



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

January 26, 2026

PETITION FILE NO. 14823

JESSICA LEHMAN, CLERK
VILLAGE OF SOMERSET
PO BOX 356
SOMERSET, WI 54025-0356

JERI KOESTER, CLERK
TOWN OF SOMERSET
P.O. BOX 248
SOMERSET, WI 54025-0248

Subject: NEUMANN ANNEXATION

The proposed annexation submitted to our office on January 05, 2026, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Somerset, which is able to provide needed municipal services.

Note: The page number of Lot 1 CSM Vol. 2 document 342479 as shown on the scale map (pg. 2506) does not agree with that shown in the legal description (pg. 443); The document number of Warranty Deed Vol. 1240 page 123 as shown on the scale map (559676) does not agree with that shown in the legal description (5596776).

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14823 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2897>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is written in a cursive style with some loops and flourishes.

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

PETITION FOR DIRECT ANNEXATION PURSUANT TO WIS. STAT. 66.0217(2)

The undersigned representatives of lands owned by Dennis M. Neumann and Dawn J. Neumann who are the owners in fee simple absolute of the following described property located in the Town of Somerset, St. Croix County, Wisconsin now petition the Village Board for the Village of Somerset to annex the area described from the Town of Somerset in to the Village of Somerset.

A parcel of land located in the SW ¼ of the NW ¼, the NW ¼ of the NW ¼, the NE ¼ of the NW ¼, the NW ¼ of the NE ¼ and part of the NW ¼ of the SW ¼ of Section 25, T31N, R19W, Town of Somerset, St. Croix County, Wisconsin, including Lot 1 of Certified Survey Map recorded in volume 19, page 4865 as document number 778154 and part of Lot 2 of Certified Survey Map recorded in volume 9, page 2506 as document number 485437 in the St. Croix County Register of Deeds office.

St. Croix County tax parcel numbers:

032-1068-60-000, 032-1068-50-000, 032-1068-95-000, 032-1068-40-000, 032-1068-70-000,

032-1068-90-001, 032-1069-90-000 & 032-1069-30-000 (revision made 01/13/2026)

The population of the property to be annexed is 2.

Total land area to be annexed is 251.277 acres.

The petitioners request that this property is to be made part of the residential district and is intended to be used for future residential development for the Village of Somerset.

The property to be annexed is contiguous, adjacent and abutting the village limits of the Village of Somerset.

This property is currently used for farming.

Dated this 28th day of Dec, 2025

Dennis M. Neumann
Dennis M. Neumann

Dawn J. Neumann
Dawn J. Neumann

Occupant – printed name Wally Neumann

Wally Neumann

Occupant – printed name Abraham Neumann

Abraham Neumann

ANNEXATION DESCRIPTION EXHIBIT

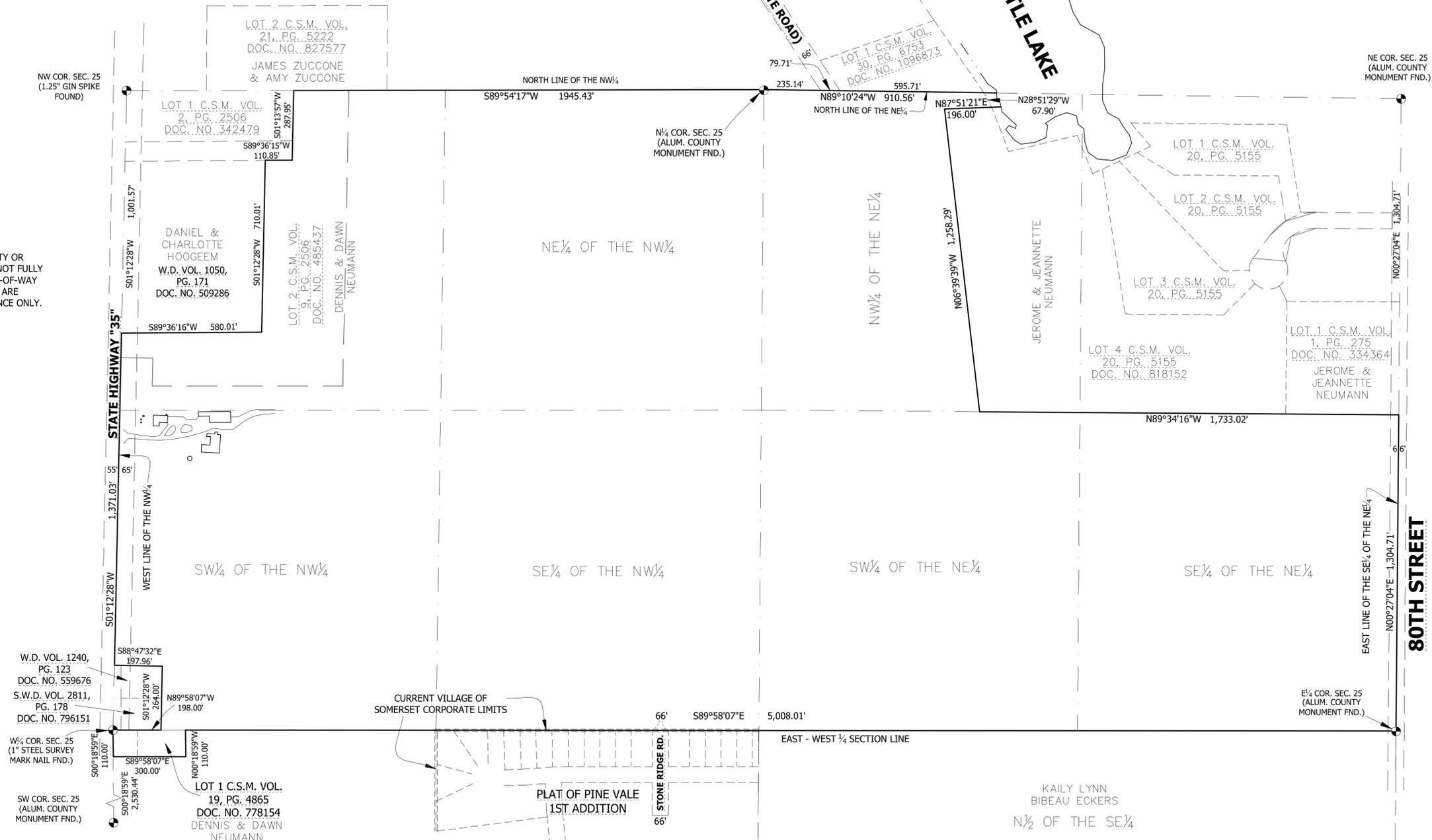
LOCATED IN THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 25, T31N, R19W, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN, INCLUDING LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGE 4865 AS DOCUMENT NUMBER 778154 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 9, PAGE 2506 AS DOCUMENT NUMBER 485437 IN THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.

