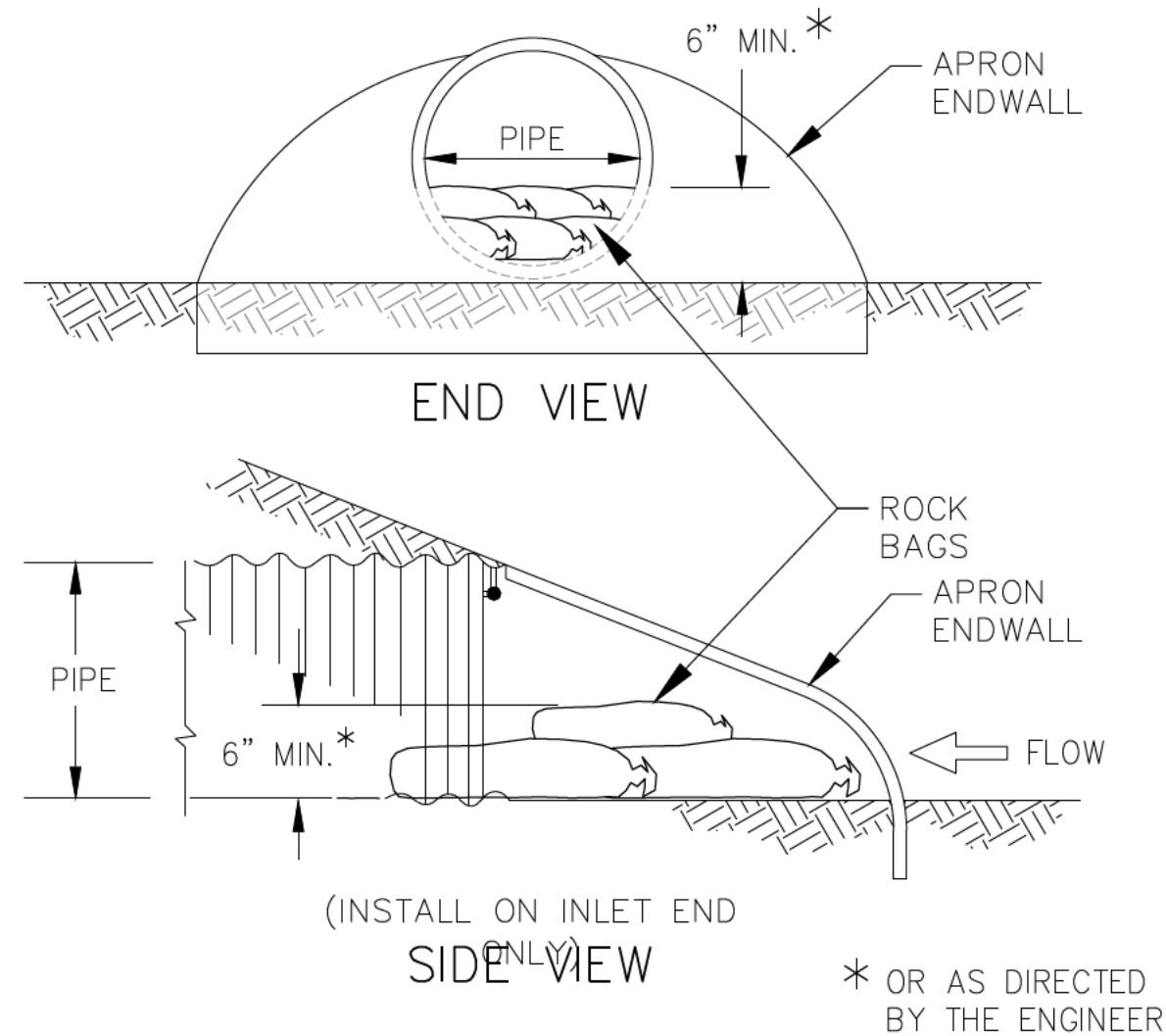
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| DRAWN BY       | MAK          |
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| DATE           | JULY - 2026  |
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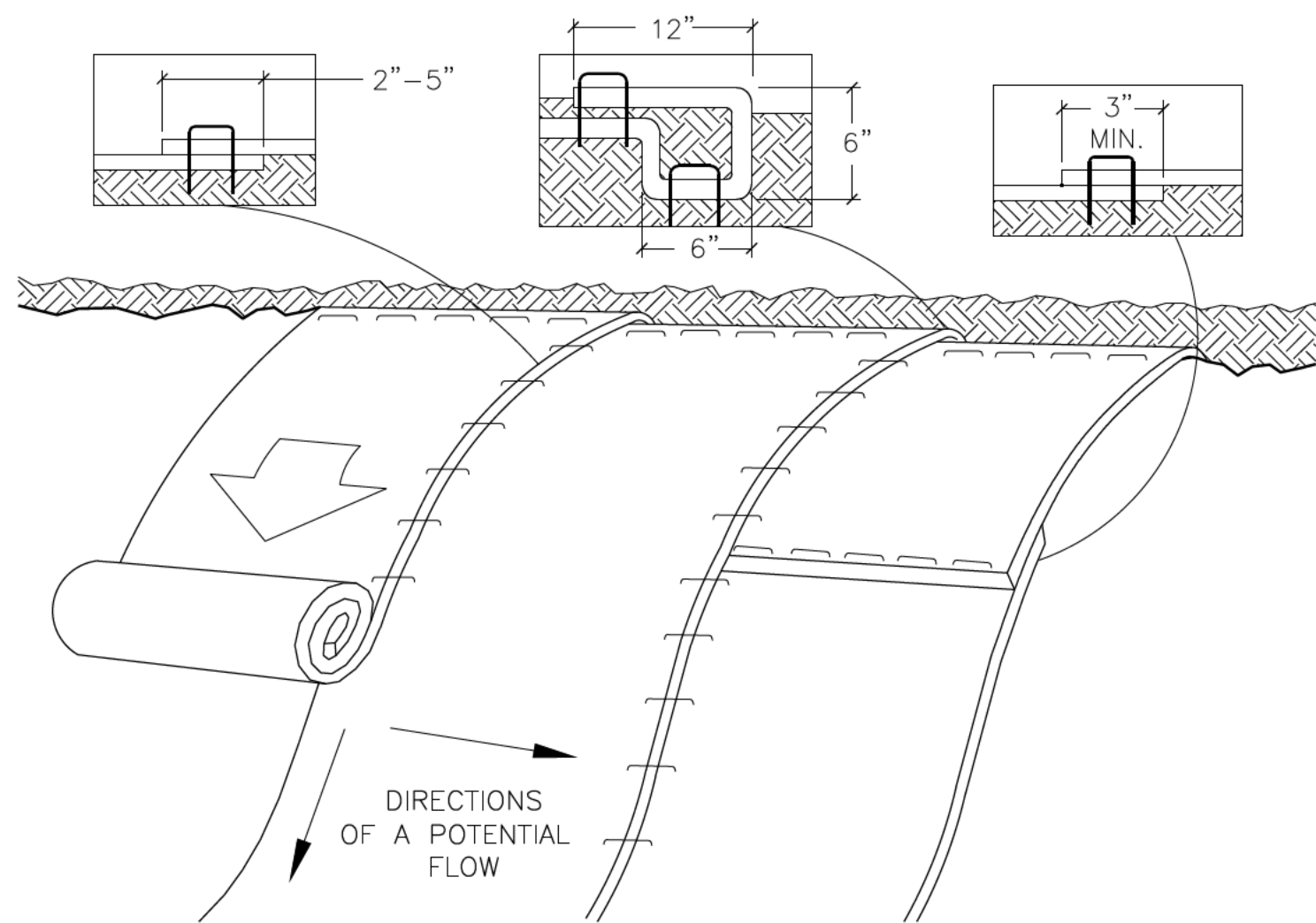
SHEET NO.

