

Regular Meeting of the Village of Somerset Board of Trustees
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, July 21, 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.

Public Comment

Larry Mondor, 754 190th Ave., Town of Somerset, requested consideration of a driveway connection from his property to Foxtail Avenue in the Pine Vale development.

Caleb Garn, representing the Somerset Champions, presented the Village with a \$1,000 donation from Pea Soup Days. The Somerset Champions requested that the funds be used for building improvements at Village Park.

Approval of Agenda

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

Consent Agenda

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

- *Minutes of the Regular Board meeting on 06/16/2026*
- *Reschedule August Public Safety meeting due to the Partisan Primary.*
- *Update from MSA*
- *Pay App #6 from MSA for TID #5 Lift Station*
- *Pay App #3 from MSA for Multi-Use Trail*
- *Fire/Rescue Report*
- *Library Report*

Motion carried unanimously.

New Business

ETZ Application/Plat from Riverdale Properties LLC / Four Seasons Land Surveying

Motion by Kern, second by Dubak to approve the ETZ Application from Riverdale Properties as presented. Motion carried unanimously.

Village, Water, and Sewer Bills

Motion by Krohn, second by Garn to approve the Village, Water, and Sewer Bills, as presented. Motion carried unanimously.

Purchase of Barricades and Signage for Future Parades

Motion by Dubak, second by Garn to table the purchase of barricades and signage for further discussion at Public Works and Public Safety. Motion carried unanimously. Dubak reported that

the Public Safety Committee discussed the previous parade route and is evaluating the number of barricades needed compared to the Village's current inventory. The Committee is also exploring available grant opportunities to help fund additional barricades.

Resolution 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

Motion by Kern, second by Dubak to approve Resolution 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. Motion carried on a roll call vote of 7-0 (Dubak-aye, Garn-aye, Krohn-aye, Plourde-aye, Stewart-aye, Wolner-aye, Kern-aye).

Fire Department Strategic Plan, Fire Station RFP

The Board discussed the status of planning for a future public safety facility and the need for a GIS site selection study. Members noted that the request for pricing (RFP) for the project is currently being coordinated through the Joint Fire Rescue Commission and that additional discussion is expected at the upcoming joint meeting with the Town.

Discussion focused on whether the Village should proceed with combined police and fire public safety campus or move forward independently with a police facility if the Town declines to participate. Several members expressed support for a joint facility, citing shared training, locker rooms, maintenance areas, equipment, and operational efficiencies, while others raised concerns about project delays, costs, and the uncertainty of coordinating with the Town.

The Board discussed the purpose of a GIS study, noting that it would identify the optimal location for a future facility based on response times and service needs. Members also stated that a GIS study would likely be necessary to support future grant applications and funding opportunities. Estimated costs, funding sources, and project timelines remain unknown until pricing is obtained.

Board members agreed that additional discussion with the Town should occur at the upcoming joint meeting to determine whether the project will proceed jointly or independently. Members also discussed ensuring any potential action items are properly noticed on the joint meeting agenda.

Motion by Wolner, second by Garn to request pricing for a GIS study. Motion carried unanimously.

The request for pricing will be coordinated by the Police Chief and Fire Chief, with project details—including whether the study includes the Town and whether it addresses police, fire, or both—to be determined after additional information is received.

Crosswalk/Sidewalk at Entrance of Joe Casey Park

The Board discussed concerns regarding pedestrian safety at the Joe Casey Park trail crossing on Aspen Drive following resident comments and a community petition. Engineering staff presented

several conceptual options to improve safety, including relocating the trail connection, installing a marked crosswalk with ADA-compliant landing pads, signage, and a pedestrian-activated beacon. The feasibility of incorporating these improvements into the existing TAP grant through a change order will be explored.

Board members discussed the advantages and challenges of each option, including traffic visibility, trail alignment, the lack of sidewalks on one side of Aspen Drive, pedestrian behavior, neighborhood concerns, and project funding. Members agreed additional evaluation is needed before selecting a preferred alternative.

The Board directed the Village Engineer and Public Works Director to further evaluate the available alternatives, determine potential funding opportunities, and develop a recommendation. The recommendation will be presented to the Public Works Committee for review before returning to the Village Board for consideration.

Motion by Garn, second by Dubak to refer the matter to the Public Works Committee with recommendations from the Village Engineer and Public Works Director for a proposed resolution. Motion carried unanimously.

Traffic Safety Signage on Main Street

The Board discussed a resident's request for traffic safety signage on Main Street related to a special needs child. The Village Attorney advised that municipalities are not legally required to install such signs, but may consider requests on a case-by-case basis. Board members discussed balancing individual requests with the need for a consistent policy, concerns about sign proliferation, the effectiveness of permanent signage, and the potential for "sign blindness."

The discussion also focused on speeding along Main Street. Members reviewed ongoing enforcement efforts by the Police Department and considered additional measures to improve traffic safety, including increased enforcement, digital speed feedback signs, additional speed limit signage, and public education. Several members expressed that addressing speeding would provide broader safety benefits for all pedestrians and residents.

Motion by Kern, seconded by Krohn to approve the purchase of ten traffic safety signs stating that Village streets are 25 mph and are strictly enforced. Motion passed 6-1 (Wolner-nay).

The signs will be installed at the discretion of Public Works, in coordination with Public Safety, as needed throughout the Village.

The Board then considered a separate motion to install two high-visibility special needs child warning signs on Main Street near the resident's property. Discussion included the wording, placement, duration of the signs, and the expectation that the signs would be removed if the resident relocated.

Motion by Wolner, seconded by Dubak to approve the installation of a special need children signage on Main Street, until the child reaches the age of 18 or when they move from the area.

Amended motion by Wolner, seconded by Dubak to approve the installation of two (2) high visibility special need children signs on Main Street, until the child/family moves. Motion passed on a roll call vote of 5-2 (Dubak-aye, Garn-aye, Krohn-nay, Plourde-nay, Stewart-aye, Wolner-aye, Kern-aye).

Unfinished Business

Developer's Agreement Amendment – Winesap Prairie

Motion by Krohn, second by Garn to approve the original language and to add JP Brooks.

Amended motion by Krohn, second by Garn to add “JP Brooks” at the end of the last sentence, and to have legal counsel address the language that has been struck out. Motion passed 6-0-1 (Wolner abstained).

Convene to Closed Session

Motion by Kern, second by Krohn to convene to closed session as per Wis Stat 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Capstone Homes, Economic Development Updates, and Dog Park Proposal at 785 Spring St.

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

Reconvene to Open Session

Motion by Krohn, second by Garn to reconvene into open session. Motion passed unanimously and the board reconvened into open session at 8:50 p.m.

No action was taken.

Adjourn

Motion by Krohn, second by Plourde to adjourn and motion carried unanimously. Meeting adjourned at 8:51 p.m.

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

Total Bills: \$204,612.22

8/14/2026	8:55 AM	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: 8/19/2026	Thru Account:	
Voucher Nbr	Check Date	Payee	Amount
	8/19/2026	OLSON SANITATION LLC PW/JULY SERVICES	23,071.00
	8/19/2026	SOMERSET UTILITIES JUNE WATER/SEWER SERVICES	8,580.08
	8/19/2026	TOTAL EXCAVATING & GRADING LLC PAY APP #4-TRAIL CONSTRUCTION	46,537.75
		Grand Total	78,188.83

8/14/2026 8:55 AM

In Progress Checks - Quick Report - ALL

Page: 2

ALL Checks by Payee

ACCT

GENERAL CHECKING - FIRST NATL

Dated From: 1/01/2026

From Account:

Thru: 8/19/2026

Thru Account:

Amount

Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	31,356.07
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	46,537.75
Total Expenditure from Fund # 610 - WATER UTILITY FUND	96.32
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	198.69
Total Expenditure from all Funds	78,188.83

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/23/2026 From Account:
Thru: 8/19/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
64431	7/24/2026	NEMEC, BRAD CT/LODGING/MEALS/MILEAGE REIMBURSEMENT	683.55
64432	7/29/2026	GUARDIAN SUPPLY POL/INITIAL ISSUE UNIFORM-BEIERMAN	319.96
64433	7/29/2026	SOMERSET FIRE/RESCUE FIRE DUES	22,076.27
64434	7/29/2026	SOMERSET, TOWN OF REIMBURSE COST OF SURVEY	825.00
64435	8/10/2026	ABT MAILCOM UTILITY BILLING	1,226.45
64436	8/10/2026	AG SOURCE COOP SERVICES WU/SU/LAB TESTING	1,920.06
64437	8/10/2026	AMERICAN PEST SOLUTIONS VH/PEST CONTROL	125.35
64438	8/10/2026	CLIFTONLARSONALLEN 2025 AUDIT SERVICES	1,600.00
64439	8/10/2026	DAREL L. HALL ANIMAL CONTROL SERVICES	118.65
64440	8/10/2026	EO JOHNSON COMPANY COPIER LEASE	136.70
64441	8/10/2026	EO JOHNSON COMPANY COPIER MAINTENANCE AGREEMENT	96.00
64442	8/10/2026	GUARDIAN SUPPLY POL/UNIFORMS	709.95
64443	8/10/2026	HAWKINS INC. WU/CHEMICALS	20.00
64444	8/10/2026	INGRAM LIBRARY SERVICES LIB/BOOKS	644.29
64445	8/10/2026	MIDWEST NATURAL GAS INC. NATURAL GAS SERVICES-JUNE	445.75
64446	8/10/2026	MIDWEST TAPE LIB/AUDIO/VIDEO	109.45
64447	8/10/2026	NAPLETON FORD 2026 FORD INTERCEPTOR	45,323.50
64448	8/10/2026	NEW RICHMOND COMMUNITY LIBRARY REIMBURSE LOST BOOK	19.00
64449	8/10/2026	NORTHWEST COMMUNICATIONS TELEPHONE EXPENSE	1,431.27

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/23/2026 From Account:
Thru: 8/19/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
64450	8/10/2026	OTTO, ANDREA M. CLEANING SUPPLIES	33.31
64451	8/10/2026	REINDERS WEED CONTROL	326.79
64452	8/10/2026	SPARTAN QUICK SERVICE PW/TRAILER TIRES	739.55
64453	8/10/2026	VILLAGE OF SOMERSET PETTY CASH PETTY CASH REIMBURSEMENT	73.86
64454	8/10/2026	WI DEPT OF JUSTICE - TIME POL/TIME SYSTEM ACCESS	256.50
64455	8/10/2026	WI DNR LIB/PARK PASSES	270.00
64456	8/10/2026	WISCONSIN PROFESSIONAL POLICE ASSOC AUGUST UNION DUES	235.00
ACH 72826-1	7/28/2026	PITNEY BOWES Manual Check POSTAGE MACHINE LEASE	188.37
ACH 072326-1	7/23/2026	AFLAC Manual Check EMPLOYEE PREMIUMS	397.42
EFT 071026-4	7/10/2026	HSA BANK Manual Check EMPLOYEE CONTRIBUTIONS	1,606.79
EFT 072326-1	7/23/2026	WISCONSIN DEFERRED COMP PROGRAM Manual Check EMPLOYEE CONTRIBUTIONS	2,625.13
EFT 072426-1	7/24/2026	FEDERAL TAX PYMT Manual Check FEDERAL TAX DEPOSIT	14,638.00
EFT 072426-2	7/24/2026	HSA BANK Manual Check EMPLOYEE CONTRIBUTIONS	1,606.79
EFT 072426-3	7/24/2026	WISCONSIN DEPT OF REVENUE Manual Check STATE TAX DEPOSIT	2,726.60
EFT 072826-1	7/28/2026	HSA BANK Manual Check MONTHLY ACCOUNT FEES	15.00
EFT 072926-1	7/29/2026	XCEL ENERGY Manual Check ELECTRIC EXPENSE	17.36
EFT 073026-1	7/30/2026	XCEL ENERGY Manual Check ELECTRIC EXPENSE	25.11
EFT 073126-1	7/31/2026	FEDERAL TAX PYMT Manual Check FEDERAL TAX DEPOSIT	1,139.39
EFT 073126-2	7/31/2026	WISCONSIN RETIREMENT SYSTEM Manual Check JUNE RETIREMENT	21,539.86

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/23/2026 From Account:
Thru: 8/19/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT 073126-3	7/31/2026	XCEL ENERGY	131.36
	Manual Check	ELECTRIC EXPENSE	
Grand Total			126,423.39

GENERAL CHECKING - FIRST NATL

Accounting Checks

Posted From: 7/23/2026 From Account:
Thru: 8/19/2026 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	77,077.67
Total Expenditure from Fund # 470 - CAPITAL IMPROVEMENTS	45,323.50
Total Expenditure from Fund # 610 - WATER UTILITY FUND	1,212.75
Total Expenditure from Fund # 620 - SEWER UTILITY FUND	2,809.47
Total Expenditure from all Funds	126,423.39

**CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET**

ISSUED TO: American Structural Metals
777 Lehmann Way
Somerset, WI 54025

Permit No.: 2026-03 (Replaces 2003-01)

Parcel Number: 181-1045-20-200

Zoning: Industrial (I-1)

Conditional Use: Maintenance Building Addition – 60' x 84'

**Approved By
Village Board:** August 18, 2026

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION

- 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.
- 9) The Village of Somerset has the right to revoke the conditional use permit if the conditions are not met.
- 10) No alteration of a conditional use shall be permitted unless approved by the Village Board, upon the recommendation of the Plan Commission.

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

Village Clerk

Date

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]
[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

**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]

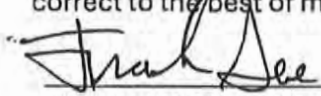
PROPERTY OWNER CONTACT INFORMATION (if applicable)

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

7/23/2024

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

**Village of Somerset
Plan Commission Minutes
Regular Meeting
Thursday, August 6, 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

Mitch Ortner, CUP applicant from American Structural Metals, stated that the company is proposing to construct an additional maintenance bay at its existing facility.

Kern closed the Public Hearing at 6:01 pm.

Kern opened the regular meeting at 6:01 pm.

Belter arrived at 6:02pm.

PUBLIC COMMENT

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

MINUTES

Motion by Forrest, second by Vanasse to approve the minutes of the June 4, 2026 regular meeting. Motion carried unanimously.