NOTE: ORDINARY HIGH WATER MARK WAS NOT DETERMINED FOR THE PURPOSES OF THIS SURVEY AND DESCRIPTION.

BEARINGS REFERENCED TO THE EAST - WEST QUARTER SECTION LINE. LINE BEARS S89°58'07"E, ST. CROIX COUNTY COORDINATE SYSTEM.



NOTE: THIS IS NOT A COMPLETE PROPERTY OR BOUNDARY SURVEY. THIS SURVEY DOES NOT FULLY COMPLY WITH CHAPTER A-E7. THE RIGHT-OF-WAY LINES AND CENTERLINES SHOWN HEREON ARE APPROXIMATE AND FOR GRAPHIC REFERENCE ONLY.



ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 25, T31N, R19W, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN, INCLUDING LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGE 4865 AS DOCUMENT NUMBER 778154 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 9, PAGE 2506 AS DOCUMENT NUMBER 485437 IN THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE, FURTHER DESCRIBED AS FOLLOWS:

Beginning at the W $\frac{1}{4}$ Corner of said Section 25; thence S00°18'59"E 110.00' along the west line of the SW $\frac{1}{4}$ of said Section 25 to the south line of Lot 1 of Certified Survey Map recorded in volume 19, page 4865 as document number 778154 in the St. Croix County Register of Deeds office; thence S89°58'07"E 300.00' along the south line of said Lot 1 to the east line of said Lot 1; thence N00°18'46"W 110.00' along said east line to the east - west quarter section line of said Section 25; thence S89°58'07"E 5,008.01' along said east - west quarter section line to the E $\frac{1}{4}$ Corner of said Section 25; thence N00°27'04"E 1,304.71' along the east line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25 to the north line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N89°34'16"W 1,733.02' along said north line and part of the north line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the southwest corner of Lot 4 of Certified Survey Map recorded in volume 20, page 5155 as document number 818152 in the St. Croix County Register of Deeds office; thence N06°39'39"W 1,258.29' along the west line of said Lot 4 to a northerly line of said Lot 4; thence N87°51'21"E 196.00' along said northerly line to the southwesterly meander line of Turtle Lake; thence N28°51'29"W 67.90' along said meander line to the north line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N89°10'24"W 910.56' along said north line to the N $\frac{1}{4}$ Corner of said Section 25; thence S89°54'17"W 1945.43' along the north line of the NW $\frac{1}{4}$ to the northeast corner of Lot 1 of Certified Survey Map recorded in volume 2, page 443 as document number 342479; thence S01°13'57"W 287.95' along the east line of said Lot 1 and the east line of those lands described in quit claim deed recorded in document number 1027707 in the St. Croix County Register of Deeds office; thence S89°36'15"W 110.85' along the south line of last said lands to the east line of those lands described in warranty deed recorded in volume 1050, page 171 as document number 509286 in the St. Croix County Register of Deeds office; thence S01°12'28"W 710.01' along the east line of last said lands to the south line of said described property; thence S89°36'16"W 580.01' along the south line of said lands to the west line of the NW $\frac{1}{4}$ of said Section 25; thence S01°12'28"W 1,371.03' to the north line of those lands described in warranty deed recorded in volume 1240, page 123 as document number 559676 in the St. Croix County Register of Deeds office; thence S88°47'32"E 197.96' along said north line to the east line of last said parcel; thence S01°12'28"W 264.00' along the east line of last said lands and the east line of those lands described in special warranty deed recorded in volume 2811, page 178, document 796151 in the St. Croix County Register of Deeds; thence N89°58'07"W 198.00' along the south line of last said lands to the point of beginning. This description contains 10,945,641 square feet (251.277 acres) including those lands between the meander line and the ordinary high water mark of Turtle Lake.