C105

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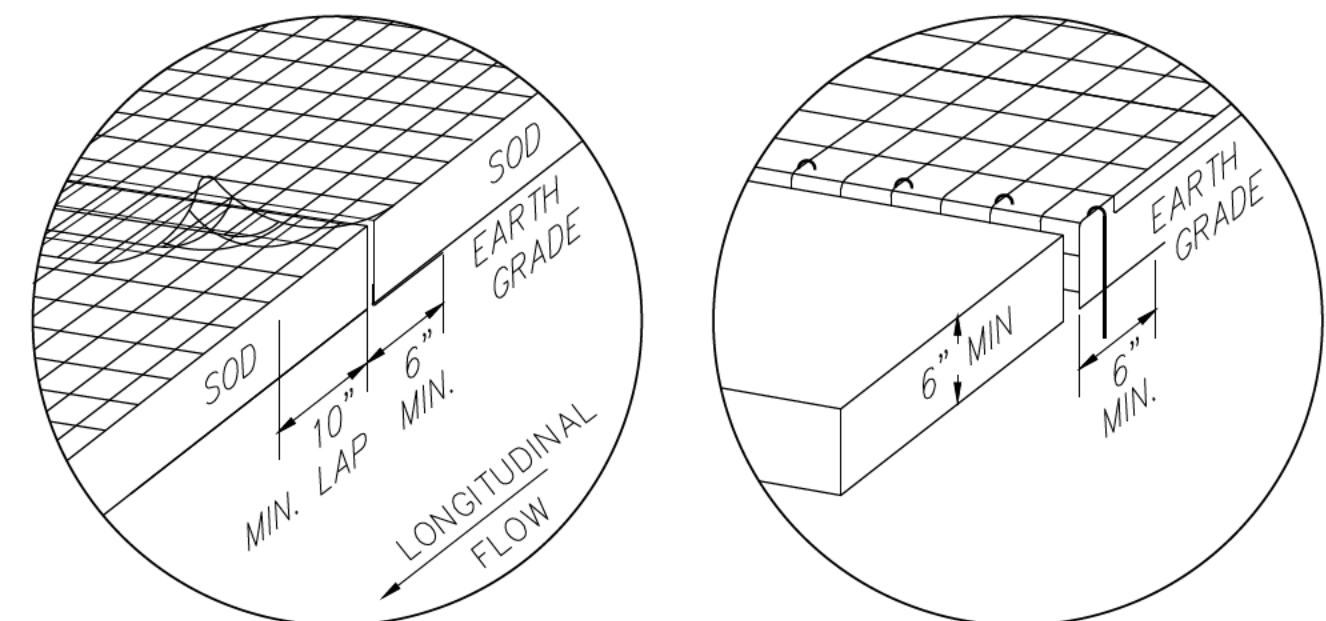