NEW BUSINESS

Conditional Use Permit Application, parcel #181-1045-20-200 located at 777 Lehmann Way. Applicant: Mitch Ortner, American Structural Metals

The Commission discussed the applicant's existing dust control measures. The applicant stated that an air filtration system is currently in place and that the filters are changed twice per year.

The applicant stated that the facility currently has approximately 85 employees. The proposed maintenance building would be approximately 60 feet by 84 feet and would be attached to the existing facility. The applicant indicated that additional parking would not be necessary, as employees and operations would be relocated within the existing and proposed areas.

The Commission discussed the proposed maintenance shed and the potential for oil and other materials associated with the wash bay. The applicant explained that the facility would have trench drains and catch basins to capture potential spills or runoff. The Commission discussed whether the floor drains would connect to the storm or sanitary sewer system and

noted that a separator may be required. The applicant will follow up regarding the appropriate drainage requirements.

The Commission clarified that the concern regarding hazardous materials was related to long-term storage of large quantities of hazardous materials, rather than incidental spills that would be captured by the proposed catch basin system. The applicant stated that hazardous materials would not be stored long-term in the maintenance area. The applicant also confirmed that the proposed maintenance area would be located inside the existing fence.

The Commission also discussed parking and access to the proposed maintenance building. The applicant stated that no additional parking would be added. A concrete apron will be installed in front of the building, with the area beyond the apron remaining gravel. The applicant explained that the existing gravel surface is used by forklifts and that they intend to maintain the gravel area rather than add additional pavement.

Motion by Vanasse, second by Belter to approve the Conditional Use Permit Application, parcel #181-1045-20-200 located at 777 Lehmann Way. Applicant: Mitch Ortner, American Structural Metals. Motion carried unanimously.

Site Plan Review Application, parcel #181-1001-40-000 located at 500 Laser Drive. Applicant: Frank See, Derrick Building Solutions; PRECO

The Commission discussed engineering concerns related to the proposed development, specifically the additional impervious surface and whether the downstream stormwater pond has sufficient capacity. The engineer indicated that additional modeling and review are needed to confirm the stormwater system can adequately handle the proposed improvements and to ensure compliance with applicable DNR requirements.

The applicant indicated that the requested information had been provided to the engineer and would follow up as needed. The engineer stated that the concerns did not appear to be insurmountable and that the overall plan was not problematic, but additional engineering review was necessary.

The Commission discussed whether the application could be approved subject to final engineering review. It was agreed that the application could be conditionally approved, with approval contingent upon final approval by the Village Engineer. The applicant agreed to this condition. The remaining concern discussed was the capacity of the stormwater pond.

Motion by Kern, second by Plourde to approve the Site Plan Application from Frank See, Derrick Building Solutions; PRECO contingent upon final review from the Village Engineer and the DNR. Motion carried unanimously.

Request from Larry Mondor to Connect Driveway to Foxtail Avenue, parcel #032-1071-30-000 located at 754 190th Avenue, Town of Somerset

The Commission discussed a request to allow a driveway from Foxtail Avenue, a Village road, to access property located in the Town of Somerset. The applicant explained that the property is currently undeveloped and that the proposed driveway would provide access for a future home while being positioned to allow for potential extension of the road in the future. The applicant also noted concerns regarding a future walking path and the existing grade of the property, stating that installing the driveway now would allow the property to be graded before the path is constructed.

The Commission discussed the precedent that approving a driveway from a Village road into Township property could create, as well as potential future development and zoning concerns. It was noted that the Village does not have jurisdiction over zoning in the Town of Somerset. The Commission also discussed the possibility of future commercial development in the Township and the potential for increased traffic on the Village road.

The Commission considered alternatives, including annexation of a portion of the property into the Village. However, the applicant expressed concerns about the cost of extending a Village road and utilities to the property. The Commission discussed whether a partial annexation or another arrangement could provide a solution without requiring a significant financial investment while still allowing for future development.

After discussion, the Commission indicated that the request, as presented, was not supported. The Commission agreed that the request should be denied for now, while leaving open the possibility of working with the applicant on an alternative that could involve some amount of annexation and address road access, utilities, and future development concerns.

Motion by Belter, second by Forrest to deny the request from Larry Mondor to connect a driveway from his property, located in the Town of Somerset, to Foxtail Ave which is a Village owned street. Motion carried unanimously.

Resolution 2026-05 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.

The Commission discussed the Village Board's recently adopted one-year moratorium on the issuance of zoning permits for data centers. The purpose of the moratorium is to allow the Plan Commission time to review data center uses and develop appropriate regulations and standards for the Village. Members agreed that the goal is not necessarily to prohibit

data centers, but to determine responsible standards addressing potential impacts on the community.

The Commission discussed whether chip manufacturing should also be included in the review due to potential impacts related to electricity and water usage. Members agreed that chip manufacturing should be considered as part of the overall discussion and potential ordinance updates.

Discussion included potential ordinance standards addressing noise, water usage, electrical infrastructure, emergency and fire services, public works impacts, and the potential effects of large-scale facilities on Village infrastructure. The Commission also discussed the importance of addressing decommissioning and ensuring that the cost of removing or remediating a facility does not become a burden on Village taxpayers. A potential requirement for a decommissioning bond was discussed.

The Commission discussed reviewing model ordinances from other municipalities and states, as well as seeking guidance from the League of Wisconsin Municipalities and potentially obtaining legal review. Staff offered to assist with researching and developing potential ordinance language for the Commission's consideration.

The Commission agreed to continue the discussion as a standing agenda item while the regulations are being developed. Members agreed that additional information and education should be provided at future meetings, with the goal of eventually developing appropriate ordinance amendments. The Commission also agreed to include chip manufacturing in the ongoing review.

Part-time Zoning Administrator Update; Enforcement

The Commission discussed the need for consistent enforcement of the Village's zoning ordinances, including compliance with conditional use permits, property standards, fencing, parking, and other zoning requirements.

It was agreed that the Finance and Personnel Committee should develop a proposed job description and determine the anticipated hours and funding needed for the position. The proposed position and funding would then be presented to the Plan Commission for review and incorporated into the upcoming budget process. The Commission agreed that work should begin on developing the position and bringing a proposal forward for review.

ADJOURNMENT

Motion by Belter, second by Plourde to adjourn. Motion carried unanimously. The meeting adjourned at 6:55 pm.



SOMERSET POLICE DEPARTMENT

Grant Radios 7-8-26

07/08/2026

07/08/2026

SOMERSET POLICE DEPARTMENT
110 SPRING ST
SOMERSET, WI 54025

RE: Motorola Quote for Grant Radios 7-8-26

Dear Joel Trepczyk,

Motorola Solutions is pleased to present SOMERSET POLICE DEPARTMENT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide SOMERSET POLICE DEPARTMENT with the best products and services available in the communications industry. Please direct any questions to Sid Sanocki at sid.sanocki@ancom.org.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Sid Sanocki
Sales

Motorola Solutions Manufacturer's Representative

Billing Address:
SOMERSET POLICE
DEPARTMENT
110 SPRING ST
SOMERSET, WI 54025
US

Shipping Address:
SOMERSET POLICE
DEPARTMENT
110 SPRING ST
SOMERSET, WI 54025
US

Quote Date:07/08/2026
Expiration Date:09/06/2026
Quote Created By:
Sid Sanocki
Sales
sid.sanocki@ancom.org
6517148359

End Customer:
SOMERSET POLICE DEPARTMENT
Joel Trepczyk
jtrepczyk@villageofsomerset.us
715-247-3319

Contract: 24752 - WCA
AGREEMENT: STATE OF WISCONSIN
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Disc %	Sale Price	Ext. Sale Price
	APX™ NEXT	APX NEXT ENHANCED				
1	H55TGT9PW8BN	PORTABLE RADIO APX NEXT; ALL-BAND MODEL 4.5	5	40.0%	\$5,290.80	\$26,454.00
1a	QA08520AB	ALT: BATTERY LI-ION IMPRES 2 IP68 4400T UL DIV 2	5	40.0%	\$108.76	\$543.80
1b	Q698AE	ALT: PLASTIC CARRY HOLSTER WITH 3 INCH CLIP	5	0.0%	\$0.00	\$0.00
1c	QA05509AB	DEL: DELETE UHF BAND	5	0.0%	\$0.00	\$0.00
1d	QA09001AM	ADD: WIFI CAPABILITY	5	40.0%	\$211.80	\$1,059.00
1e	H499KC	ENH: SUBMERSIBLE (DELTA T)	5	40.0%	\$106.20	\$531.00
1f	Q498BN	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY	5	40.0%	\$522.60	\$2,613.00
1g	Q15AU	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	5	40.0%	\$564.60	\$2,823.00
1h	QA08853AA	ADD: CPS ENABLEMENT	5	0.0%	\$0.00	\$0.00
1i	QA01767BL	ADD: P25 LINK LAYER AUTHENTICATION	5	40.0%	\$70.80	\$354.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Disc %	Sale Price	Ext. Sale Price
1j	QA09028AA	ADD: VIQI VC RADIO OPERATION	5	0.0%	\$0.00	\$0.00
1k	Q806CH	ADD: ASTRO DIGITAL CAI OPERATION	5	40.0%	\$364.20	\$1,821.00
1l	QA00580BA	ADD: TDMA OPERATION	5	40.0%	\$318.00	\$1,590.00
1m	Q361CD	ADD: P25 9600 BAUD TRUNKING	5	40.0%	\$211.80	\$1,059.00
1n	H38DA	ADD: SMARTZONE OPERATION	5	40.0%	\$847.20	\$4,236.00
1o	Q173CA	ADD: SMARTZONE OMNILINK	5	0.0%	\$0.00	\$0.00
1p	QA05100AA	EHN: STD 1 YR WARRANTY APPLIES	5	0.0%	\$0.00	\$0.00
1q	QA10116AA	ADD: AT&T US ACTIVE PSIM	5	0.0%	\$0.00	\$0.00
2	PSV01503059A	APX NEXT PROVISIONING WITH CPS	1	0.0%	\$0.00	\$0.00
3	PMMN4136B	XVP830 REMOTE SPEAKER MICROPHONE, NO CHANNEL KNOB	5	40.0%	\$312.00	\$1,560.00
4	PMPN4604B	CHARGER, DESKTOP SINGLE UNIT IMPRES 2 FAST, US/NA	5	40.0%	\$133.05	\$665.25

Grand Total
\$45,309.05(USD)

Notes:

Motorola's quote (Quote Number: _____ Dated: _____) is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then the following Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products which is found at <http://www.motorolasolutions.com/product-terms>.

The Parties hereby enter into this Agreement as of the Effective Date.

Motorola Solutions, Inc.

Customer

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

- This quote contains items with approved price exceptions applied against them.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Line #	Item Number	Parametric Data
1h	QA08853AA	TEMAILAR = jtrepczyk@villageofsomerset.us,SYSTEMID = FFFF
1q	QA10116AA	ENDUSERT = POLICE PROTECTION
2	PSV01S03059A	TEMAILAR = jtrepczyk@villageofsomerset.us,CUSTNAME = Joel J. , Trepczyk,SYSTEMID = FFFF



Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead
(PO will not be processed without this)

PO Number/ Contract Number

PO Date

Vendor = Motorola Solutions, Inc.

Payment (Billing) Terms/ State Contract Number

Bill-To Name on PO must be equal to the *Legal* Bill-To Name

Bill-To Address

Ship-To Address (If we are shipping to a MR location, it must be documented on PO)

Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)

PO Amount must be equal to or greater than Order Total

Non-Editable Format (Word/ Excel templates cannot be accepted)

Tax Exemption Status

Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a case number.

Once checklist is complete, order still must go through **Order Validation/Credit Approval**

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

Charles D. Schwartz, P.E.

Phone: [REDACTED]

Cell: [REDACTED]
[REDACTED]**DATE:** AUGUST 5, 2026**NEUMANN FARMS STREET AND UTILITY IMPROVEMENTS**

Commercial and industrial improvements within the development require access from Church Hill Road (STH 35) and utility extensions from Pine Vale North. One of the first steps is engagement with WisDOT staff responsible for access control. Per their requirements, we prepared an Initial Traffic Review Memorandum and submitted it for review.

REQUESTED ACTION:

Update only, no action needed.

NEUMANN FARMS WATER BOOSTER STATION

MSA completed an initial study and determined that the existing water system is not able to provide adequate pressure and flow throughout the development. To improve pressure and fire flow for prospective industrial and residential development, MSA recommends a water booster station and design-phase activities should begin as soon as practical to align with the proposed development plans. For the facility to be online by the fall of 2028, design must begin now so that bidding could occur in early 2027, and construction could begin next summer. Our staff met with Public Works to discuss the project scope and schedule. We have prepared a proposal for water booster station design and permitting.

REQUESTED ACTION:

Public Works to consider recommending approval of the proposal from MSA for the Neumann Farms Booster Station design.

NEUMANN FARMS ATHLETIC COMPLEX MASTER PLAN

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

REQUESTED ACTION:

Update only, no action needed.

PROJECT UPDATE

TID #5 – LATITUDE 45 DEVELOPMENT

MSA and the Village representative marked damaged curb locations that 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 development and south of the First Addition. Sanitary and water main testing have been completed. Private utility companies are currently working behind the curb. Once the utility companies complete their work, the contractor will complete the sidewalk, bituminous trail, and restoration.

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 the 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 finished. 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 all retaining walls, placed the aggregate base, and completed the storm sewer culvert work shown on the plans. Pay Application #4 for work completed to date will be presented for Village consideration.

REQUESTED ACTION:

Public Works and Board to consider recommending approval of Pay Application #4 in the amount of \$46,537.75.

OTHER THINGS GOING ON

- River Hills – Storm sewer installation and minor grading work is planned for this fall.
- Pine Vale Pond – The contractor completed the pond excavation work shown in the Carlson Engineering plan revision. The contractor also seeded and mulched the disturbed area..