Note: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

ANNEXATION EXHIBIT
LOCATED IN THE PART OF THE
NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND THE
NORTH $\frac{1}{2}$ OF SECTION 25,
T31N, R19W, TOWN OF
SOMERSET, ST. CROIX
COUNTY, WISCONSIN.

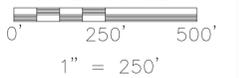
PROJECT:

SURVEYED FOR
DENNIS AND DAWN NEUMANN
248 260TH STREET
OSCEOLA, WI 54020

SURVEYOR'S CERTIFICATE

I, JOSEPH W. GRANBERG, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN AS PART OF AN ANNEXATION DESCRIPTION FOR THE LAND TO BE ANNEXED INTO THE VILLAGE OF SOMERSET. THIS MAP AND DESCRIPTION IS INTENDED FOR ANNEXATION PURPOSES AND IS NOT INTENDED TO BE A "PROPERTY" SURVEY. THIS MAP IS AN ACCURATE REPRESENTATION TO SCALE OF THE LANDS INTENDED TO BE ANNEXED INTO THE VILLAGE OF SOMERSET.

SCALE IN FEET



DRAWN BY:	J W G
CHECKED BY:	
DATE:	DEC. 17, 2025
DWG FILE:	100-1125
REF FILE:	
JOB NUMBER:	100-1125

REVISION	DESC.	STAFF	DATE

ANNEXATION MAP

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NW1/4 THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE SW1/4 OF SECTION 25, T31N, R19W, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN, INCLUDING LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGE 4865 AS DOCUMENT NUMBER 778154 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 9, PAGE 2506 AS DOCUMENT NUMBER 485437 IN THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE, FURTHER DESCRIBED AS FOLLOWS:

Beginning at the W 1/4 Corner of said Section 25; thence S00°18'59"E 110.00' along the west line of the SW 1/4 of said Section 25 to the south line of Lot 1 of Certified Survey Map recorded in volume 19, page 4865 as document number 778154 in the St. Croix County Register of Deeds office; thence S89°58'07"E 300.00' along the south line of said Lot 1 to the east line of said Lot 1; thence N00°18'46"W 110.00' along said east line to the east - west quarter section line of said Section 25; thence S89°58'07"E 5,008.01' along said east - west quarter section line to the E 1/4 Corner of said Section 25; thence N00°27'04"E 1,304.71' along the east line of the SE 1/4 of the NE 1/4 of said Section 25 to the north line of said SE 1/4 of the NE 1/4; thence N89°34'16"W 1,733.02' along said north line and part of the north line of the SW 1/4 of the NE 1/4 to the southwest corner of Lot 4 of Certified Survey Map recorded in volume 20, page 5155 as document number 818152 in the St. Croix County Register of Deeds office; thence N06°39'39"W 1,258.29' along the west line of said Lot 4 to a northerly line of said Lot 4; thence N87°51'21"E 196.00' along said northerly line to the southwesterly meander line of Turtle Lake; thence N28°51'29"W 67.90' along said meander line to the north line of the NW1/4 of the NE 1/4; thence N89°10'24"W 910.56' along said north line to the N1/4 Corner of said Section 25; thence S89°54'17"W 1945.43' along the north line of the NW 1/4 to the northeast corner of Lot 1 of Certified Survey Map recorded in volume 2, page 443 as document number 342479; thence S01°13'57"W 287.95' along the east line of said Lot 1 and the east line of those lands described in quit claim deed recorded in document number 1027707 in the St. Croix County Register of Deeds office; thence S89°36'15"W 110.85' along the south line of last said lands to the east line of those lands described in warranty deed recorded in volume 1050, page 171 as document number 509286 in the St. Croix County Register of Deeds office; thence S01°12'28"W 710.01' along the east line of last said lands to the south line of said described property; thence S89°36'16"W 580.01' along the south line of said lands to the west line of the NW 1/4 of said Section 25; thence S01°12'28"W 1,371.03' to the north line of those lands described in warranty deed recorded in volume 1240, page 123 as document number 5596776 in the St. Croix County Register of Deeds office; thence S88°47'32"E 197.96' along said north line to the east line of last said parcel; thence S01°12'28"W 264.00' along the east line of last said lands and the east line of those lands described in special warranty deed recorded in volume 2811, page 178, document 796151 in the St. Croix County Register of Deeds; thence N89°58'07"W 198.00' along the south line of last said lands to the point of beginning. This description contains 10,945,641 square feet (251.277 acres) including those lands between the meander line and the ordinary high water mark of Turtle Lake.