CULVERT PIPE CHECK  
NO SCALE



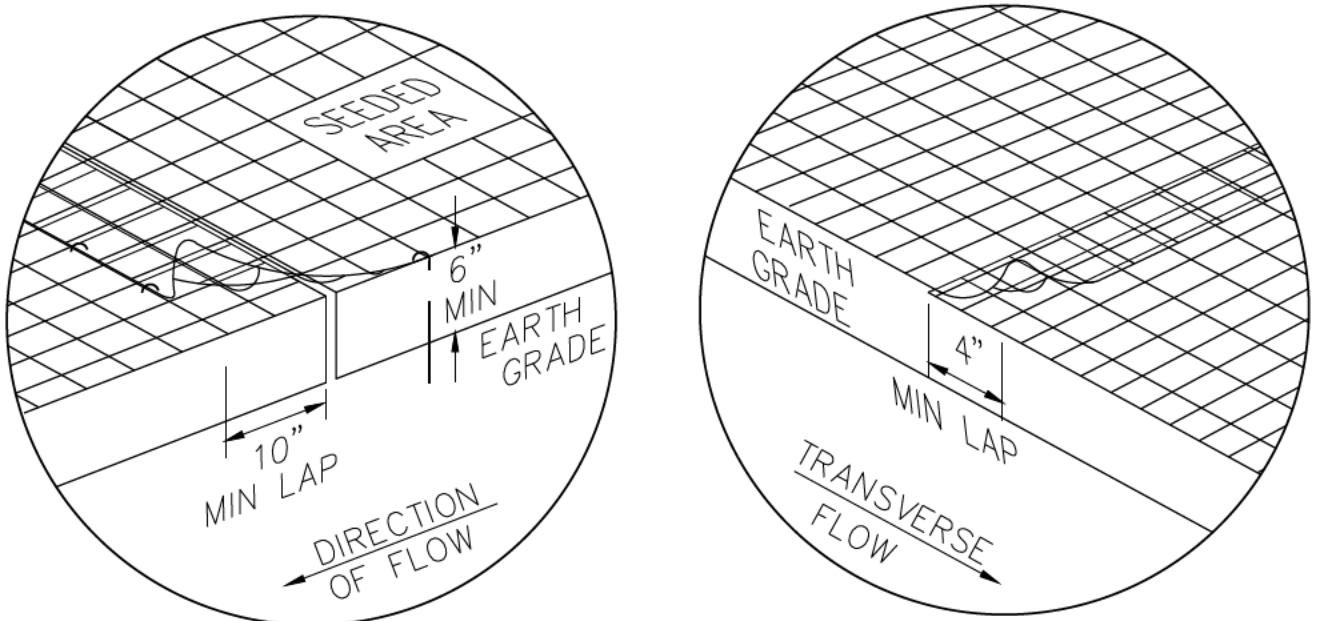
- \* PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL MAT, INCLUDING GRADING, TOPSOIL, SEED & FERTILIZER.
- \* BEGIN AT TOP OF SLOPE, BY ANCHORING MAT IN TRENCH, INSTALL STAPLES 12" APART, SEE DETAIL.
- \* ROLL MAT DOWN SLOPE AS SHOWN. FASTEN MAT TO SOIL SURFACE W/ STAPLES. STAPLE PATTERN GUIDE BY MFR.
- \* OVERLAP MAT AS PER MFRS. SPEC.
- \* NORTH AMERICAN GREEN, USA 1-800-772-2040, www.nagreen.com.