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.:	4	Application Date:	8/5/2026
Application Period:	From 7/1/2026	to	7/31/2026

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: _____

Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Engineer:		Village of Somerset										Owner's Project No.:		8938-00-71	
Contractor:		MSA Professional Services, Inc.										Engineer's Project No.:		08783127	
Project:		Total Excavating & Grading LLC										Contractor's Project No.:			
Contract:		Village of Somerset - Somerset Trail													
Application No.:		4		Application Period: From		07/01/26		to		07/31/26		Application Date:		08/05/26	
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	4435	90	\$ 1,602.90	4,525	\$ 80,590.25	\$0.00	\$ 80,590.25	116%	\$ (11,024.39)
8	208.0100	Borrow	CY	1905	\$25.79	\$ 49,129.95	2194	38	\$ 980.02	2,232	\$ 57,563.28	\$0.00	\$ 57,563.28	117%	\$ (8,433.33)
9	305.0120	Base Aggregate Dense 1 1/4-inch	TON	4480	\$23.73	\$ 106,310.40	4241	362.55	\$ 8,603.31	4,604	\$ 109,242.24	\$0.00	\$ 109,242.24	103%	\$ (2,931.84)
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		1	\$ 753.02	1	\$ 753.02	\$0.00	\$ 753.02	100%	\$ -
12	520.8000	Concrete Collars for Pipe	EACH	2	\$2,334.68	\$ 4,669.36	1	1	\$ 2,334.68	2	\$ 4,669.36	\$0.00	\$ 4,669.36	100%	\$ -
13	521.1012	Apron Endwalls for Culvert Pipe Steel 12-inch	EACH	1	\$423.51	\$ 423.51		1	\$ 423.51	1	\$ 423.51	\$0.00	\$ 423.51	100%	\$ -
14	521.1024	Apron Endwalls for Culvert Pipe Steel 24-inch	EACH	1	\$753.02	\$ 753.02	2		\$ -	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		36	\$ 1,335.96	36	\$ 1,335.96	\$0.00	\$ 1,335.96	100%	\$ -
16	521.3124	Culvert Pipe Corrugated Steel 24-inch	LF	17	\$53.33	\$ 906.61	34		\$ -	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		17	\$ 2,336.65	17	\$ 2,336.65	\$0.00	\$ 2,336.65	100%	\$ -
18	522.1024	Apron Endwalls for Culvert Pipe Reinforced Concrete 24-inch 24-inch	EACH	1	\$4,528.39	\$ 4,528.39		1	\$ 4,528.39	1	\$ 4,528.39	\$0.00	\$ 4,528.39	100%	\$ -
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	0.8	0.1	\$ 11,395.03	0.9	\$ 102,555.23	\$0.00	\$ 102,555.23	90%	\$ 11,395.03

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.: 4 Application Period: From 07/01/26 to 07/31/26 Application Date: 08/05/26

A			B			C	D	E	F	G	H	I	J		
Bid Item No.	WisDOT No.	Description	Contract Information			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 (\$)		Value of Bid Item (D X E) (\$)	Estimated Quantity Incorporated in the Work							Value of Work Installed this Pay Period (E X H) (\$)
57	643.0300	Traffic Control Drums	DAY	6787	\$0.17	\$ 1,153.79	2380	1549	\$ 263.33	3,929	\$ 667.93	\$0.00	\$ 667.93	58%	\$ 485.86
58	643.0900	Traffic Control Signs	DAY	438	\$0.56	\$ 245.28	238	155	\$ 86.80	393	\$ 220.08	\$0.00	\$ 220.08	90%	\$ 25.20
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	644.1900.5	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		4	\$ 1,337.00	4	\$ 1,337.00	\$0.00	\$ 1,337.00	100%	\$ -
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		\$ -	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	2	\$ 668.50	3	\$ 1,002.75	\$0.00	\$ 1,002.75	100%	\$ -
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	\$ 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	\$ 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	\$ 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		\$ -	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		\$ -	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		154	\$ 12,353.88	154	\$ 12,353.88	\$0.00	\$ 12,353.88	100%	\$ -
90	SPV.0165	Special 04. Wall Modular Block Gravity Landscape(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			\$ 49,002.98		\$ -	\$ 698,902.78	57%	\$ 518,413.22	
Change Orders															
						-			-				-		
						-			-				-		
Change Order Totals						\$ -			\$ -		\$ -	\$ -		\$ -	
Original Contract and Change Orders															
Project Totals						\$ 1,217,315.99			\$ 49,002.98		\$ -	\$ 698,902.78	57%	\$ 518,413.22	

Contractor's Application for Payment

Owner's Project No.:	8938-00-71
Engineer's Project No.:	08783127
Contractor's Project No.:	

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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Totals						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



LETTER OF TRANSMITTAL

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

DATE: August 10, 2026	JOB NO. #08783125
ATTENTION: Robert Gunther, DPW	
RE: Security Reduction #2 Pine Vale Second Addition	

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 Security Reduction Request
•		
•		

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:

The Pine Vale Second Addition Development Agreement required the Developer to provide 120% financial security for project improvements. They have requested a reduction in required security to account for work completed to date in accordance with the Village's standards for public improvements. Our office has reviewed their request and are recommending their security be reduced to \$413,000 (\$344,000*120%) to cover outstanding work items including bituminous wear course, sidewalk, and trail construction.


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



ENGINEERING \ SURVEYING \ PLANNING
CARLSON-ENGINEERING.COM

July 24, 2026

Ms. Jessica Lehman
Village Clerk
Village of Somerset
110 Spring Street
Somerset, Wisconsin 54025

Re: **Pine Vale Second Addition** - LOC Reduction #2 (Streets & Utilities)
Somerset, Wisconsin
Project #9915

Dear Ms. Lehman:

On behalf of Capstone Homes – WI, Inc., we are requesting that the letter of credit for the streets & utilities for the initial phase of Pine Vale Second Addition be reduced for the work completed to date. The estimated cost of work remaining is approximately \$344,000. I have attached a copy of the contractor's latest pay estimate for your reference. Please review this request at your earliest convenience and let me know if you need any additional information.

If you have any questions, please call me at [REDACTED]

Sincerely,

Carlson Engineering, LLC.

A handwritten signature in black ink, appearing to read "Aaron Briski", with a stylized flourish at the end.

Aaron D. Briski, P.E.
Staff Engineer

cc: Matt Barker, Kyle Bork & Dylan Armstead, Capstone Homes – WI, Inc.

Enclosures

APPLICATION FOR PAYMENT #2

TO: Capstone Homes-WI, Inc.

PROJECT: Pine Vale Second Addition - Street & Utility Construction

CARLSON ENGINEERING PROJECT NO.: 9915

For work accomplished through the date of: July 20, 2026



Payment Schedule

Gross Amount	\$1,317,472.85
Less 5% Retainage	\$65,873.65
Amount Due to Date	\$1,251,599.20
Less Previous Payments	\$732,806.20
Amount Due this Application	\$518,793.00

Approx
work
Remaining
\$344,000

Contractor's Certification:

The undersigned CONTRACTOR certifies that:

- 1.) all previous progress payments received from OWNER on account of work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with work covered by prior Applications for Payment number 0 through 1 inclusive.
- 2.) title to all materials and equipment incorporated in said work or otherwise listed in or covered by the Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances except as covered by Bond acceptable to OWNER.

CONTRACTOR

Burschville Construction Inc.

By: _____

Date: _____

Payment of the above Amount Due this Application is recommended.

ENGINEER

Carlson Engineering, LLC.

By: _____

Date: _____

Project Name: Pine Vale
Carlson Engineering Project No.: 9915

Owner: Capstone Homes-WI, Inc.
Page: 2 of 6

Section A: Sanitary Sewer

Item No.	Contract Item	Unit	Unit Price	CONTRACT		THIS APPLICATION		WORK TO DATE	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
1	8" PVC SDR 26 18-20' w/ Sand Bedding	L.F.	\$ 124.00	30	\$3,720.00	-	\$0.00	30	\$3,720.00
2	8" PVC SDR 26 20-22' w/ Sand Bedding	L.F.	\$ 126.00	105	\$13,230.00	-	\$0.00	105	\$13,230.00
3	8" PVC SDR 26 22-24' w/ Sand Bedding	L.F.	\$ 128.00	99	\$12,672.00	-	\$0.00	99	\$12,672.00
4	8" PVC SDR 26 24-26' w/ Sand Bedding	L.F.	\$ 130.00	100	\$13,000.00	-	\$0.00	100	\$13,000.00
5	8" PVC SDR 26 26-28' w/ Sand Bedding	L.F.	\$ 132.00	215	\$28,380.00	-	\$0.00	215	\$28,380.00
6	8" PVC SDR 26 28-30' w/ Sand Bedding	L.F.	\$ 134.00	51	\$6,834.00	-	\$0.00	51	\$6,834.00
7	8" PVC SDR 35 0-10' w/ Sand Bedding	L.F.	\$ 52.00	128	\$6,656.00	-	\$0.00	128	\$6,656.00
8	8" PVC SDR 35 10-12' w/ Sand Bedding	L.F.	\$ 54.00	804	\$43,416.00	-	\$0.00	804	\$43,416.00
9	8" PVC SDR 35 12-14' w/ Sand Bedding	L.F.	\$ 56.00	494.00	\$27,664.00	-	\$0.00	494	\$27,664.00
10	8" PVC SDR 35 14-16' w/ Sand Bedding	L.F.	\$ 58.00	51	\$2,958.00	-	\$0.00	51	\$2,958.00
11	48" Sanitary Sewer Manhole 0-10'	EA	\$ 3,575.00	9	\$32,175.00	-	\$0.00	9	\$32,175.00
12	48" Manhole Build in Excess of 10'	V.F.	\$ 225.00	47.29	\$10,640.25	-	\$0.00	47.29	\$10,640.25
13	8" x 4" Service Wye	EA	\$ 325.00	49	\$15,925.00	-	\$0.00	49	\$15,925.00
14	4" PVC SDR 26 Service Pipe w/ Sand Bedding	L.F.	\$ 17.00	2,400	\$40,800.00	-	\$0.00	2,390	\$40,630.00
15	4" PVC SDR 26 Riser Pipe w/ Sand Bedding	V.F.	\$ 20.00	193	\$3,850.00	-	\$0.00	192.50	\$3,850.00
16	Remove Plug & Connect to Existing Sanitary Sewer	EA	\$ 1,000.00	2	\$2,000.00	-	\$0.00	2	\$2,000.00
17	8" Plug	EA	\$ 250.00	1	\$250.00	-	\$0.00	1	\$250.00
18	Sewer Test	EA	\$ 500.00	1	\$500.00	-	\$0.00	1	\$500.00
19	Televising	L.F.	\$ 2.75	2,077	\$5,711.75	-	\$0.00	-	\$0.00
20	1.5" Rock for Granular Pipe Bedding (100% Crushed)	Ton	\$ 45.00	500	\$22,500.00	-	\$0.00	480	\$21,600.00
TOTALS FOR SECTION A: Sanitary Sewer					\$292,882.00		\$0.00		\$286,100.25

5712

\$ 5712

Project Name: Pine Vale
Carlson Engineering Project No.: 9915

Owner: Capstone Homes-WI, Inc.
Page: 3 of 6

Section B: Water Main

Item No.	Contract Item	Unit	Unit Price	CONTRACT		THIS APPLICATION		WORK TO DATE	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
1	6" DIP Watermain	L.F.	\$ 60.00	76	\$4,560.00	-	\$0.00	76	\$4,560.00
2	8" PVC Watermain	L.F.	\$ 41.00	800	\$32,800.00	-	\$0.00	800	\$32,800.00
3	12" PVC Watermain	L.F.	\$ 64.00	1,525	\$97,600.00	-	\$0.00	1,525	\$97,600.00
4	8" Gate Valve & Box	EA	\$ 3,250.00	1	\$3,250.00	-	\$0.00	1	\$3,250.00
5	12" Gate Valve & Box	EA	\$ 5,325.00	1	\$5,325.00	-	\$0.00	2	\$10,650.00
6	Fire Hydrant w/ 6" Gate Valve & Box	EA	\$ 8,300.00	3	\$24,900.00	-	\$0.00	3	\$24,900.00
7	Temporary Fire Hydrant w/ 6" Gate Valve & Box	EA	\$ 8,300.00	1	\$8,300.00	-	\$0.00	1	\$8,300.00
8	Fire Hydrant w/ 6" Gate Valve & Box (Salvaged)	EA	\$ 1,200.00	2	\$2,400.00	-	\$0.00	2	\$2,400.00
9	D.I. Fittings	lbs	\$ 6.00	4,500	\$27,000.00	-	\$0.00	4,500	\$27,000.00
10	Remove & Salvage Existing Hydrant & Connect to Existing	EA	\$ 1,500.00	2	\$3,000.00	-	\$0.00	2	\$3,000.00
11	1" Corporation Stop w/ Service Saddle	EA	\$ 250.00	49	\$12,250.00	-	\$0.00	49	\$12,250.00
12	1" Curb Stop and Box	EA	\$ 375.00	49	\$18,375.00	-	\$0.00	49	\$18,375.00
13	1" Copper Type K Service Pipe	L.F.	\$ 27.00	2,400	\$64,800.00	-	\$0.00	2,390	\$64,530.00
14	4" Insulation	S.F.	\$ 4.00	288	\$1,152.00	-	\$0.00	288	\$1,152.00
15	Water Test	L.S.	\$ 500.00	1	\$500.00	-	\$0.00	1	\$500.00
TOTALS FOR SECTION B: Water Main					\$306,212.00		\$0.00		\$311,267.00