Note: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

DIR - Request for Annexation Review

1/5/2026 1:43:08 PM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-264-6102

The following items will be required to submit this form:

- o Legal Description meeting the requirements of [s.66.0217 \(1\)\(c\)](#).
- o Map meeting the requirements of [s. 66.0217 \(1\)\(g\)](#).
- o Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

Petitioner Information

Name: Dennis and Dawn Neumann

Phone: (651) 343-2260

Email: nddairy@gmail.com

Contact information if different than Petitioner

Representative Name: Joseph Granberg

Phone: (715) 246-7529

Email: joe@gslandsolutions.com

Property Information

Town(s) where property is located: Somerset

Petitioned City or Village: Village of Somerset

County where property is located: St. Croix

Are there multiple counties for this annexation?:

Yes

No

Population of the territory to be annexed: 2

Area (in acres) of the territory to be annexed: 251.277

Is this annexation a road right-of-way only?:

Yes

No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 032-1068-60-000, 032-1068-50-000,032-1068-95-000, 032-1068-40-000, 032-1068-70-000, 032-1068-90-001, 032-1069-90-000

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [Annexation description.pdf](#)

s.66.0217 (1)(c).

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- o Aliquot part;
- o Reference to any other document (plat of survey, deed, etc.);
- o Exception or Inclusion;
- o Parcel ID or tax number.

The Map

Map of the parcel being annexed: [1125-Neumann-22x34 ANNEXATION MAP.pdf](#)

s. 66.0217 (1)(g).

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- o A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- o Bearings and distances along all parcel boundaries as described.

- o All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

The Petition

Signed Petition or Notice of Intent to Circulate: [Neumann Annexation Signatures.pdf](#)

State the purpose of the petition:

- o Direct annexation by unanimous approval; OR
- o Direct annexation by one-half approval; OR
- o Annexation by referendum.

Petition must be signed by:

- o All owners and electors, if by unanimous approval
- o See [66.0217\(3\)\(a\)](#).
- o See [66.0217\(3\)\(b\)](#) if by referendum

State the population of the land to be annexed

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located [s. 66.0217](#).

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filing Fee: (Required with the first submittal of all petitions)

\$200 - 2 acres or less

\$350 - 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 - 2 acres or less

\$600 - 2.01 to 10 acres

\$800 - 10.01 to 50 acres

\$1,000 - 50.01 to 100 acres

\$1,400 - 100.01 to 200 acres

\$2,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (251.277 acres) \$350 + Review Fee \$2000 = \$2350

Total Fee Due: \$2,350.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

From: [Brett Budrow](#)
To: [Vowels-Katter, Bradley - DOA](#)
Cc: [Schmidtke, Erich J - DOA](#)
Subject: RE: Proposed Nuemann Annexation (V Somerset/T Somerset)
Date: Tuesday, January 6, 2026 9:39:55 AM
Attachments: [image001.png](#)
[scc-logo-vertical-es-large-banner_fefb48ad-ccce-4c82-89fd-7dc2849ce4fc.png](#)
[Neumann LISTER REVIEW FORM.docx](#)

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Brad,

Attached is the Neumann annexation review.

Two comments:

1. Missing PIN 032-1096-30-000
2. The legal description in the petition page (incorrect) does not match the legal description header on the map.

Thank you,



Brett Budrow

Community Development • Planning & Land Information Admin
1101 Carmichael Rd • Hudson WI 54016
T: 715-386-4678 M: 715-716-0696

From: Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>
Sent: Monday, January 5, 2026 4:19 PM
To: Brett Budrow <Brett.Budrow@sccwi.gov>
Cc: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Subject: Proposed Nuemann Annexation (V Somerset/T Somerset)

This email originated from an external source. Verify the legitimacy before clicking links or opening attachments.

Hello Brett,

Here for your review is a proposed annexation from the Town of Somerset to the Village of Somerset. Please use the attached form for your review and comments. The petitioner's submittal and payment information are attached.

Please reach out with any questions.

Thank you,



Brad Vowels-Katter

Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: | From Town of: Town of Somerset | To City/Village of:
251 Acres | | Somerset

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- _Y_ (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
- _Y_ (2) Contiguous with existing village/city boundaries
- _N_ (3) Creates an island area in Township (completely surrounded by city)
- _N_ (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

- _Y_ (1) Identify owner(s) of annexed land
- _N_ (2) Identify parcel ID numbers included in annexation. **Missing PIN 032-1096-30-000**
- _NA_ (3) Identify parcel ID numbers being split by annexation
- _Y_ (4) North arrow
- _Y_ (5) Graphic Scale
- _Y_ (6) Streets and Highways shown and identified
- _Y_ (7) Legend
- _Y_ (8) Total area/acreage of annexation

3. Other relevant information and comments: *The legal description in the petition page (incorrect) does not match the legal description header on the map.*

Prepared by: Brett Budrow
Title: Community Development • Planning & Land Information
Phone: 715-386-4678
Date: 01/06/2026

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 FAX (608) 264-6104
wimunicipalboundaryreview@wi.gov

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Neumann**

Petition Number: **14823**

1. Territory to be annexed: From **TOWN OF SOMERSET** To **VILLAGE OF SOMERSET**

2. Area (Acres): 251.277

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 354.29

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 1771.45

c. Participating jurisdictions _____

c. Paid by: Petitioner City Village

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: _____ Electors: 2 Total: 2

5. Approximate **present land use** of territory:

Residential: <1 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: <1 % Agricultural G4 Assessment = 98%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No Nothing @ Town PC
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the town?: Agricultural / Residential

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____ _____

Water Supply immediately
or, write in number of years. _____ _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Use is Agricultural, 1 House on Property.
St. Croix Co. Administers Zoning, currently, R2.
I believe.

c. How will the land be zoned and used if annexed? _____

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

* See 2025 RE Tax Bills with Assessment Summary Reports for each Parcel.