EROSION CONTROL MAT  
NO SCALE



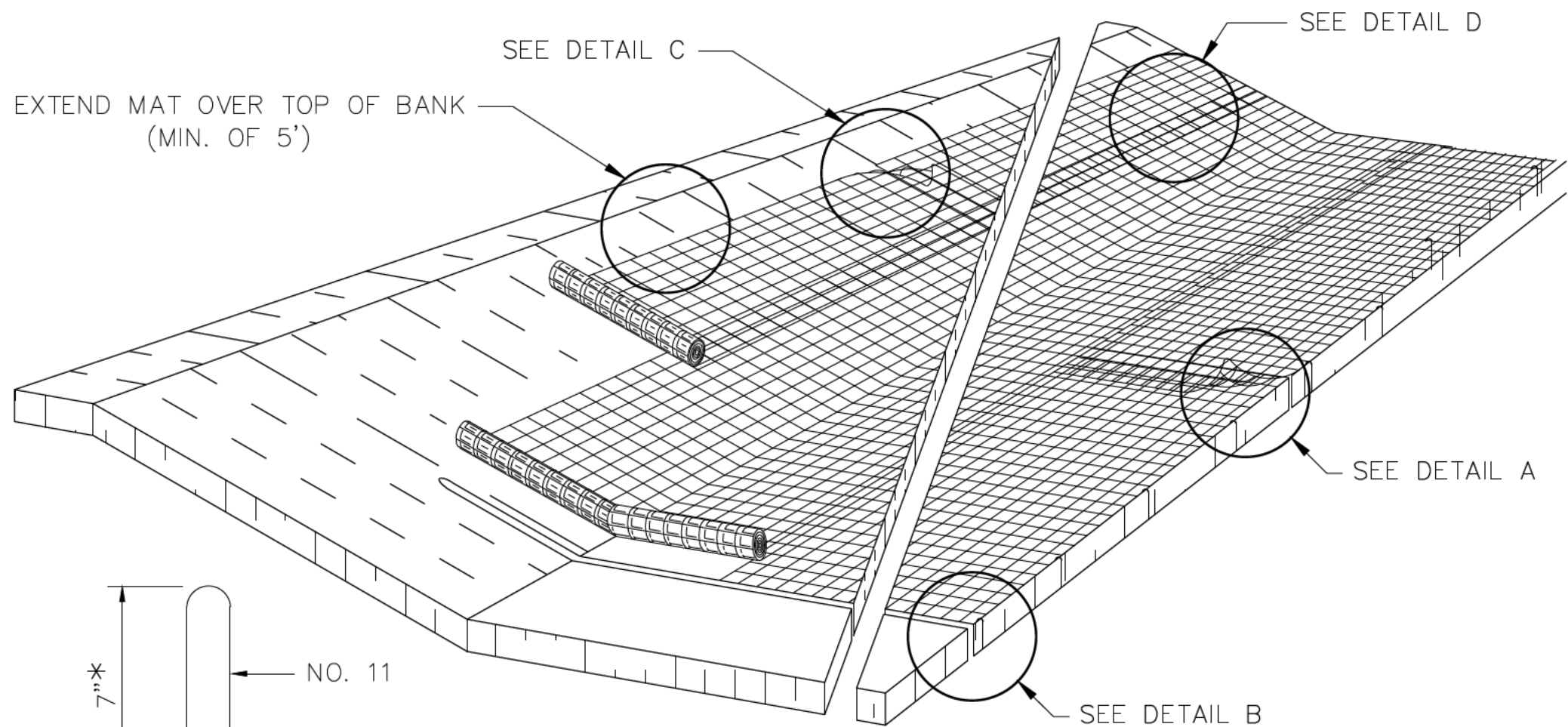
DETAIL A  
JUNCTION SLOT  
SOD ONLY

DETAIL B  
ANCHOR SLOT  
AT BEGINNING AND END OF EROSION MAT