\$0

Project Name: Pine Vale
Carlson Engineering Project No.: 9915

Owner: Capstone Homes-WI, Inc.
Page: 4 of 6

Section C: Storm Sewer

Item No.	Contract Item	Unit	Unit Price	CONTRACT		THIS APPLICATION		WORK TO DATE	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
1	12" RCP Cl. 5	L.F.	\$ 43.00	163	\$7,009.00	-	\$0.00	163	\$7,009.00
2	15" RCP Cl. 5	L.F.	\$ 48.00	1,665	\$79,920.00	-	\$0.00	1,697	\$81,456.00
3	18" RCP Cl. 5	L.F.	\$ 52.00	44	\$2,288.00	-	\$0.00	44	\$2,288.00
4	18" RCP Flared End Section	EA	\$ 1,200.00	1	\$1,200.00	-	\$0.00	1	\$1,200.00
5	Rip Rap Cl. 3	C.Y.	\$ 150.00	9	\$1,350.00	-	\$0.00	9	\$1,350.00
6	Remove Plug & Connect to Existing Storm Structure	EA	\$ 500.00	2	\$1,000.00	-	\$0.00	2	\$1,000.00
7	Remove Plug & Connect to Existing Storm Sewer Stub	EA	\$ 500.00	2	\$1,000.00	-	\$0.00	2	\$1,000.00
8	4" Perforated PE Drantile	L.F.	\$ 22.00	700	\$15,400.00	750	\$16,500.00	750	\$16,500.00
9	24" x 36" Catch Basin	EA	\$ 2,800.00	6	\$16,800.00	-	\$0.00	6	\$16,800.00
10	27" Dia. Catch Basin	EA	\$ 2,500.00	1	\$2,500.00	-	\$0.00	1	\$2,500.00
11	48" Dia. Catch Basin Manhole	EA	\$ 3,450.00	9	\$31,050.00	-	\$0.00	9	\$31,050.00
12	48" Dia. Storm Manhole	EA	\$ 3,300.00	1	\$3,300.00	-	\$0.00	1	\$3,300.00
13	Erosion Control for Catch Basins	EA	\$ 200.00	16	\$3,200.00	-	\$0.00	16	\$3,200.00
TOTALS FOR SECTION C: Storm Sewer					\$166,017.00		\$16,500.00		\$168,653.00

\$0

Section D: Street Construction

Item No.	Contract Item	Unit	Unit Price	CONTRACT		THIS APPLICATION		WORK TO DATE		
				Quantity	Amount	Quantity	Amount	Quantity	Amount	
1	Subgrade Preparation	S.Y.	\$ 2.00	9,800	\$19,600.00	9,800	\$19,600.00	9,800	\$19,600.00	-
2	24" Granular Subbase (Borrow)	S.Y.	\$ 10.00	9,800	\$98,000.00	9,800	\$98,000.00	9,800	\$98,000.00	-
3	8" Aggregate Base Cl. 5	S.Y.	\$ 15.25	8,800	\$134,200.00	8,800	\$134,200.00	8,800	\$134,200.00	-
4	1.5 Bituminous Base Course	S.Y.	\$ 9.30	7,200	\$66,960.00	7,200	\$66,960.00	7,200	\$66,960.00	-
5	1.5" Bituminous Wear Course (2027)	S.Y.	\$ 9.45	7,200	\$68,040.00	-	\$0.00	-	\$0.00	68,040
6	Tack Coat	GAL	\$ 2.50	500	\$1,250.00	-	\$0.00	-	\$0.00	1,250
7	Mountable Concrete Curb & Gutter	L.F.	\$ 16.35	4,250	\$69,487.50	4,250	\$69,487.50	4,250	\$69,487.50	-
8	Barrier Concrete Curb & Gutter	L.F.	\$ 18.50	375	\$6,937.50	370	\$6,845.00	370	\$6,845.00	-
9	Adjust Catch Basin Casting	EA	\$ 425.00	15	\$6,375.00	15	\$6,375.00	15	\$6,375.00	-
10	Adjust Manhole Casting	EA	\$ 650.00	18	\$11,700.00	9	\$5,850.00	9	\$5,850.00	5,850
11	Adjust Gate Valve & Box	EA	\$ 450.00	4	\$1,800.00	3	\$1,350.00	3	\$1,350.00	1,350
12	Concrete Sidewalk w/Agg. Base (See Detail)	S.F.	\$ 9.15	8,400	\$76,860.00	-	\$0.00	-	\$0.00	76,860
13	Bituminous Trail w/Agg. Base (See Detail)	S.Y.	\$ 41.00	2,200	\$90,200.00	-	\$0.00	-	\$0.00	90,200
14	Pedestrian Ramp	EA	\$ 1,400.00	4	\$5,600.00	-	\$0.00	-	\$0.00	5,600
15	Sawcut Bituminous	L.F.	\$ 4.00	100	\$400.00	100	\$400.00	100	\$400.00	-
16	Mill Bituminous	L.F.	\$ 12.50	100	\$1,250.00	-	\$0.00	-	\$0.00	1,250
17	Backfill Curb & Gutter & Grade Boulevard	L.S.	\$ 14,000.00	1	\$14,000.00	0.5	\$7,000.00	0.5	\$7,000.00	7,000
18	Sod (Seed & Blanket may be used in lieu of sod)	S.Y.	\$ 2.25	4,600	\$10,350.00	-	\$0.00	-	\$0.00	10,350
19	Turf Establishment	AC	\$ 925.00	6	\$5,550.00	-	\$0.00	-	\$0.00	5,550
20	R1-1 Sign	EA	\$ 440.00	3	\$1,320.00	-	\$0.00	-	\$0.00	1,320
21	Street Sign	EA	\$ 490.00	3	\$1,470.00	-	\$0.00	-	\$0.00	1,470
22	Type III Barricades	EA	\$ 440.00	4	\$1,760.00	-	\$0.00	-	\$0.00	1,760
23	Future Thru Street Sign	EA	\$ 220.00	2	\$440.00	-	\$0.00	-	\$0.00	440
24	Conduit Crossing (Utility - 4" PVC Supplied by Contractor)	L.F.	\$ 8.00	500	\$4,000.00	560	\$4,480.00	560	\$4,480.00	-
25	Temporary Cul-de-sac	L.S.	\$ 6,250.00	1	\$6,250.00	-	\$0.00	-	\$0.00	6,250
26	Temporary Turnaround	L.S.	\$ 6,250.00	1	\$6,250.00	-	\$0.00	-	\$0.00	6,250
27	Rock Construction Entrance	EA	\$ 2,000.00	1	\$2,000.00	1	\$2,000.00	1	\$2,000.00	-
28	4'x4' Concrete Pad for Cluster Mailbox (6" Depth)	EA	\$ 450.00	4	\$1,800.00	-	\$0.00	-	\$0.00	1,800
29	Silt Fence (8' Behind Curb)	L.F.	\$ 1.50	4,625	\$6,937.50	-	\$0.00	-	\$0.00	6,938
30	Remove & Replace Damaged Curb & Gutter (est 10%)	L.F.	\$ 52.00	465	\$24,180.00	-	\$0.00	-	\$0.00	24,180
31	Remove & Replace Damaged Sidewalk (est 10%)	S.F.	\$ 17.00	840	\$14,280.00	-	\$0.00	-	\$0.00	14,280
TOTALS FOR SECTION D: Street Construction					\$759,247.50		\$422,547.50		\$422,547.50	

\$ 337,988

Project Name: Pine Vale
 Carlson Engineering Project No.: 9915

Owner: Capstone Homes-WI, Inc.
 Page: 6 of 6

Section E: Extra Work

Item No.	Contract Item	Unit	Unit Price	CONTRACT		THIS APPLICATION		WORK TO DATE	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
1	Silt Fence Installation	L.F.	\$ 1.50	-	\$0.00	-	\$0.00	4,885	\$7,327.50
2	Crew Time Cutting & Stacking Downed Trees Onsite	H.R.	\$ 1,280.00	-	\$0.00	-	\$0.00	9	\$11,520.00
3	Clay Back Haul From Excess Clay in Proposed Roadway (4/6/2026 to 5/22/2026)	C.Y.	\$ 8.95	-	\$0.00	-	\$0.00	336	\$3,007.20
4	Clay Back Haul From Excess Clay in Proposed Roadway (5/23/2026 to 7/20/2026)	C.Y.	\$ 8.95	-	\$0.00	6,352	\$56,850.40	6,352	\$56,850.40
5	Additional Street Subcut (Soft Subgrade Areas)	L.S.	\$ 17,500.00	-	\$0.00	1	\$17,500.00	1	\$17,500.00
6	Additional 12" Select Granular (Soft Subgrade Areas)	L.S.	\$ 29,200.00	-	\$0.00	1	\$29,200.00	1	\$29,200.00
7	Tree Stockpile Grinding/Chipping Debris Cleanup	L.S.	\$ 3,500.00	-	\$0.00	1	\$3,500.00	1	\$3,500.00
TOTALS FOR SECTION F: Extra Work					\$0.00		\$107,050.40		\$128,905.10
PROJECT TOTALS					\$1,524,358.50		\$546,097.90		\$1,317,472.85

NA

Somerset Fire/Rescue

from the office of Chief Belisle

August 4th, 2026

Dear Board Members –

During July 2026, the department responded to **44 calls for service**, bringing our year-to-date total to **336 responses**. This compares to **287 responses** through the same period in 2025, an increase of **49 calls (17%)**.

July responses included:

- **Village:** 21 calls (16 medical, 5 fire/rescue)
- **Township:** 16 calls (12 medical, 4 fire/rescue)
- **Auto Aid (St. Joe):** 7 calls

While July was slightly slower than recent months, our overall call volume continues to outpace last year. One significant incident this month was a large structure fire in the township involving a storage building that housed multiple vehicles and home improvement materials. The fire required a coordinated response and demonstrated the continued importance of maintaining a well-trained and properly staffed department. Staffing continues to move in a positive direction. We welcomed the four new members discussed in last month's report—three probationary firefighters and one cadet. In addition, one probationary firefighter was promoted to full membership, one cadet advanced to probationary status, and, effective August 1, two members were promoted to the rank of Lieutenant. These advancements directly support the leadership development goals outlined in our Strategic Plan, and we are excited to see those efforts becoming a reality.

The Strategic Plan, RFP process, and replacement fire apparatus remain significant priorities for the department. As our community continues to grow, our facilities and equipment must evolve to meet increasing service demands. Following our recent hires, we have only one locker remaining and currently have three additional applications on file. These are encouraging signs that interest in serving our department remains strong; however, they also highlight the space limitations we continue to face and reinforce the need to plan for the department's future. We appreciate the thoughtful discussions taking place and the willingness of both boards to work collaboratively toward solutions. Our shared goal is to leave this community stronger and better prepared for future generations.

748 Hwy 35

Somerset, WI 54025

Station (715)247-5364 Fax (715)247-3194

Somerset Fire/Rescue

from the office of Chief Belisle

Following recent promotions, new hires, and member departures, the department is operating with **30 personnel**, consisting of:

- 20 Full Members
- 7 Probationary Members
- 1 Honorary Member
- 1 High School Cadet
- 1 Department Secretary
-

I continue to encourage every member of both boards to tour the fire station with me or another member of the department. Seeing our facilities, apparatus, and daily operations firsthand provides valuable context for many of the important discussions currently underway. We also welcome members of the community to visit the station, learn about our equipment and operations, and gain a better understanding of the services their fire department provides.

Sincerely,

Travis Belisle

Travis Belisle - Chief
Somerset Fire/Rescue

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



LIBRARY UPDATE FOR **AUGUST 2026**

208 Hud Street

(715) 247-5228

somersestlibrary.org

How the Collection is Used



63,866

Total Circulation
physical + e-materials

47,662

Physical Circulation
74.6% of all checkouts

16,204

E-Material Circulation
25.4% of all checkouts

In 2025, there were over 63,000 items checked out to Somerset Library users! 50.4% of those were children's materials. 25% of those items were e-material checkouts.

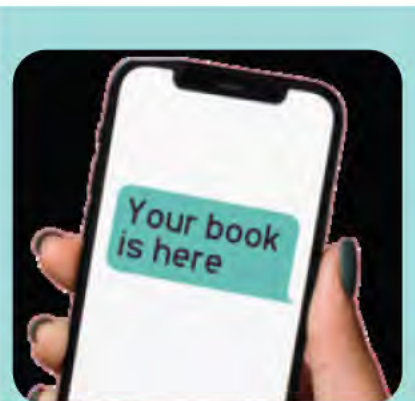
Learn more about the library's offerings by subscribing to the newsletter



Teen Lit Crates

Saturday, August 8 | 9:00 AM

Teens aged 13-17 can check out a book from our display and take home a Lit Crate with stickers, trinkets, and a snack!



Get Text Alerts for Your Holds

To sign up, call, email us, or stop by:
715-247-5228
somersestpl@somersestlibrary.org



National Night Out

Tuesday, August 4, 4:00 - 7:00 PM

We're excited to join National Night Out. Meg and Daniel will be there giving away frisbees.

Questions? Contact: Kristina Kelley-Johnson, Library Director
(715) 247-5228 • kristina@somersestlibrary.org

Issue Statement

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

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

Submitted By: Jessica Lehman

August 13, 2026

Issue:

The Village Board approved an ETZ Application/Plat from Riverdale Properties LLC / Four Season Land Surveying at their July 21, 2026 meeting.

A Revised/Final Plat was received on August 7, 2026 from the applicant.

- Revisions include; “Lot 3 Pan handle went from 66 feet to 50 feet so I adjusted the areas of lots 1 through 6.”

The Director of Public Works and Village Engineer reviewed the final plat on August 10, 2026, and August 11, 2026, respectively, and neither has any objections to the revised plans.

Additional Information:

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.

OWNER:
RIVERDALE PROPERTIES, LLC
1026 50TH STREET
AMERY, WI 54001

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

APPLE RIVER PRAIRIE ESTATES

A COUNTY PLAT
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.

DEED RESTRICTION:
LOTS 1 THROUGH 10 OF THE
PLAT OF APPLE RIVER PRAIRIE ESTATES
MAY NOT BE SPLIT.

LOT 5
C.S.M.
VOL. 34
PG. 7825
DOC. NO. 1198424

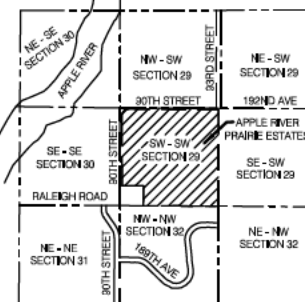
LEGEND

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

NOTE: LOTS MAY BE SUBJECT TO FUTURE SPECIAL
ASSESSMENTS FOR ANY UPGRADES AND
IMPROVEMENTS TO THE ROAD

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.