Prepared by: <input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village	Please RETURN PROMPTLY to:
Name: <u>Jeri Koester, Clerk/Treas.</u>	wimunicipalboundaryreview@wi.gov
Email: <u>townclerk@townofsomersetwi.com</u>	Municipal Boundary Review
Phone: <u>715-247-3470</u>	PO Box 1645, Madison WI 53701
Date: <u>1-13-2026</u>	Fax: (608) 264-6104

(March 2018)

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 5012
Parcel #: 032-1069-30-000
Alt. Parcel #: 25.31.19.343

By January 31, 2026
\$100.69

-- OR --

Pay First Installment

By January 31, 2026
\$50.35

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016
715-386-4645



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Pay Second Installment

Bill #: 5012
Parcel #: 032-1069-30-000
Alt. Parcel #: 25.31.19.343

By July 31, 2026
\$50.34

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
TOWN OF SOMERSET
ST. CROIX COUNTY

BILL NO. 5012
Correspondence should refer to parcel number
PARCEL#: 032-1069-30-000
ALT. PARCEL #: 25.31.19.343

Property Address

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
8,800		8,800	0.8451				<input type="checkbox"/> A star in this box means unpaid prior year taxes
						Gross Property Tax 100.69	
						First Dollar Credit	
						Lottery Credit	
						Net Property Tax 100.69	
						TOTAL DUE FOR FULL PAYMENT	
						PAY BY January 31, 2026	
						▶ \$ 100.69	
						Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	
						Instalments may be paid as follows:	
						50.35 DUE BY 01/31/2026	
						50.34 DUE BY 07/31/2026	
						RETAIN THIS PORTION AS YOUR COPY	
						SEE REVERSE SIDE FOR IMPORTANT INFORMATION	
						FOR INFORMATIONAL PURPOSES ONLY	
						-Voter Approved Temporary Tax Increases	
						Taxing Jurisdiction	
						Total Additional Taxes	
						Total Additional Taxes Applied to Property	
						Year Increase Ends	
						SCH DIST OF SOMERSET 901,702.49 11.73 2044	
						SCH DIST OF SOMERSET 920,021.60 11.97 2039	

School taxes reduced by school levy tax credit \$14.38
NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
1058951 996465 ACRES: 40.000
SEC 25, T 31 N, R 19 W
PLAT: N/A-NOT AVAILABLE
SEC 25 T31N R19W 40A SE NW

Net Assessed Value Rate (Does NOT reflect credits)
0.011442598

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PA-8893 (R, 8-15)

G4 Agricultural = 40 Acres

ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016

TAX BILL ENCLOSED

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Parcel #: 032-1069-30-000

01/13/2026 09:09 AM

PAGE 1 OF 2

Alt. Parcel #: 25.31.19.343

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address:
DENNIS M & DAWN J NEUMANN

248 260TH ST
OSCEOLA WI 54020

Owner(s): O = Current Owner, C = Current Co-Owner
O - NEUMANN, DENNIS M & DAWN J

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	5432	SCH DIST OF SOMERSET
SP	1700	NORTHWOOD TECH

Abbreviated Description: Acres: 40.000
(See recorded documents for a complete legal description.)
SEC 25 T31N R19W 40A SE NW

Parcel History:

Date	Doc #	Vol/Page	Type
12/21/2017	1058951		CO AFF
05/28/2014	996465		PR
05/01/2013	977800		TI
04/18/2011	935107		LC

more...

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
25-31N-19W

2025 SUMMARY

Bill #: 5012 **Fair Market Value:** 10,400

Valuations: Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	40.000	8,800	0	8,800

Totals for 2025:

General Property	40.000	8,800	0	8,800
Woodland	0.000	0	0	0

Totals for 2024:

General Property	40.000	7,800	0	7,800
Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 0

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 5014
 Parcel #: 032-1069-90-000
 Alt. Parcel #: 25.31.19.345C
 NEUMANN, DENNIS & DAWN
 248 260TH ST
 OSCEOLA WI 54020

By January 31, 2026

\$52.64

-- OR --

Pay First Installment

By January 31, 2026

\$52.64

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016
 715-386-4645



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Pay Second Installment

Bill #: 5014
 Parcel #: 032-1069-90-000
 Alt. Parcel #: 25.31.19.345C
 NEUMANN, DENNIS & DAWN
 248 260TH ST
 OSCEOLA WI 54020

By July 31, 2026

\$0.00

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF SOMERSET
 ST. CROIX COUNTY

BILL NO. 5014
 Correspondence should refer to parcel number
 PARCEL #: 032-1069-90-000
 ALT. PARCEL #: 25.31.19.345C