DETAIL C  
JUNCTION SLOT  
SEED ONLY

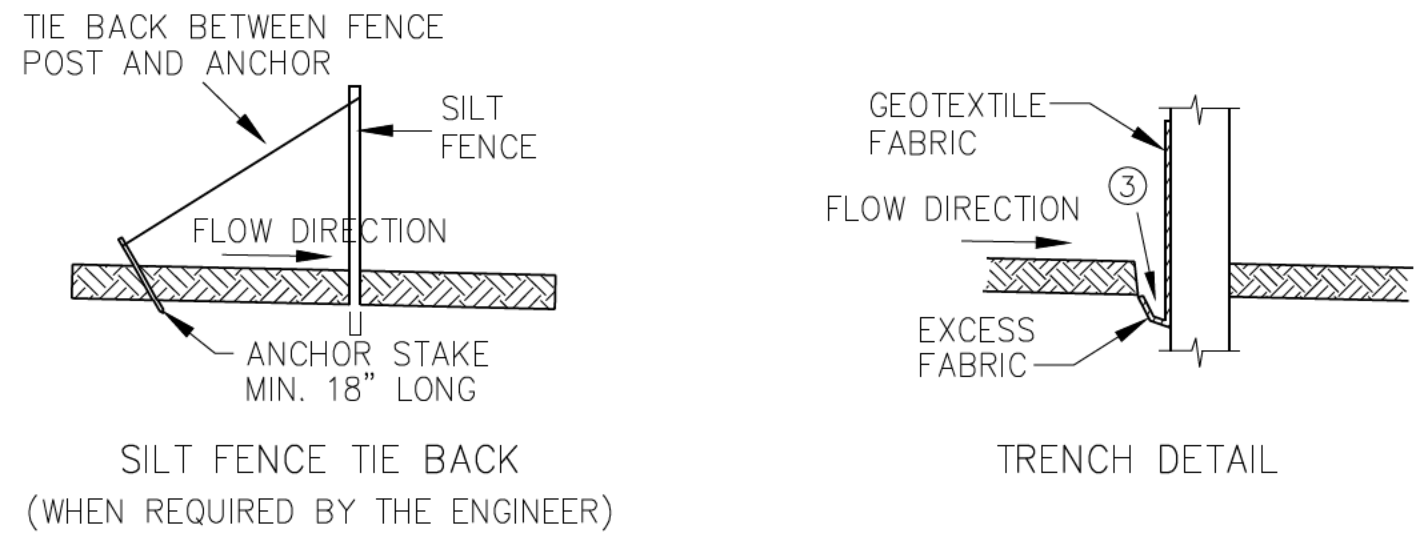
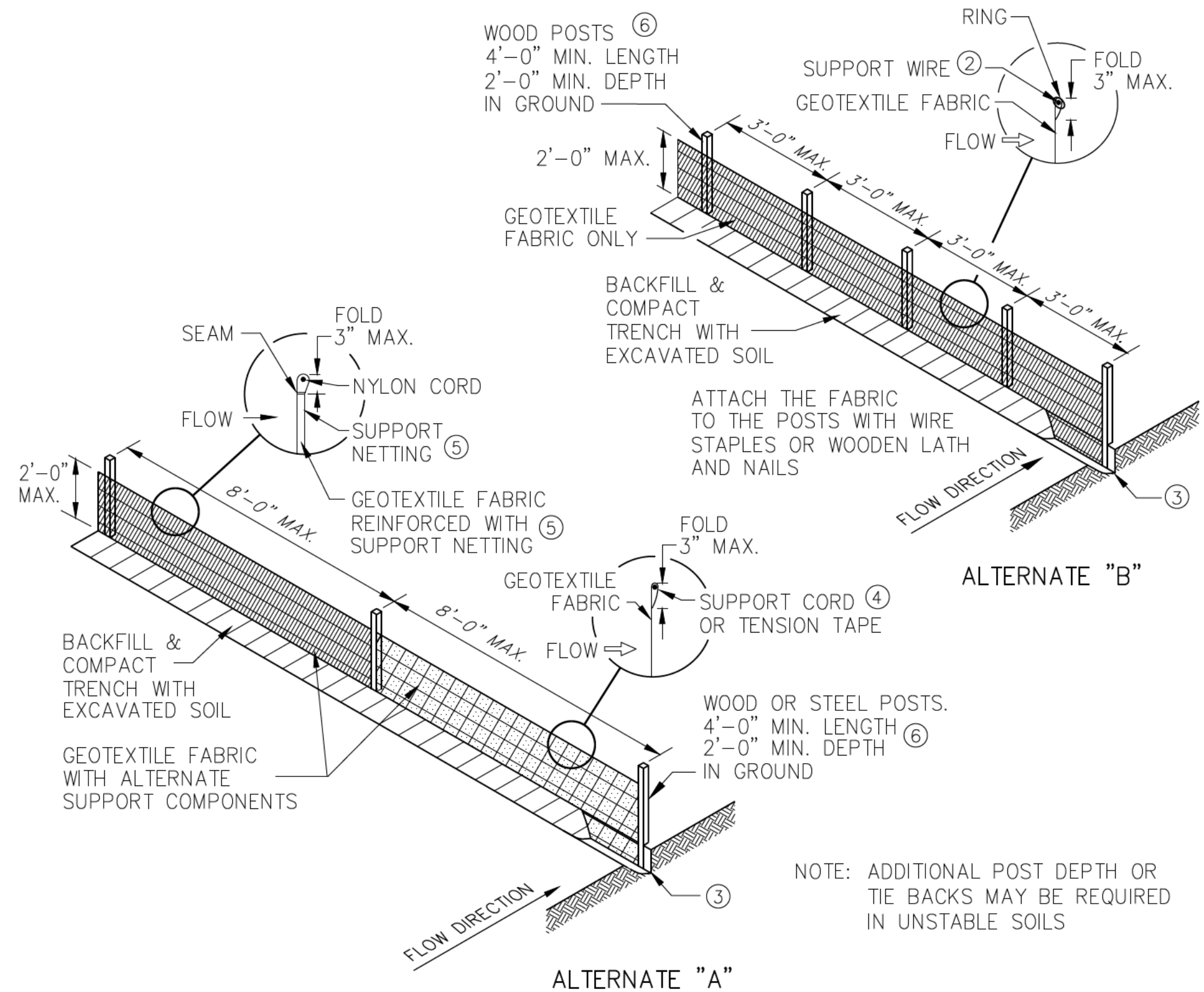
DETAIL D  
LAP JOINT  
SEED AND SOD