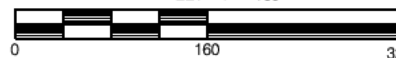
SHARED DRIVEWAY NOTE
(ALL RIGHTS TO THE 40 FOOT
SHARED DRIVEWAY EASEMENT
ARE TO BE
CONVEYED VIA A SEPARATE DOCUMENT)



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

CURVE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC BEARING	ARC LENGTH	ARC BEARING	ARC LENGTH	ARC BEARING
1	1000.00'	1000.00'	N 89°36'48" W	1000.00'	1000.00'	N 89°36'48" W	1000.00'	N 89°36'48" W	1000.00'	N 89°36'48" W



APPLE RIVER PRAIRIE ESTATES

A COUNTY PLAT

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.

SURVEYOR'S CERTIFICATE

PID #: 038-1119-40-000, 038-1119-50-200, 038-1119-50-300 and 038-1119-50-400

I, Michael J. Erickson, Professional Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and under the direction of Riverdale Properties, LLC, owner of the land described on this plat, I have surveyed, divided and mapped APPLE RIVER PRAIRIE ESTATES; that such plat correctly represents the exterior boundaries and the subdivision of the land surveyed; and that this plat is 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°09'04"E, along the west line of the SW1/4 of said section, 264.62 feet to the point of beginning; thence continuing N00°09'04"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, 1315.92 feet to the east line of said SW1/4 of the SW1/4; thence S00°08'56"W, along said east line, 1305.81 feet to the south line of the SW1/4 of said section; thence N89°38'48"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°18'52"E, along said east line, 264.65 feet to the north line of said Lot 1; thence N89°38'48"W, along said north line, 320.10 feet to the point of beginning.

Described parcel contains 37.42 acres (1,630,140 sq. ft.) and is subject to all easements, restrictions and covenants of record.

Michael J. Erickson, PLS 2592 Date



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Riverdale Properties, LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat of APPLE RIVER PRAIRIE ESTATES to be surveyed, divided, mapped and dedicated as represented on this plat. Riverdale Properties, LLC, a Wisconsin Limited Liability Corporation, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection: St. Croix County Community Development Department and the Town of Star Prairie.

In Witness Whereof, the said Riverdale Properties, LLC, a Wisconsin Limited Liability Corporation has caused these presents to be signed by Robin Halfner, Jesse Penman, Robble Flom and Derrek Tarter, member at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2026.

In the presence of:

Robin Halfner

Jesse Penman

Robble Flom

Derrek Tarter

State of Wisconsin)SS
County of St. Croix)

Personally came before me this _____ day of _____, 2026, the above named Robin Halfner, Jesse Penman, Robble Flom and Derrek Tarter to me known to be the persons who executed the foregoing Instrument and acknowledged the same.

Notary Public, _____, Wisconsin

My Commission expires _____.

TOWN BOARD RESOLUTION

Resolved, that the Plat of APPLE RIVER PRAIRIE ESTATES, owned by Riverdale Properties, LLC, is hereby approved by the Town Board of the Town of Star Prairie.

Tom Helritz, Town Chairman Date

I, hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Star Prairie.

Andrea Neumann, Town Clerk Date

TOWN TREASURER'S CERTIFICATE

STATE OF WISCONSIN)SS
COUNTY OF ST. CROIX)

I, Andrea Neumann, being the duly elected, qualified and acting Town Treasurer of the Town of Star Prairie, hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ on any of the land included in the Plat of APPLE RIVER PRAIRIE ESTATES.

Andrea Neumann, Town Treasurer Date

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)SS
COUNTY OF ST. CROIX)

I, Denise Anderson, being the duly elected, qualified and acting Treasurer of the County of St. Croix, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ on any of the land included in the Plat of APPLE RIVER PRAIRIE ESTATES.

Denise Anderson, County Treasurer Date

ST. CROIX COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

Resolved, that this Plat of APPLE RIVER PRAIRIE ESTATES for Riverdale Properties, LLC, owner, is hereby approved by the St. Croix County Community Development Department.

Date St. Croix County Community Development Department

Village of Somerset, Wisconsin 2015 Financial Management Plan

Executive Summary December 2015

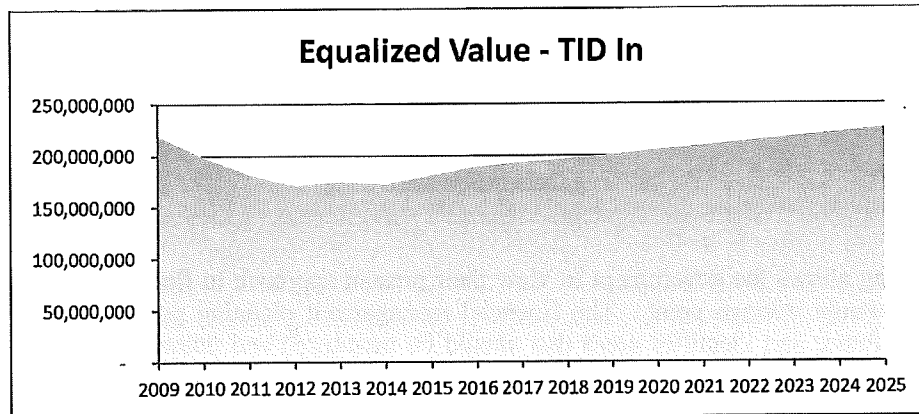
Financial planning allows the government to view their present approach to financial management from an overall, long-range vantage point. The financial management planning process charts a path to a strong financial future and identifies areas that should be monitored and potentially addressed. It also guides the Village Board and staff in making decisions about capital spending and growth by providing guidelines for managing debt and keeping the mill rate and future tax levy increases both predictable and manageable. We recommend that the plan be updated annually to reflect changing priorities and resources.

This Financial Management Plan balances the forecasted revenues against competing demands for services, including upcoming street projects, a park project and vehicle replacements for both public works and public safety. In the process of completing the plan, several trends and opportunities emerged.

- *The Village's tax levy has seen steady incremental increases since 2012 as the Village restrained growth in expenditures while equalized values slowly rebounded. In 2015, Equalized values were at 2011 levels, with the lowest value occurring in 2012. From 2012 to 2015, the value increased by 5.92%, consistent with levy increases of 5.94%. This resulted in stable mill rates over the last four years*
- The levy for General Obligation (G.O.) debt service is expected to be about \$231,000 in 2016. This equates to approximately 1.45 mils of the Village's total tax rate.
- The unassigned General Fund balance is currently limited. As of the end of 2014, the unassigned balance was 7.7% of expenditures. The pace of repayment of an advance to the Sewer Fund will be an important factor in whether the balance increases during the next five years.
- The feasibility of the Capital Improvement Plan is related to whether the Village chooses to complete the South River Crossing project. Without that project, the Village has the capacity to take on the debt if it is willing to increase its levy. If that project is included at the current estimated cost, the Village may face challenges borrowing for other projects and would see a significant levy increase.
- The utilities have some capacity to take on additional debt, but the Village may need to consider rate increases for larger projects.
- The plan provides *measurable guidelines for financial health.*

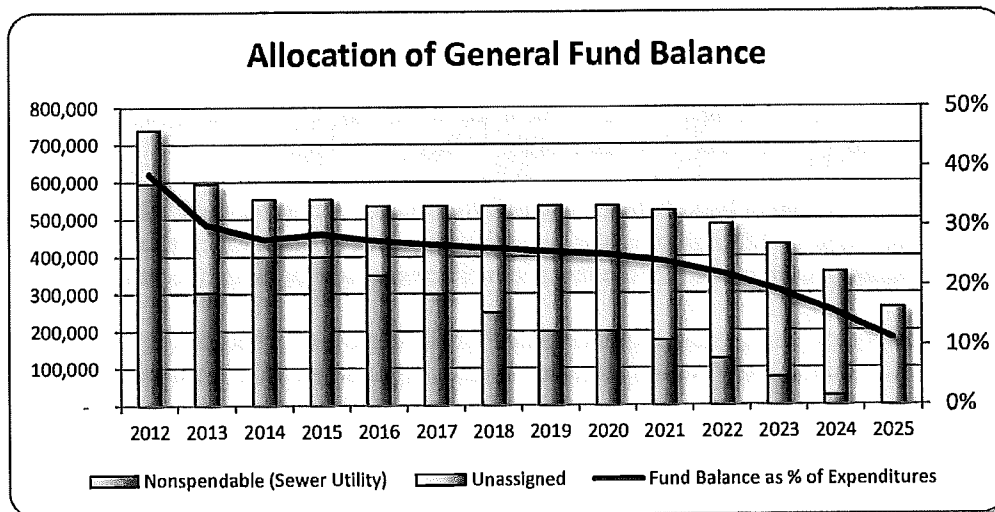
Market Value Projections

The Financial Management Plan makes relatively conservative assumptions about future development and inflationary growth. It shows rebounding equalized values beginning in 2015 followed by a 2.0% increase for 2016 and beyond, as shown in the following chart.



General Fund Balance

Fund balance is intended to serve as a measure of the financial resources available in a governmental fund. It is essential that governments maintain adequate levels of fund balance to mitigate current and future risks (e.g., revenue shortfalls and unanticipated expenditures) and to ensure stable mill rates. Fund balance levels in the General Fund are a crucial consideration in long-term financial planning. The chart below shows the breakdown of the General Fund balance compared to a percent of total General Fund expenditures.



The following are key considerations for the Village related to its General Fund balance:

- The unassigned balance is that portion of the balance not reserved for any particular purpose. It is advisable for a municipality to retain an unassigned General Fund balance of at least 25-30%. As of the end of 2014, the Village's unassigned balance was \$153,512, or 7.7% of expenditures. Increasing the unassigned General Fund balance would provide greater flexibility and security for the Village.
- The non-spendable balance is that portion which is not currently available but is expected to eventually become available. The majority of the Village's non-spendable balance is an advance

to the sewer utility in an amount of \$312,580 as of the end of 2014. Current cash flows indicate the sewer utility may struggle to repay the advance. It can do so if it does not take on additional debt, but additional projects are likely to be required during the period.

- The growing unassigned balance is dependent on repayment of the sewer utility's advance. If repayment does not occur as projected, then the unassigned balance can be expected to stay closer to where it currently is.
- Our conservative estimates show expenditures increasing at a slightly faster rate than levy limits. Thus, fund balance projections in future years appear to decline slightly.

Financing Capital Investment

Buildings, infrastructure, technology and major equipment are the physical foundation for providing services to constituents. The procurement, construction, and maintenance of capital assets are a critical activity of local governments and therefore require careful planning.

Capital planning is critical to water, sewer, transportation, and other essential public services. Capital facilities and infrastructure are important legacies that serve current and future generations. It is extremely difficult for governments to address the current and long-term needs of their constituents without a sound multi-year capital plan that clearly identifies capital and major equipment needs, maintenance requirements, funding options, and operating budget impacts.

The Village has prepared a capital improvement plan that provides for the construction or reconstruction of streets, equipment replacement, renovation and/or expansion of Village buildings and utility improvements. Non-utility capital projects are typically financed with General Obligation (G.O.) debt, which is backed by the full faith and credit of the Village and is paid via a property tax levy or from offsetting revenues sources such as a TID.

A summary of the non-utility capital improvement plan is shown below:

Dept.	Project Name	2016	2017	2018	2019	2020
Building	Shop Addition/Relocation		500,000			
Equipment	Equip. & Vehicle Replacement	60,000	25,000	325,000	200,000	175,000
Recreation	Park Improvements	107,500	968,000	225,000		
Storm Water	Pond Maintenance	15,000				
Streets	Annual Street Projects	820,000	375,000	900,000		
Streets	South River Crossing					4,000,000
TOTALS		\$1,002,500	\$1,868,000	\$1,450,000	\$200,000	\$4,175,000

The feasibility of the Village's current non-utility capital improvement plan is dependent on whether the Village chooses to complete the South River Crossing project. A capital improvement plan without the South River Crossing is expected to result in some tax impact, but is manageable amount of debt for the Village to incur. Including the South River Crossing at the current projected cost would likely strain the Village's ability to borrow for other projects and would have a large impact.

This Financial Management Plan presents one scenario without the South River Crossing project and one with it. It recommends the following basic approach to implementing the plan:

- **Smaller street projects and park projects should be financed over 10 years.** – Streets and park projects are long-lived capital assets that can reasonably be financed for a period of 10 years

or longer. A shorter period minimizes interest expense, and the payments required for smaller projects are manageable with a 10-year amortization. Financing over a shorter period results in a large and avoidable impact on the mill rate.

- **Large street projects should be financed over 20 years.** – The impact of a large project is significantly reduced by extending payments to 20 years, and doing so is financially sound for long-lived capital assets like streets. Moreover, a project the size of the South River Crossing would result in a property tax increase that would likely be considered unmanageable if financed over a period shorter than 20 years.
- **Annual Capital Improvement Levy** – Continuing to levy \$185,530 each year reduces the amount the Village needs to borrow to complete projects.