Property Address
 1951 HWY 35

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
4,600		4,600	0.8451	5,400		5,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax
ST. CROIX COUNTY		195,636	200,883	14.70	14.57	-0.9%	52.64
TOWN OF SOMERSET		422,468	446,928	4.84	5.62	16.1%	First Dollar Credit
SCH DIST OF SOMERSET		5,394,351	5,139,745	27.87	31.20	11.9%	Lottery Credit
NORTHWOOD TECH		510,304	500,603	1.27	1.25	-1.6%	Net Property Tax
Total		6,522,759	6,288,159	48.68	52.64	8.1%	52.64
School taxes reduced by school levy tax credit		\$7.51					
NEUMANN, DENNIS & DAWN 248 260TH ST OSCEOLA WI 54020		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 989420 813769 ACRES: 0.760 SEC 25, T 31 N, R 19 W, NW¼ of SW¼ PLAT: 4865-CSM 19-4865 032- BLOCK/CONDO: LOT 01 SEC 25 T31N R19W PT NW SW CSM 19-4865 LOT 1 (.76 AC)		Net Assessed Value Rate (Does NOT reflect credits)	0.011442598	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2026 ▶ \$ 52.64 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION		
Taxing Jurisdiction		901,702.49	6.13	2044			
SCH DIST OF SOMERSET		920,021.60	6.25	2039			

G 1 Residential = .76 Acres

ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016

TAX BILL ENCLOSED

NEUMANN, DENNIS & DAWN
 248 260TH ST
 OSCEOLA WI 54020

Alt. Parcel #: 25.31.19.345C

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address: DENNIS & DAWN NEUMANN 248 260TH ST OSCEOLA WI 54020		Owner(s): O = Current Owner, C = Current Co-Owner O - NEUMANN, DENNIS & DAWN																									
Districts: SC = School SP = Special Type Dist # Description SC 5432 SCH DIST OF SOMERSET SP 1700 NORTHWOOD TECH		Property Address(es): * = Primary * 1951 HWY 35																									
Abbreviated Description: Acres: 0.760 (See recorded documents for a complete legal description.) SEC 25 T31N R19W PT NW SW CSM 19-4865 LOT 1 (.76 AC)		Parcel History:																									
Plat: * = Primary * 4865-CSM 19-4865 032-2004		<table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>11/21/2013</td> <td>989420</td> <td></td> <td>WD</td> </tr> <tr> <td>12/07/2005</td> <td>813769</td> <td>2940/297</td> <td>SD</td> </tr> <tr> <td>03/14/2005</td> <td>789554</td> <td>2764/348</td> <td>EZ-I</td> </tr> <tr> <td>03/14/2005</td> <td>789553</td> <td>2764/345</td> <td>EZ-I</td> </tr> <tr> <td colspan="4" style="text-align: right;">more...</td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	11/21/2013	989420		WD	12/07/2005	813769	2940/297	SD	03/14/2005	789554	2764/348	EZ-I	03/14/2005	789553	2764/345	EZ-I	more...			
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03/14/2005	789553	2764/345	EZ-I																								
more...																											
		Tract: (S-T-R 40% 160% GL) 25-31N-19W NW SW																									
		Block/Condo Bldg: LOT 01																									

2025 SUMMARY

Bill #:
5014

Fair Market Value:
5,400

Valuations:

Last Changed: 10/11/2022

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.760	4,600	0	4,600

Totals for 2025:

General Property	0.760	4,600	0	4,600
Woodland	0.000	0	0	0

Totals for 2024:

General Property	0.760	4,600	0	4,600
Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 0

Alt. Parcel #: 25.31.19.341C

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

<p>Tax Address: DENNIS M & DAWN J NEUMANN</p> <p>248 260TH ST OSCEOLA WI 54020</p>	<p>Owner(s): O = Current Owner, C = Current Co-Owner O - NEUMANN, DENNIS M & DAWN J</p>																				
<p>Districts: SC = School SP = Special</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>5432</td> <td>SCH DIST OF SOMERSET</td> </tr> <tr> <td>SP</td> <td>1700</td> <td>NORTHWOOD TECH</td> </tr> </tbody> </table>	Type	Dist #	Description	SC	5432	SCH DIST OF SOMERSET	SP	1700	NORTHWOOD TECH	<p>Property Address(es): * = Primary</p>											
Type	Dist #	Description																			
SC	5432	SCH DIST OF SOMERSET																			
SP	1700	NORTHWOOD TECH																			
<p>Abbreviated Description: Acres: 26.000 (See recorded documents for a complete legal description.) SEC 25 T31N R19W PT NW NW ALSO PT OF LOT 2 CSM 9/2506 DESC AS COM NW COR SEC 25; TH S 01 DEG W 291.57'; TH N 89 DEG E 580' TO POB; TH N 89 DEG E 110.25'; TH N 01 DEG E 287.95'; TH E 229.43'; TH S 01 DEG W 1221.33'; TH N 89 DEG W 788.65'; TH N 01 DEG E 115.79'; TH N 88 DEG W</p>	<p>Parcel History:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>07/23/1997</td> <td></td> <td>1134/236</td> <td>WD</td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>1059/36</td> <td>WD</td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>1054/104</td> <td>LC</td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>734/12</td> <td></td> </tr> </tbody> </table>	Date	Doc #	Vol/Page	Type	07/23/1997		1134/236	WD	07/23/1997		1059/36	WD	07/23/1997		1054/104	LC	07/23/1997		734/12	
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07/23/1997		1134/236	WD																		
07/23/1997		1059/36	WD																		
07/23/1997		1054/104	LC																		
07/23/1997		734/12																			
<p>Plat: * = Primary * N/A-NOT AVAILABLE</p>	<p>Tract: (S-T-R 40¼ 160¼ GL) Block/Condo Bldg: 25-31N-19W</p>																				