- TYPICAL STAPLE
- \* 6" MIN (HIGHLY COMPACT SOILS)  
8" MIN (FRIABLE SOILS)  
10" MIN (LOOSE AND SANDY SOILS)

| CLASS | TYPE         |
|-------|--------------|
| A     | TEMPORARY    |
| B     | INTERMEDIATE |
| C     | PERMANENT    |

EROSION MAT



- GENERAL NOTES
- DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

- HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- STEEL POSTS SHALL BE STUDDED "TEE" OF "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2"x3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8"x1-1/8" OAK OR HICKORY.

ALTERNATES A & B ARE EQUAL AND EITHER MAY BE USED.

SILT FENCE  
NO SCALE

|                |              |
|----------------|--------------|
| JOB NO.        | D5753-026    |
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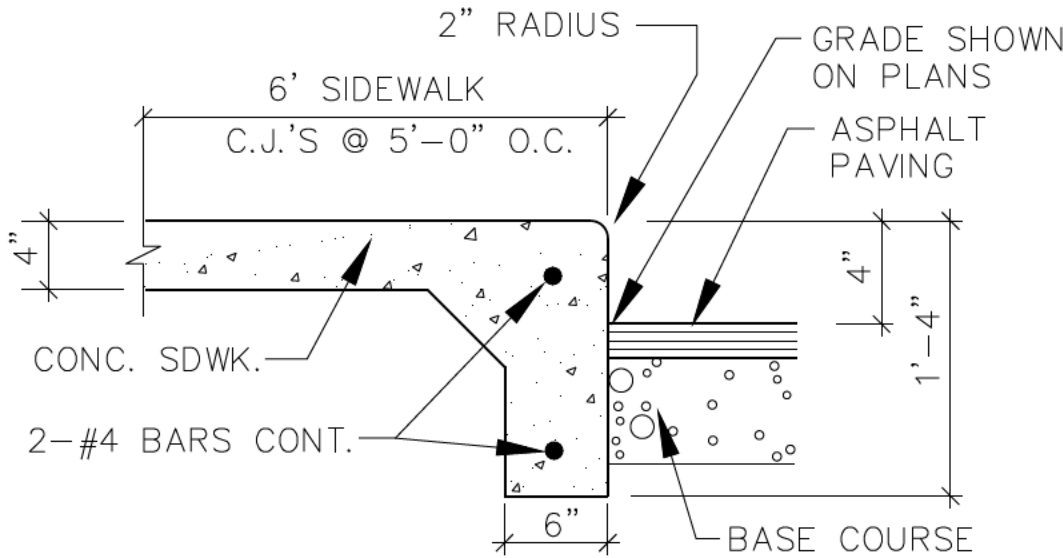
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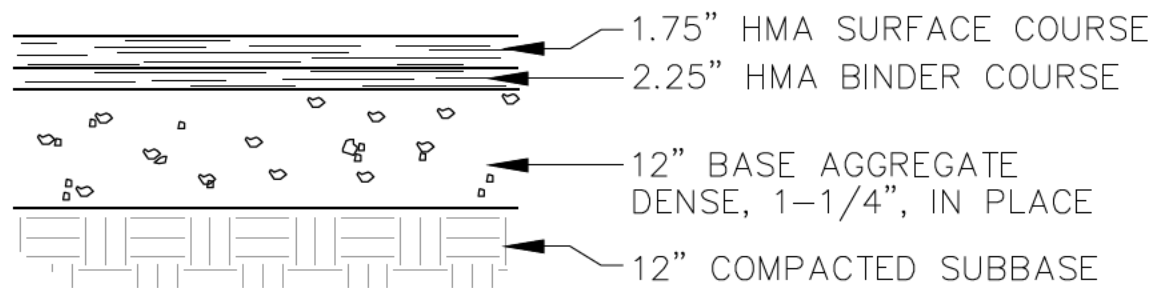
PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
DETAILS

|           |
|-----------|
| SHEET NO. |
| C106      |

I:\Clients-Meno\05753\Derrick Building Solutions\026 Preco LLC Existing Parking Lot Improvements\04 CADD\DWG\00base\_5753026.dwg 07/09/26 10:53:24 AM



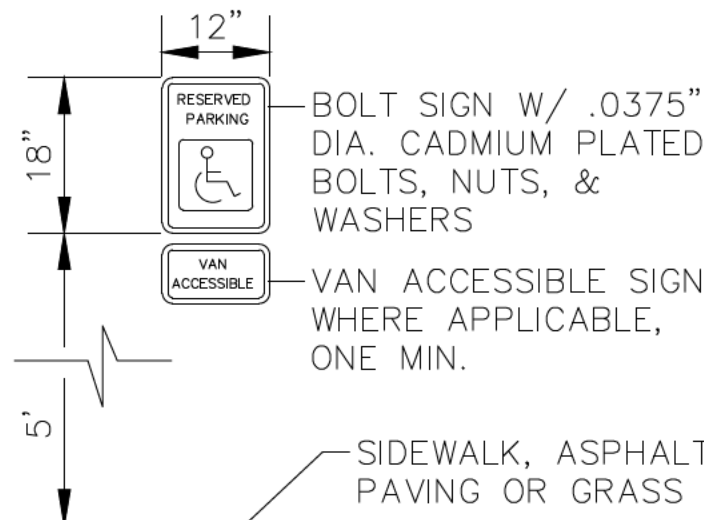
SIDEWALK CURB  
NO SCALE



NOTE: ASPHALT & BASE COURSE SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR CONSTRUCTION, LATEST ED.

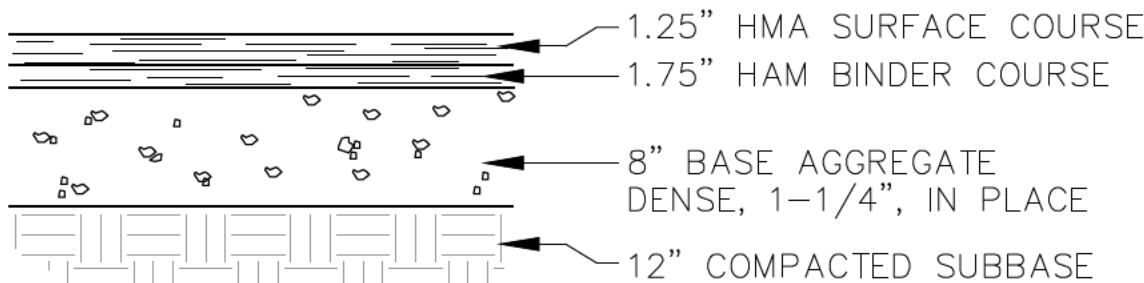
NOTE: PAVEMENT SECTIONS TO BE CONFIRMED WITH ONSITE SOIL BORINGS PRIOR TO CONSTRUCTION