A summary of the utility capital improvement plan is below:

Utility	Project Name	2016	2017	2018	2019	2020
Water	SCADA – Well #4	30,000				
Water	Future Water Tower Land Acquisition	30,000				
Water	Well No. 5 siting plan/land purchase			60,000		
Water/Sewer	Bridge Crossing			350,000		
Water	Storage Tank				1,200,000	
Water	Well No. 5					1,000,000
Sewer	Sludge Storage - WWTP	500,000				
Sewer	Hud Street sewer lining	15,000				
Sewer	West interceptor to Junction River			175,000		
Sewer	WWTP Expansion				2,500,000	
Sewer	Vactor Replacement					175,000
TOTALS		\$575,000	\$0	\$585,000	\$3,700,000	\$1,175,000

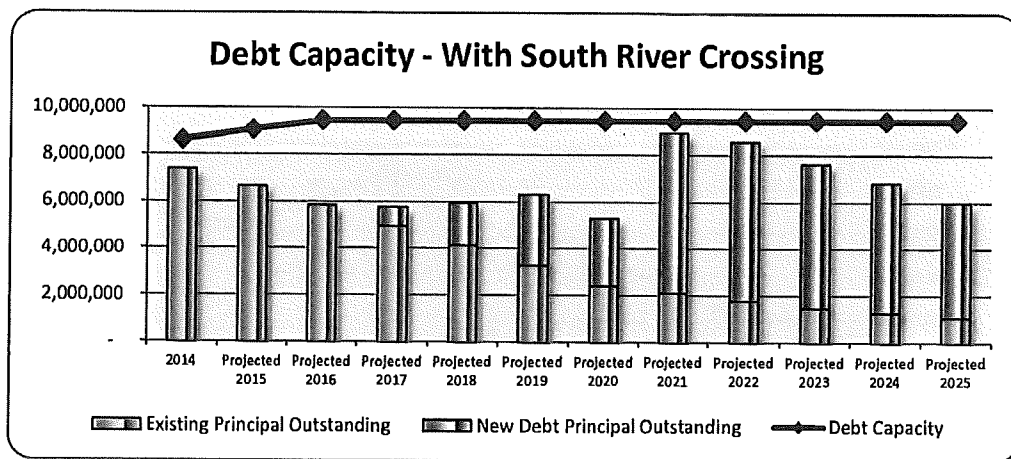
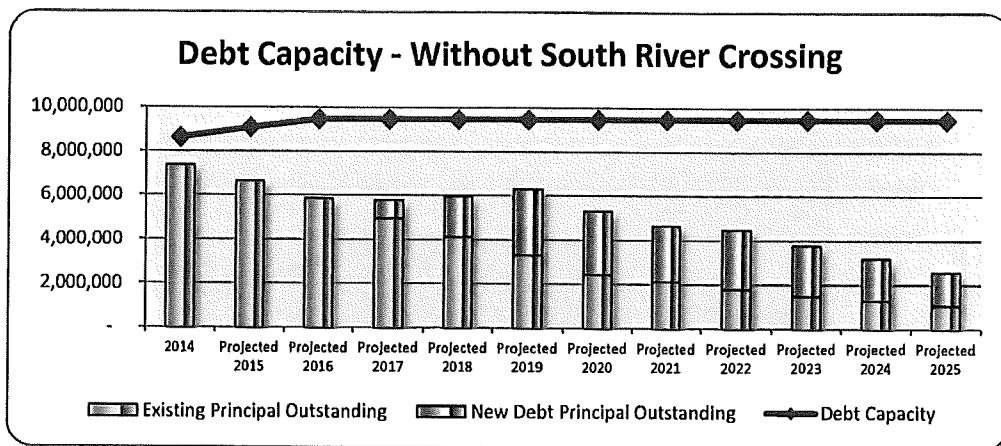
Utility-based projects can be paid for using G.O. or revenue-backed debt. The feasibility of projects is dependent on utility rates, which a following section will briefly address.

The following sections detail the impact of implementing the full capital improvement plan. It is important to note the Financial Management Plan shows all projects currently slated to occur within the current time frame. The Village Board may re-evaluate or re-prioritize projects in the future depending on funding available or other internal and external revenue sources.

Debt

The ability to incur and support debt is a vital part of the financial management plan. Debt provides the capacity to meet many important equipment, infrastructure and development needs. Debt also allows the Village to spread the cost of infrastructure across current and future users.

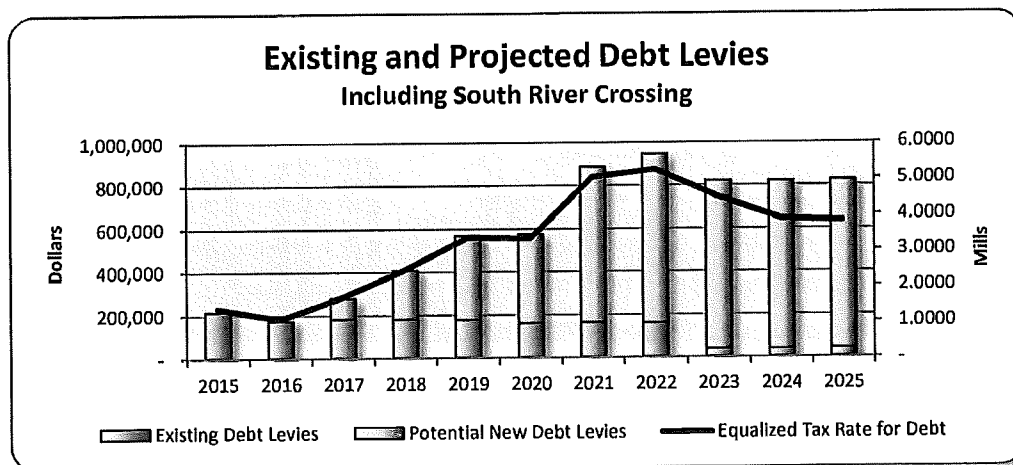
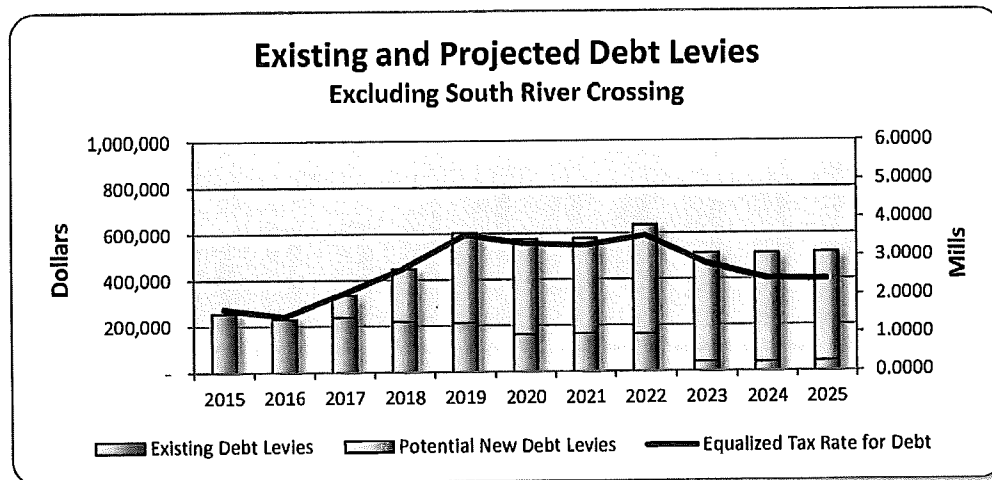
Debt capacity is the first factor to consider prior to the issuance of new debt. By state statute, the Village's G.O. debt outstanding is capped at 5% of Equalized Valuation. The limit for the Village is currently \$9,463,280, of which approximately \$3.6 million (38%) is remaining. On the next page are two charts which show the Village's existing and projected debt as it relates to debt capacity. The first chart includes all non-utility projects except the South River Crossing and the second also includes South River Crossing. The Village should revisit these projections if it chooses to finance utility projects with G.O. debt. Revenue debt, which is backed by the rates and charges of the utilities and is a common source of utility financing, does not count against G.O. borrowing capacity.



The following are key considerations related to G.O. borrowing capacity:

- Capacity is not a significant constraint for completing the Capital Improvement Plan when the South River Crossing project is not taken into consideration. However, financing utility projects with G.O. debt could increase pressure on the Village's G.O. borrowing capacity.
- Completing the South River Crossing project with G.O. debt would put considerable strain on the Village's G.O. borrowing capacity. It would leave very little capacity for other projects or emergencies and may be a negative factor in the Village's bond rating.

The second primary constraint is the levy for G.O. debt service. The Village must levy for all G.O. debt not paid from a secondary revenue source such as a TID. The Village is currently levying taxes for six outstanding obligations, which will all be retired by 2026. The Village is projected to levy \$231,889 for debt in 2016. The tables below show the existing and projected debt levy. The first table does not include the South River Crossing whereas the second table does.



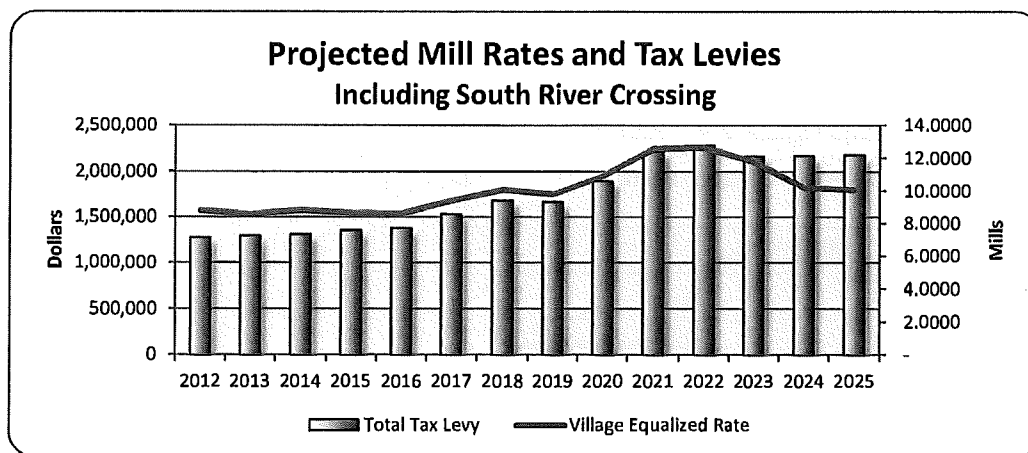
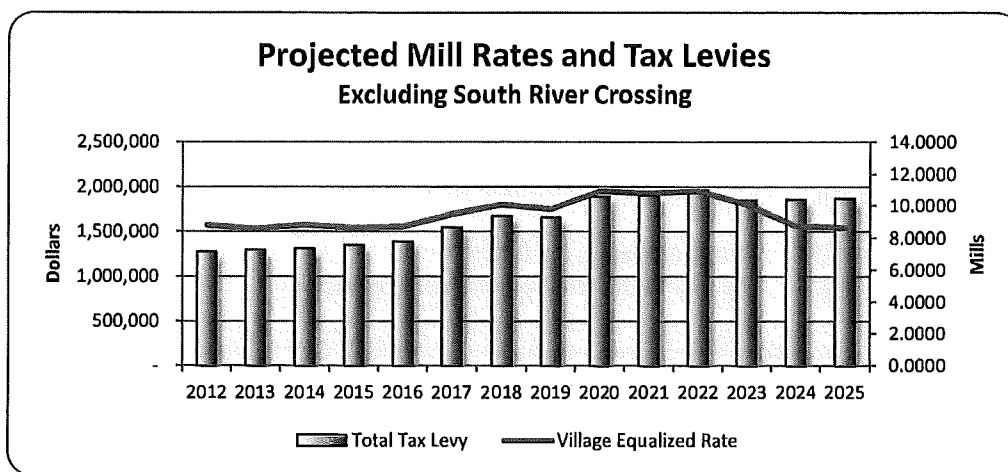
The following are key considerations related to the Village's debt levy:

- The 2016 debt levy of \$231,889 equates to an equalized mill rate of approximately 1.45. A mill rate of 1.45 results in taxes of \$290 for a \$200,000 property.
- The levy is projected to reach \$474,000 by 2022 *without* the South River Crossing project. This results in a mill rate for debt of 2.07 which is an increase of \$415 over the 2016 levels for a \$200,000 property.
- The levy is projected to reach \$944,000 by 2022 *with* the South River Crossing project. This results in a mill rate for debt of 3.79 which is an increase of \$759 over the 2016 levels for a \$200,000 property.

Impact on Mill Rates

This section of the plan includes the full amount of proposed capital projects and the impact they have on the tax levy. The Village may continue to be faced with serious challenges from outside sources, including, but not limited to, economic adjustments, natural disasters, and policy changes by the state and federal governments. As such, the Village is focusing on implementation of systems that are adaptable and regenerative. Annual updates are recommended to reflect changing resources and community priorities.

The plan projects that property values will continue to rebound in the short term and that recovery will continue to be slow and steady. The impact to the Village of these projections is an increasing tax base over which the property tax levy may be spread. As the tax base recovers, mill rates are projected to decline. The total projected levy as compared to the mill rate is shown in the following graphs:



The following are key points related to the overall tax rate:

- The primary driver of any increase in tax rates will be debt, including South River Crossing. The Village has a robust capital improvement plan. Should timing of projects shift or if other revenue sources are identified, tax rate increases could be lessened.
- The drop in mill rate between 2023 and 2024 is related to the closure of TID No. 2. The closure of a TID results in some tax relief. It can also present an opportunity to complete large projects by mitigating some of the tax impact.

Water & Sewer Utility

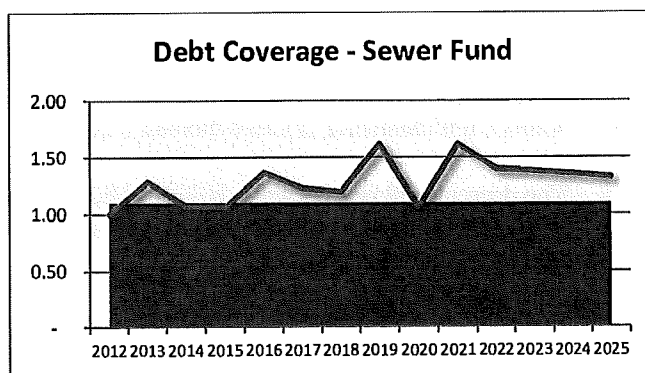
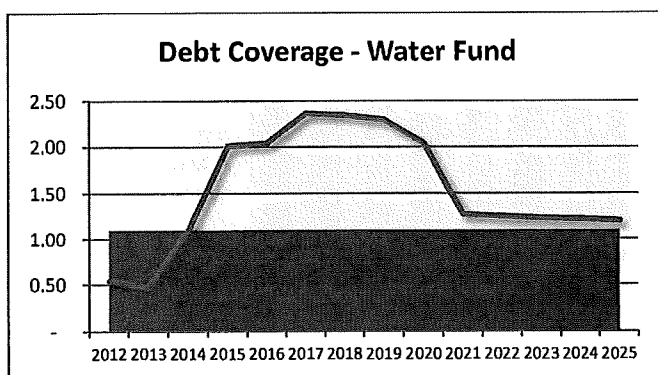
A brief financial analysis of the water and sewer utility funds was also included in the financial management plan. This analysis is not a rate study, since the Village filed a full rate case application for a water rate increase with the Wisconsin Public Service Commission (PSC) just over a year ago. The Village may need to consider additional rate case applications in the future due to projected capital projects. As such, projected rate increases for both water and sewer were done to ensure appropriate debt coverage for anticipated debt service.