2025 SUMMARY Bill #: 5008 Fair Market Value: 7,300

Valuations:				Last Changed: 03/26/2025		
Description	Class	Acres	Land	Improve	Total	
AGRICULTURAL	G4	26.000	6,200	0	6,200	
Totals for 2025:						
General Property		26.000	6,200	0	6,200	
Woodland		0.000	0		0	
Totals for 2024:						
General Property		26.000	5,500	0	5,500	
Woodland		0.000	0		0	

Lottery Credit: Claim Count: 0

Alt. Parcel #: 25.31.19.340

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address: DENNIS M & DAWN J NEUMANN 248 260TH ST OSCEOLA WI 54020		Owner(s): O = Current Owner, C = Current Co-Owner O - NEUMANN, DENNIS M & DAWN J																	
Districts: SC = School SP = Special <table border="1"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>5432</td> <td>SCH DIST OF SOMERSET</td> </tr> <tr> <td>SP</td> <td>1700</td> <td>NORTHWOOD TECH</td> </tr> </tbody> </table>		Type	Dist #	Description	SC	5432	SCH DIST OF SOMERSET	SP	1700	NORTHWOOD TECH	Property Address(es): * = Primary								
Type	Dist #	Description																	
SC	5432	SCH DIST OF SOMERSET																	
SP	1700	NORTHWOOD TECH																	
Abbreviated Description: Acres: 40.000 (See recorded documents for a complete legal description.) SEC 25 T31N R19W 40A NE NW		Parcel History: <table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>07/23/1997</td> <td></td> <td>1059/36</td> <td>WD</td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>734/12</td> <td></td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>638/550</td> <td></td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	07/23/1997		1059/36	WD	07/23/1997		734/12		07/23/1997		638/550	
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07/23/1997		734/12																	
07/23/1997		638/550																	
Plat: * = Primary * N/A-NOT AVAILABLE		Tract: (S-T-R 40¼ 160¼ GL) Block/Condo Bldg: 25-31N-19W																	

2025 SUMMARY

Bill #:
5004

Fair Market Value:
10,200

Valuations:

Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	40.000	8,600	0	8,600

Totals for 2025:

General Property	40.000	8,600	0	8,600
Woodland	0.000	0	0	0

Totals for 2024:

General Property	40.000	7,600	0	7,600
Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 0

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 5001
 Parcel #: 032-1068-40-000
 Alt. Parcel #: 25.31.19.337B

By January 31, 2026
 \$58.36

NEUMANN, DENNIS M & DAWN J
 248 260TH ST
 OSCEOLA WI 54020

-- OR --
 Pay First Installment
 By January 31, 2026
 \$58.36

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016
 715-386-4645



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
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REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Pay Second Installment

Bill #: 5001
 Parcel #: 032-1068-40-000
 Alt. Parcel #: 25.31.19.337B

By July 31, 2026
 \$0.00

NEUMANN, DENNIS M & DAWN J
 248 260TH ST
 OSCEOLA WI 54020

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope.
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STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025

BILL NO. 5001
 Correspondence should refer to parcel number
 PARCEL#: 032-1068-40-000
 ALT. PARCEL #: 25.31.19.337B

Property Address

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
5,100		5,100	0.8451				<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax
ST. CROIX COUNTY		195,636	200,883	14.70	16.15	9.9%	58.36
TOWN OF SOMERSET		422,468	446,928	4.84	6.23	28.7%	First Dollar Credit
SCH DIST OF SOMERSET		5,394,351	5,139,745	27.87	34.59	24.1%	Lottery Credit
NORTHWOOD TECH		510,304	500,603	1.27	1.39	9.4%	Net Property Tax
Total		6,522,759	6,288,159	48.68	58.36	19.9%	58.36
		First Dollar Credit					
		Lottery & Gaming Credit					
		Net Property Tax		48.68		58.36 19.9%	
School taxes reduced by school levy tax credit		\$8.33	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT
NEUMANN, DENNIS M & DAWN J		1059/36 734/12 ACRES: 25.400		0.011442598		PAY BY January 31, 2026	
248 260TH ST		SEC 25, T 31 N, R 19 W				▶ \$ 58.36	
OSCEOLA WI 54020		PLAT: N/A--NOT AVAILABLE				Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.	
		SEC 25 T31N R19W NW NE EXC E				Failure to pay on time. See reverse.	
		PT AS DESC 451/2				RETAIN THIS PORTION AS YOUR COPY	
FOR INFORMATIONAL PURPOSES ONLY		Total Additional Taxes		Total Additional Taxes Applied to Property		SEE REVERSE SIDE FOR IMPORTANT INFORMATION	
- Voter Approved Temporary Tax Increases		901,702.49		6.80			
Taxing Jurisdiction		SCH DIST OF SOMERSET		2044			
		SCH DIST OF SOMERSET		2039			