ASPHALT, HEAVY DUTY  
NO SCALE



ACCESSIBLE PARKING SIGN,  
SURFACE MOUNT NO SCALE

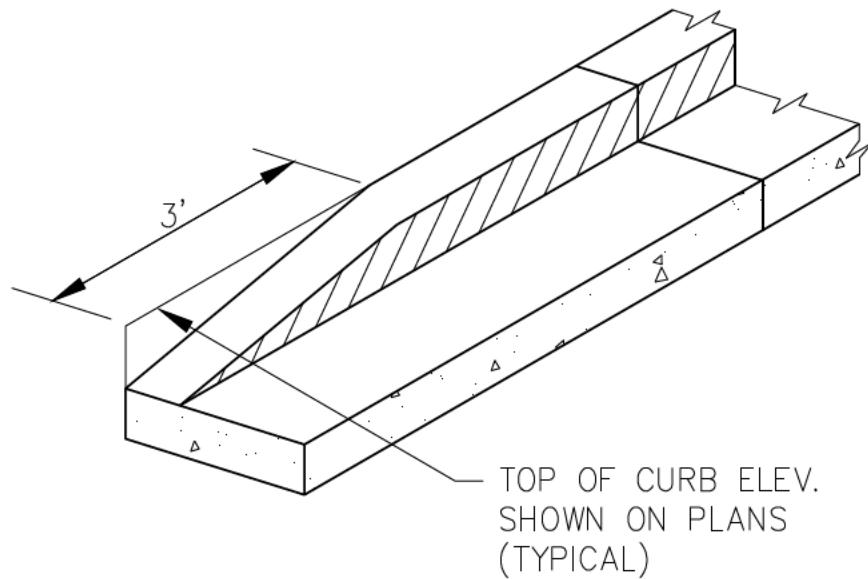
NOTES: \* SIGN SHALL COMPLY W/  
CURRENT ADA GUIDELINES.  
\* BOLT SIGN TO BUILDING.



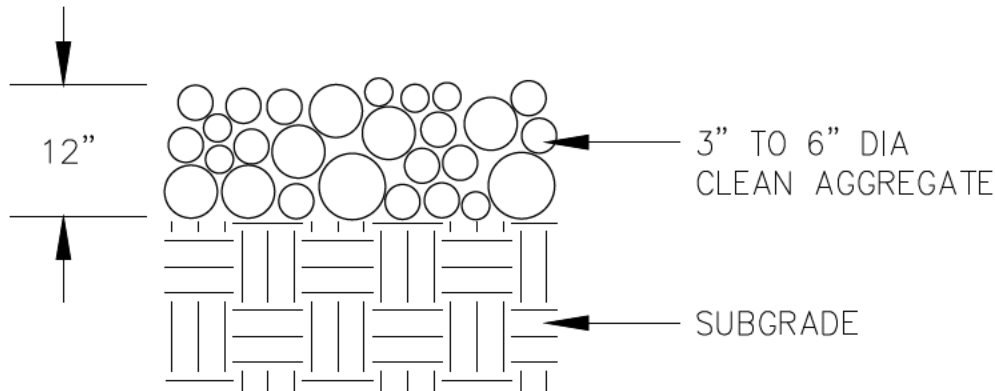
NOTE: ASPHALT & BASE COURSE SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR CONSTRUCTION, LATEST ED.

NOTE: PAVEMENT SECTIONS TO BE CONFIRMED WITH ONSITE SOIL BORINGS PRIOR TO CONSTRUCTION

ASPHALT, LIGHT DUTY  
NO SCALE



CONCRETE CURB & GUTTER END  
SECTION TAPER  
NO SCALE



NOTES:

TRACKING PAD AREA TO BE 50' x 20'  
UNLESS OTHERWISE NOTED.

REMOVE AND REPLACE AGGREGATE WHEN  
VOIDS BECOME FILLED WITH SEDIMENT OR IF  
SURFACE OPENINGS BECOME PLUGGED SO THAT  
TRACKING PAD DOES NOT FUNCTION

AGGREGATE TRACKING PAD  
NO SCALE

|                                |
|--------------------------------|
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1695 Bellvue Street  
Green Bay, WI 54311  
920-491-9081  
FAX 920-491-9020

2820 Walton Commons West  
Suite 142  
Madison, WI 53718  
608-262-2560  
FAX 608-262-5624

1695 Bellvue Street  
Green Bay, WI 54311  
920-491-9081  
FAX 920-491-9020

PRECO LLC  
PARKING LOT IMPROVEMENTS  
ST. CROIX COUNTY, WISCONSIN  
DETAILS

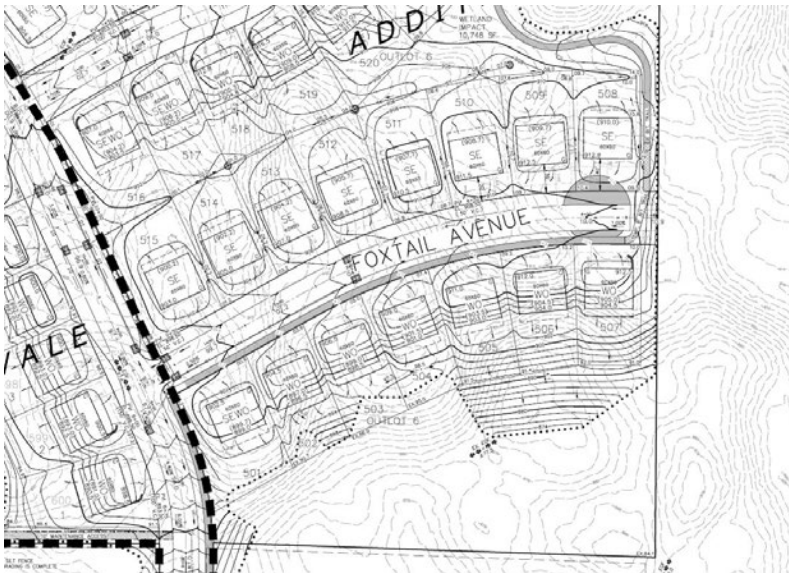
## Jessica Lehman

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**From:** Larry Mondor [REDACTED]  
**Sent:** Tuesday, July 14, 2026 7:28 PM  
**To:** Jessica Lehman  
**Subject:** Planning Commission - Driveway Access from Foxtail Ave  
**Attachments:** 754 Sub Parcel.pdf