If all capital projects proceed according the Capital Improvement Plan, then we are anticipating projected rate increases of:

Water Rates:	2020 – 25%	Additional rate increase for new well
Sewer Rates:	2016 – 10%	Sludge storage for WWTP
	2019 – 30%	Waste Water Treatment Plant Expansion

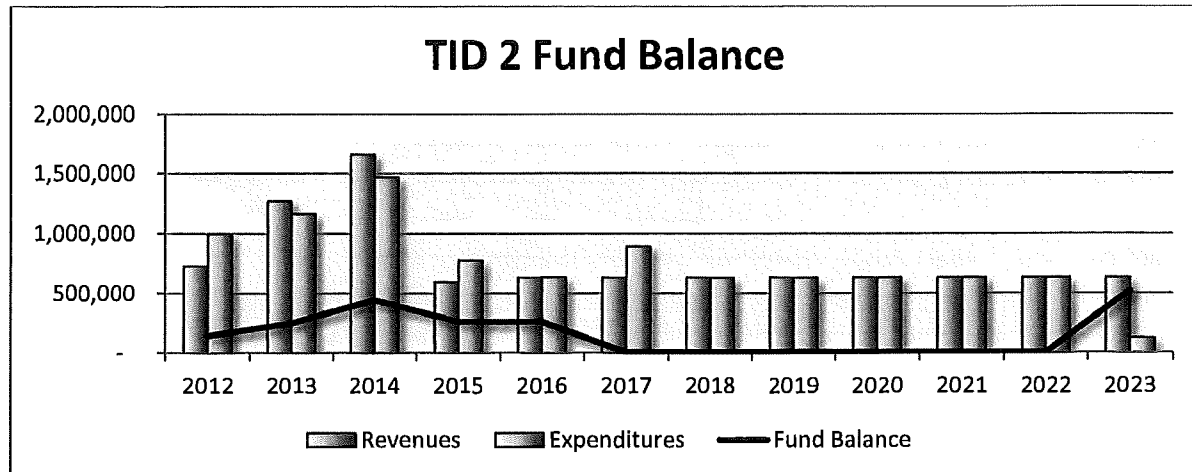
The Village may choose to adjust sewer rates in other ways, as well. One suggestion was to change to monthly billing, which will improve cash flow throughout the year. Another suggestion was to remove the sewer cap for the second and third billing quarters, thus charging customers for actual usage. We would recommend the Village consider a sewer rate study to fully understand the impact of these changes to the sewer fund.

The rate increases on the previous page provide the necessary revenues to ensure appropriate debt coverage of at least 1.10%, as seen in the chart below.



Tax Increment District No. 2

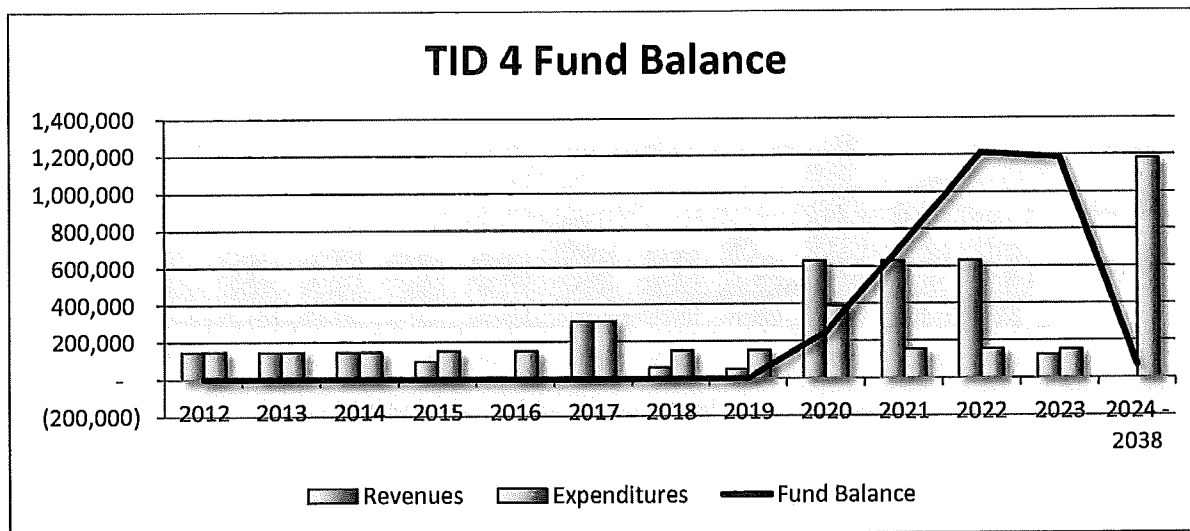
Tax Increment Districts can play an essential role in implementing capital improvement plans by directly providing significant funds for projects and indirectly providing tax relief upon their closure. This TID currently generates approximately \$633,500/year in revenues. We are projecting that to remain steady until this district closes, which is projected to be 2023. The chart below shows the projected cash flow and fund balance of the District.



TID No. 2's purpose is now limited to paying off existing debt and transferring funds to TID No. 4. Its expenditure period ended in 2014, which means that it can no longer incur expenses for new projects. The District would have normally closed in 2019, but TID No. 4 was declared "distressed" and TID No. 2 was designated as a donor district to TID No. 4. This designation allows it stay open up to 10 additional years. TID No. 4's cash flow depends on transfers from TID No. 2, which are included as expenses in the table above. It is projected that TID No. 2 will need to remain open until 2023 in order for TID No. 4 to cover its expenses without advances from the General Fund.

Tax Increment District No. 4

This district was created in 2008 and was subsequently declared “distressed.” The distressed designation extended its life by up to 10 years and allows it to receive transfers of funds from TID No. 2. This district is not expected to generate any tax increment. The District’s only expense is the G.O. Refunding Bonds, Series 2011A. These are primarily paid by transfers from TID No. 2, but advances from the Bridge Fund are also expected to be required from 2015-2020. The Village should consider prepaying the 2011A Bonds when there are sufficient funds. It is anticipated that prepayment would be possible in 2023.

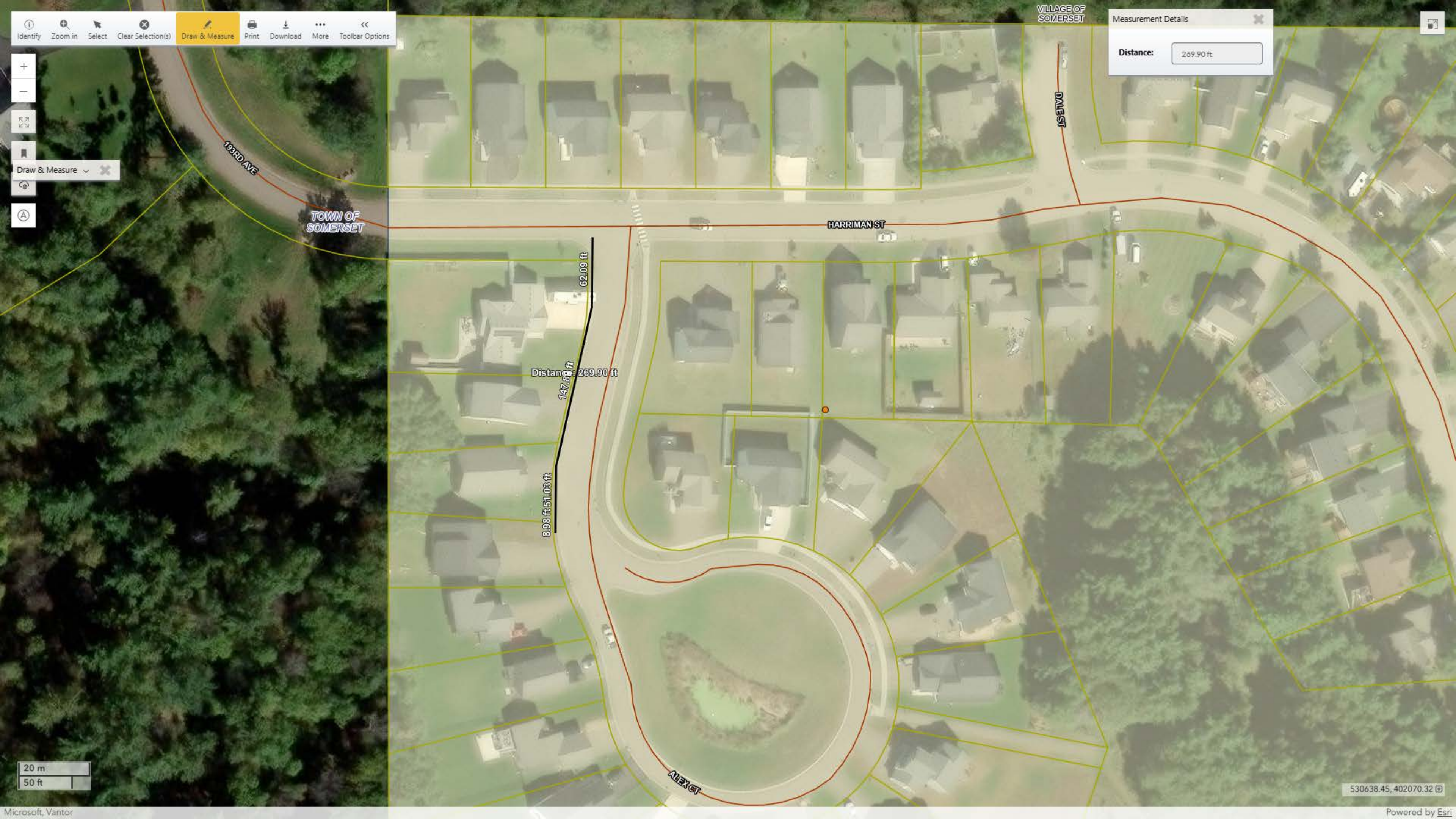


§ 10-1-28. Parking prohibited or limited at certain times and places. [Ord. No. A-586, 2-23-2010; Ord. No. A-601, 9-20-2011; Ord. No. A-603, 10-16-2012; Ord. No. A-621, 4-21-2015; Ord. No. A-691, 2-13-2024; Ord. No. A-694, 8-20-2024; Ord. No. A-709, 8-19-2025; Ord. No. A-710, 11-18-2025]

- (a) All night parking prohibited. No person shall park or leave standing a vehicle whether attended or unattended between the hours of 4:30 a.m. and 7:00 a.m. in any given year, on any of the following streets:
 - (1) On Main Street and Church Hill Road (State Highway #35) from the west Village limits to the north Village limits.
 - (2) On Main Street (State Highway #35) from Church Hill Road to the east Village limits.
 - (3) On Spring Street and Sunrise Drive from the north Village limits to the south Village limits.
 - (4) On Cloutier Drive from Sunrise Drive to Depot Street.
 - (5) The Municipal Parking Lot located at 110 Spring Street.
 - (6) Somerset Public Library parking at 208 Hud Street.
- (b) Parking prohibited.
 - (1) No person shall stop, park or allow any vehicle to stand at any time on either side of the highway of Church Hill Road (State Highway #35), beginning at its intersection with Main Street (State Highway #35) thence Northerly for a distance of 940 feet on the west side and no parking on the east side to the Village limits all in the Village of Somerset, St. Croix County, Wisconsin.
 - (2) No person shall stop, park or allow any vehicle to stand at any time on either side of the roadway of Main Street (State Highway #35), beginning at its intersection with Church Hill Road (State Highway #35) thence Easterly for a distance of 1,320 feet, all in the Village of Somerset, St. Croix County, Wisconsin.
 - (3) No person shall stop, park or allow any vehicle to stand at any time on either side of Main Street from the intersection of Spring Street Easterly to the intersection of Church Hill Road.
 - (4) No person shall stop, park, or allow any vehicle to stand at any time on the northeasterly side of Spring Street from River Street 83 feet northwest.
 - (5) No person shall stop, park or allow any vehicle to stand at any time on either side of the roadway of Main Street (City Road VV) beginning 130 feet west of the intersection of Hud Street thence westerly 2,800 feet to the western part of the Village limits, Village of Somerset.
 - (6) No person shall stop, park or allow any vehicle to stand, at any time, except for an emergency as defined in Sec. 346.50, Wis. Stats., from Memorial Day weekend through Labor Day weekend of each year, except "floaters" buses loading at a designated bus

stop, on the following street: River Street from Spring Street to Main Street.

- (7) The only exceptions to this Subsection are those enumerated in Sec. 346.50, Wis. Stats., and they are hereby incorporated by reference, with the same effect as if set out in full herein.
- (8) No person shall stop, park or allow any vehicle to stand at any time on the south side of Schachtner Street.
- (9) No person shall stop, park or allow any vehicle to stand at any time on the southerly side of Meadow Lane beginning at the intersection of City Road VV and Meadow Lane going easterly to the intersection of Meadow Lane and Somerset Lane.
- (10) No person shall stop, park, or allow any vehicle to stand at any time on the west side of Depot Street.
- (11) No person shall stop, park or allow any vehicle to stand on the cul-de-sac portion 270 feet south from Harriman Street ~~Alex Court~~ within the Village of Somerset between the hours of 2:30 a.m. and 6:00 a.m. anytime of the year.
- (c) Stopping prohibited. No person shall stop, park, or allow any vehicle to stand, at any time except for an emergency as defined in Sec. 346.50, Wis. Stats., on Parent Street from the intersection of Main Street (State Highway #35) southeasterly to the Village limits.
- (d) Parking time limit. No person shall park any vehicle longer than one-half (1/2) hour between the hours of 9:00 a.m. to 3:00 p.m. Monday through Friday on the following streets:
 - (1) On the northeasterly side of Spring Street beginning two hundred forty (240) feet northwesterly from the southeasterly corner of Spring Street to three hundred seventy-two (372) feet northwesterly from said corner.
 - (2) No person shall park any vehicle longer than one-half (1/2) hour on the following streets between the hours of 10:00 a.m. and 10:00 p.m.:
 - (3) On the northeasterly side of Spring Street beginning one hundred thirty-two (132) feet from the southeast corner of Spring Street and Main Street to one hundred forty-eight (148) feet southeast.
 - (4) No person shall park any vehicle longer than one-half (1/2) hour on the following street between the hours of 11:00 a.m. to 8:00 p.m., Tuesday through Friday:
 - a. On the northeasterly side of Hud Street, beginning twenty (20) feet from the southeast corner of Hud Street and Garfield, then southeasterly fifty (50) feet.
 - (5) No person shall park any vehicle longer than fifteen (15) minutes on the following street:
 - a. On the northeasterly side of Hud Street beginning thirty (30) feet from the southeast corner of Hud Street at Main Street, then northeasterly fifty (50) feet.
- (e) Winter parking restrictions. No person shall park or leave standing a vehicle or trailer attended or unattended on any street within the Village of Somerset between the hours of 2:30 a.m. and 6:00 a.m. from November 15 through April 1 of the following year.