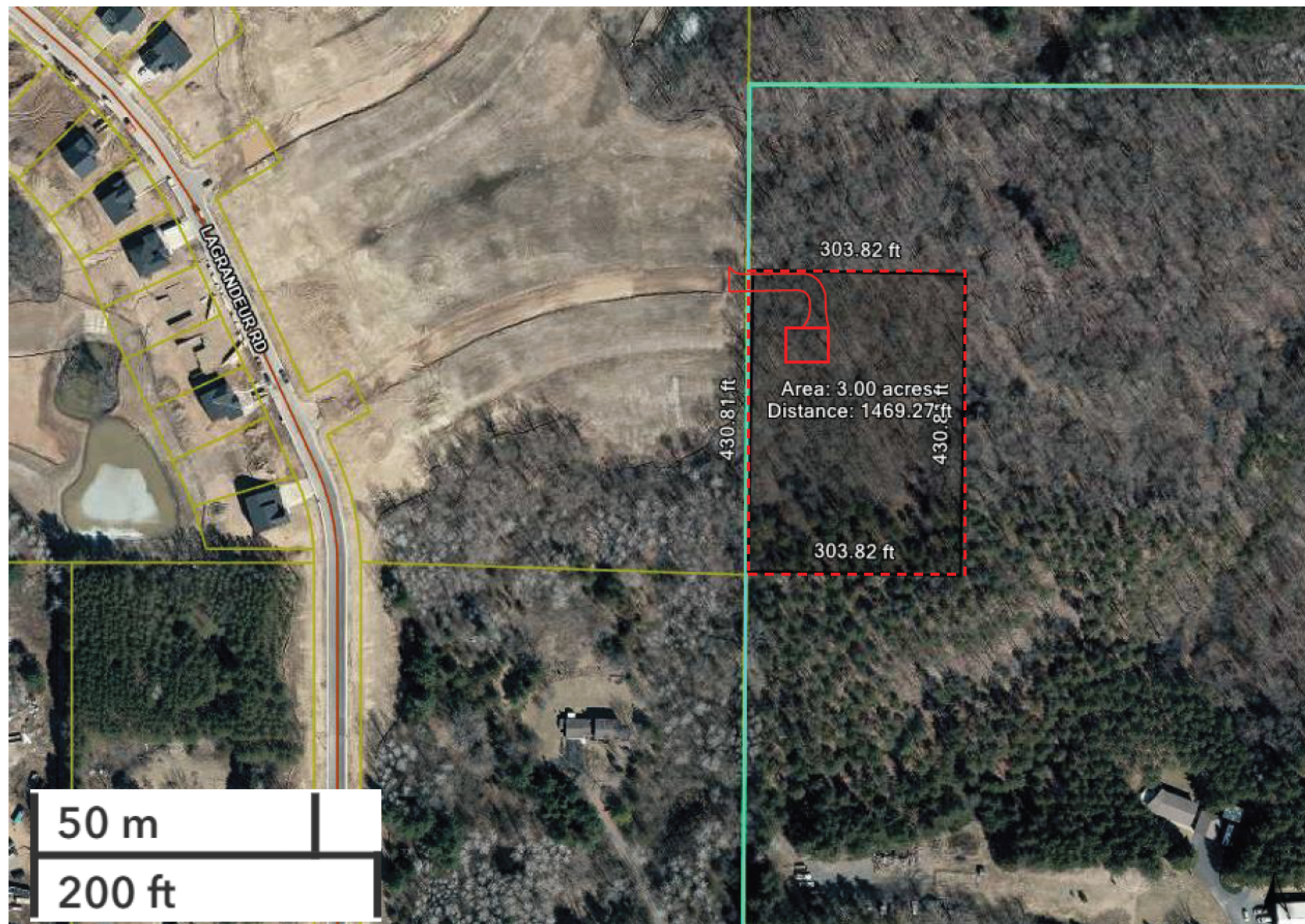
Hi Jessica,

Attached is a sketch of our Somerset Township parcel at 754 190th Ave. We are interested in parceling off a 3 acre lot for our son to build on at the end of Foxtail Ave in the new Pinevale development. We understand the driveway access will need to be discussed with the Village. Caleb Garn and Jessica Plourde are both aware of this request and recommended we send this to you. Can this be added to the agenda for the August 6th Planning Committee meeting?



Feel free to let me know if you have any questions.

Thank you,  
Larry Mondor  
[REDACTED]



- Ramps
- Interstate
- US Highways
- State Highways
- County Roads
- Local Roads
- Private Roads
- Rustic Roads
- Parcels
- Lakes
- Rivers and Streams

**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

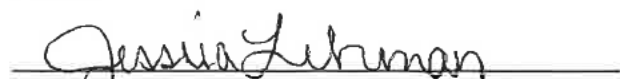
**BE IT FURTHER RESOLVED** that the moratorium shall be in effect for a period of 12 months from adoption of resolution or until it is rescinded, whichever is earlier.

**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