Professional Services Agreement

MSA Project Number: 08783133

This AGREEMENT (Agreement) is made effective August 7, 2026 by and between

MSA PROFESSIONAL SERVICES, INC (MSA)

Address: 1230 South Boulevard, Baraboo, WI 53913

Phone: [REDACTED]

Representative: Brad Stuczynski

Email: [REDACTED]

VILLAGE OF SOMERSET (OWNER)

Address: 110 Spring Street, Somerset, WI 54025

Phone: 715-247-5555

Representative: Bob Gunther [REDACTED]

Project Name: Neumann Farms Booster Station Design

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: August 2026
Approximate Completion Date: January 2027

The lump sum fee for the work is: \$311,000

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a lump sum basis.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

VILLAGE OF SOMERSET

Donald Kern

President

Date: _____

MSA PROFESSIONAL SERVICES, INC.

Jason Miller, PE

Vice President/Water Service Line Leader

Date: August 7, 2026

Brad Stuczynski, PE

Team Leader/Project Manager

Date: August 7, 2026

MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC) (rev 01/26)

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities.**

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 18% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Access to Site.** Owner shall furnish right-of-entry on the Project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of

services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

6. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information. In those instances where the scope of services require MSA to locate any buried utilities, MSA shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend MSA in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to MSA by others.

7. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

8. **Construction.** When applicable to the scope of the Project, the OWNER shall contract with a licensed and qualified Contractor for implementation of construction work utilizing a construction contract based on an EJCDC construction contract and general conditions appropriate for the scope of the Project and for the delivery method. In the construction contract, the OWNER shall use reasonable commercial efforts to require the Contractor to (1) obtain Commercial General Liability Insurance with contractual liability coverage insuring the obligation of the Contractor, and name the OWNER, MSA and its employees and consultants as additionally insureds of that policy; (2) indemnify and hold harmless the OWNER, MSA and its employees and consultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorney's fees and economic or consequential damages arising in whole or in part out of the negligent act or omission of the contractor, and Subcontractor or anyone directly or indirectly employed by any of them. This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work, the same being the sole and exclusive responsibility of the contractors or subcontractors.

9. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

10. **Municipal Advisor.** MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.

11. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

12. Electronic Documents and Transmittals. Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

13. Building Information Modelling (BIM). For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 12 of this Agreement.

14. Construction Site Visits. If the scope of services includes services during the Construction Phase, MSA shall make visits to the site as specified in Attachment A– Scope of Services. MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

15. Termination. This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

16. Betterment. If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

17. Hazardous Substances. OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

18. Insurance. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional

insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

19. Reuse of Documents. Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

20. Indemnification. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

21. Accrual of Claims. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if MSA's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to MSA.

22. Dispute Resolution. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

23. **Exclusion of Special, Indirect, Consequential and Liquidated Damages.** MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the Project or this contract.

24. **Limitation of Liability.** Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

25. **Successors and Assigns.** The successors, executors, administrators, and legal representatives of Owner and MSA are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

26. **Notices.** Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line. All such notices are effective upon the date of receipt.

27. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

28. **Severability.** Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

29. **No Waiver.** A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

30. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State in which the project is located.

31. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State in which the project is located for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be in the County in which the project is located.

32. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

ATTACHMENT A: SCOPE OF SERVICES

Project Need and Understanding

The Village of Somerset is in the process of expanding the north extents of the Village with a new development called “Neumann Farms”. The new development plans include commercial lots, two (2) industrial parks, park space, stormwater management areas and a residential subdivision for a total of approximately 250 acres.

The Village water system includes two (2) active wells (Wells #3 and #5) and two (2) elevated water storage reservoirs all within one pressure zone. The Village of Somerset Water Utility provides water to residential, commercial, industrial, and public customers within the Village corporate boundaries. According to the 2025 WI Public Service Commission (PSC) Annual Report, the average demand was 305,000 gallons per day (gpd) and maximum day demand was 736,000 gallons.

The proposed development has existing ground surfaces as high as 946 feet above mean sea level. This results in a static pressure of approximately 39 psi when the tower is at a typical low water level. Additional pressure is desired in the new development area to provide improved static pressure as well as residual pressure for anticipated fire protection needs within the industrial areas.

To improve water pressure in the new development, a new high-pressure zone (HPZ) is proposed to be created by the installation of a booster station. The assumed location is at the north end of the parcel of 491 LaGrandeur Road. The supply will come from an existing 12-inch water main running along LaGrandeur Road. Approximately 550 feet of additional 12-inch water main will be installed to convey the discharge high-pressure water to a connection point just north of 190th Avenue.

The proposed booster station is estimated to have three (3) large high-flow pumps, two (2) smaller jockey pumps, and supporting ancillary piping, valves and connections including two hydro-pneumatic tanks. The assumed peak pumping capacity of the station is 2,500 gpm when all three large high-flow pumps are in operation.

Project Description

The proposed project is anticipated to include the following:

- Construction of a new booster station
 - Approximate building size of 24 feet by 24 feet
 - Masonry dual wythe walls
 - Concrete foundation walls
 - Process piping, valves and pressure relief valve
 - Electrical service entrance, panels, lighting, and SCADA controls
 - Plumbing and HVAC
 - On-site generator with automatic transfer switch
 - Additional items as requested by the Village such as a sink, storage space, etc.
- Site work including:
 - Connecting sewer lateral
 - New 3-phase electric service

- Site grading and asphalt driveway
- Concrete pad for outdoor generator
- Installation of approximately 50 feet of 12-inch supply watermain
- Installation of approximately 550 feet of 12-inch discharge water main along LaGrandeur Road to north of 190th Avenue.
- Additional Assumptions:
 - Capacity and booster pump scheme to accommodate current and future water demands and fire flow demands in proposed development area.
 - No elevated storage is planned for the high-pressure zone.
 - Only one interconnection between low-pressure zone and high-pressure zone at the booster station location.
 - The project will not be funded through the Wisconsin Department of Natural Resources Safe Drinking Water Loan Program (SDWLP).

Design Related Services

MSA proposes to provide engineering services for the design and permitting phase as follows:

Design and Permitting Phase

- Project management and general correspondence
- Organize and conduct project Kickoff meeting with MSA design team and Village staff.
- Preliminary design and site selection including
 - Review and identification of proposed industrial user flow and pressure requirements.
 - Review and identification of site location of the booster station.
 - Review and identification of building floor plan and dimensions.
 - Review and identification of proposed high-pressure zone boundary.
 - Prepare preliminary cost estimate.
 - Note: Scope includes custom masonry building.
- Organize and conduct pre-application meeting with DNR and PSC.
- Complete a topographical survey of the proposed project site, and proposed watermain route between project site and connection to existing water main.
- Prepare certified survey map (CSM) and legal description
- Prepare existing site map including locations of existing utilities, property lines and easements.
- Provide design for booster station including mechanical piping, hydraulic analysis, pump selection, yard piping and appurtenant items.
- Prepare plans, specifications in conformance with the standards stipulated by the Engineers Joint Contract Document Committee (EJCDC) for the following:
 - Masonry booster station building including electrical, HVAC, plumbing, water, sewer and gas
 - site grading, driveway, yard piping and erosion control
 - connecting water main, sanitary sewer main
 - process instrumentation and control systems
 - generator and electrical connections
- Coordinate subsurface investigation (soil borings) and geotechnical evaluation for the proposed booster station location.

- OWNER is to contract directly with geotechnical engineering firm and as a result the fee for the geotechnical investigation is not included in this Agreement.
- Organize and conduct design progress review meetings with Village staff at the 30-60-90 project development. Prior to each meeting, provide plans, specification and estimate via pdf for Owner review.
- Prepare and submit plans, specifications, DNR forms (3300-260, 3300-66, 3300-318, and 3300-304) and engineering report to Wisconsin Department of Natural Resources, Drinking Water Department.
- Prepare and submit Construction Authorization Request to Wisconsin Public Service Commission.
 - This includes a preliminary review for archaeological and endangered resources review.
- Provide deliverables as follows
 - 30% Design review documents - two (2) printed copies and pdf
 - 60% Design review documents - two (2) printed copies and pdf
 - 90% Design review documents - two (2) printed copies and pdf
 - Final Bidding documents - two (2) printed copies and pdf
 - Transmit final plans via pdf to Utilities for final coordination.

Additional Services (not included in current scope)

- Bid phase related services.
- Construction phase related services.
- Services associated with improvements to the existing water facilities including SCADA equipment, control panels, process mechanical, building, HVAC and/or plumbing.
- Additional meetings and site visits.
- Wisconsin PSC water utility rate case preparation assistance.
- Sewer and/or Water System Map updates.
- Funding applications and administration services.
- Land acquisition assistance including subdivision application and property negotiation.
- Wisconsin DSPS Permit application for Plumbing and/or Building.
- WDNR Construction Site Stormwater Permit. It is assumed that the project will disturb less than 1 acre.
- Professional archaeological review including field review, shovel testing or mapping.
- Phase I and/or II environmental review.
- Radio path surveys.

Owner to Provide

- Access to the new development, booster station site, booster station connection and new water main locations.
- Estimated water demand for new development. (if available)
- Access to Village GIS mapping application
- Access to all relevant water facilities and equipment
- Copies of any reports, maintenance evaluations, or other determinations performed to date
- Well pumping records, including daily pumpage and drawdown, for the past three years
- Existing well pump information, including pump curves for each well
- Fire flow testing data throughout the distribution system

- Operational control settings including reservoir water elevation, pump speed and pumping rates, and chemical pump settings
- Payment to firm for geotechnical investigation
 - MSA to solicit quotes and provide recommendation for geotechnical firm to be hired.
 - **Estimated geotechnical cost is \$5,000**

Fire Protection Cost Recovery Administrative Procedures

Purpose

These procedures establish the process for administering fire protection cost recovery authorized by Village ordinance.

1. Determination of Charges

Following an incident, the Fire Chief or designee shall determine whether the response qualifies for cost recovery under the ordinance and Village Fee Schedule.

2. Calculation of Charges

Charges shall be calculated using the current Village Fire Protection Fee Schedule and may include:

- Personnel
- Apparatus
- Equipment
- Supplies
- Mutual aid
- Contracted services
- Water usage
- Other authorized response costs

3. Billing

The Village Clerk shall issue a bill identifying:

- Date and location of the incident
- Basis for the charge
- Amount due
- Payment deadline
- Instructions for requesting a review

4. Payment

Payment shall be due within the timeframe established by the Village Board.

The Clerk may establish payment plans when authorized by Board policy.

5. Disputed Charges

A person receiving a bill may submit a written request for review within the timeframe established by the Village.

The request should identify:

- Why the charge is disputed;
- Any supporting documentation; and
- The requested resolution.

The Clerk shall review the request with the Fire Chief and may recommend action to the Village Board if necessary.

6. Hardship Requests

A person may request hardship consideration if payment would create a substantial financial burden.

The Village Board may:

- Reduce a charge;
- Waive a charge;
- Approve a payment plan;
- Defer payment; or
- Deny the request.

7. Appeals

A person dissatisfied with an administrative determination may submit a written appeal to the Village Board within the required timeframe.

The Board's decision shall be final unless otherwise provided by law.

8. Collection

Unpaid charges may be referred for collection as authorized by law following completion of any pending review or appeal.

9. Recordkeeping

The Village Clerk shall maintain records of:

- Bills issued;
- Payments received;
- Hardship requests;
- Appeals;

- Board determinations.

10. Amendments

These administrative procedures may be amended by the Village Board without amendment to the ordinance, provided the changes remain consistent with applicable law and the authority granted by the ordinance.

Fire Protection and Special Fire Call Ordinance

Section 1. Purpose

The purpose of this ordinance is to authorize the Village to recover costs associated with certain fire department responses and to establish the authority for administering those charges.

Section 2. Authority to Assess Charges

The Village may assess charges for fire department responses identified in the Village Fire Protection Fee Schedule, including but not limited to:

- Special fire calls;
- Hazardous materials incidents;
- Vehicle and aircraft incidents;
- Fire code or ordinance violations;
- Qualifying structure fire responses; and
- Other incidents authorized by the Village Board.

Section 3. Village Fire Protection Fee Schedule

The Village Board shall adopt and maintain a Fire Protection Fee Schedule establishing:

- Chargeable incidents;
- Applicable fees and rates;
- Cost recovery criteria;
- Billing rates for personnel, apparatus, equipment, supplies, mutual aid, and other authorized expenses.

The Village Board may amend the Fee Schedule by resolution without amending this ordinance.

Section 4. Billing and Collection

The Village may bill responsible parties for charges authorized by this ordinance and may collect unpaid charges by any method authorized under Wisconsin law.

Section 5. Administrative Procedures

The Village Board may adopt administrative procedures governing:

- Billing;
- Payment;

- Disputed charges;
- Hardship requests;
- Appeals;
- Payment plans; and
- Other procedures necessary to administer this ordinance.

Section 6. Public Safety

Nothing in this ordinance limits the authority of the Village or Fire Department to take action necessary to protect life, property, or public safety.

Section 7. Severability

If any provision of this ordinance is determined to be invalid, the remaining provisions shall remain in full force and effect.

Section 8. Effective Date

This ordinance shall take effect upon passage and publication as required by Wisconsin law.