64 Agricultural = 25.40 Acres

ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016

TAX BILL ENCLOSED

NEUMANN, DENNIS M & DAWN J
 248 260TH ST
 OSCEOLA WI 54020

Alt. Parcel #: 25.31.19.337B

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address: DENNIS M & DAWN J NEUMANN 248 260TH ST OSCEOLA WI 54020		Owner(s): O = Current Owner, C = Current Co-Owner O - NEUMANN, DENNIS M & DAWN J																					
Districts: SC = School SP = Special Type Dist # Description SC 5432 SCH DIST OF SOMERSET SP 1700 NORTHWOOD TECH		Property Address(es): * = Primary																					
Abbreviated Description: Acres: 25.400 (See recorded documents for a complete legal description.) SEC 25 T31N R19W NW NE EXC E PT AS DESC 451/2		Parcel History: <table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>07/23/1997</td> <td></td> <td>1059/36</td> <td>WD</td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>734/12</td> <td></td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>451/2 6</td> <td></td> </tr> <tr> <td>07/23/1997</td> <td></td> <td>/550</td> <td></td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type	07/23/1997		1059/36	WD	07/23/1997		734/12		07/23/1997		451/2 6		07/23/1997		/550	
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07/23/1997		734/12																					
07/23/1997		451/2 6																					
07/23/1997		/550																					
Plat: * = Primary * N/A-NOT AVAILABLE		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: 25-31N-19W																					

2025 SUMMARY

Bill #:
5001

Fair Market Value:
6,000

Valuations:

Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	25.400	5,100	0	5,100

Totals for 2025:

General Property	25.400	5,100	0	5,100
Woodland	0.000	0	0	0

Totals for 2024:

General Property	25.400	4,600	0	4,600
Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 0

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 5009
Parcel #: 032-1068-95-000
Alt. Parcel #: 25.31.19.342A

By January 31, 2026
\$2,698.24

-- OR --

Pay First Installment

By January 31, 2026
\$1,349.12

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016
715-386-4645



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Pay Second Installment

Bill #: 5009
Parcel #: 032-1068-95-000
Alt. Parcel #: 25.31.19.342A

By July 31, 2026
\$1,349.12

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
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STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025

BILL NO. 5009

Correspondence should refer to parcel number
PARCEL#: 032-1068-95-000
ALT. PARCEL #: 25.31.19.342A

Property Address
1983 HWY 35

TOWN OF SOMERSET
ST. CROIX COUNTY

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
96,900	144,500	241,400	0.8451	106,700	171,000	277,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax
ST. CROIX COUNTY		195,636	200,883	768.73	764.50	-0.6%	2,762.25
TOWN OF SOMERSET		422,468	446,928	253.03	294.70	16.5%	-64.01
SCH DIST OF SOMERSET		5,394,351	5,139,745	1,457.90	1,637.32	12.3%	2,698.24
NORTHWOOD TECH		510,304	500,603	66.55	65.73	-1.2%	
Total		6,522,759	6,288,159	2,546.21	2,762.25	8.5%	
				61.01	64.01	4.9%	
				2,485.20	2,698.24	8.6%	
School taxes reduced by school levy tax credit		\$ 394.36	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Ratio (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT
NEUMANN, DENNIS M & DAWN J 248 260TH ST OSCEOLA WI 54020		1058951 996465	ACRES: 39.000	SEC 25, T 31 N, R 19 W, SW¼ of NW¼	0.011442598		PAY BY January 31, 2026
		PLAT: N/A-NOT AVAILABLE		SEC 25 T31N R19W 39A SW NW			\$ 2,698.24
		EXC 1A SW COR					Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		Total Additional Taxes Applied to Property	Year Increase Ends	RETAIN THIS PORTION AS YOUR COPY		SEE REVERSE SIDE FOR IMPORTANT INFORMATION	
SCH DIST OF SOMERSET		901,702.49	2044			Installments may be paid as follows: 1349.12 DUE BY 01/31/2026 1349.12 DUE BY 07/31/2026	
SCH DIST OF SOMERSET		920,021.60	2039				

PA-8853 (R. 8-15)

G4 Agricultural 35 Acres
G5 Undeveloped 1. Acre
G7 Other 3.0 Acres

ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016

TAX BILL ENCLOSED

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Alt. Parcel #: 25.31.19.342A

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

<p>Tax Address: DENNIS M & DAWN J NEUMANN</p> <p>248 260TH ST OSCEOLA WI 54020</p> <p>Districts: SC = School SP = Special</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>5432</td> <td>SCH DIST OF SOMERSET</td> </tr> <tr> <td>SP</td> <td>1700</td> <td>NORTHWOOD TECH</td> </tr> </tbody> </table> <p>Abbreviated Description: Acres: 39.000 (See recorded documents for a complete legal description.) SEC 25 T31N R19W 39A SW NW EXC 1A SW COR</p>	Type	Dist #	Description	SC	5432	SCH DIST OF SOMERSET	SP	1700	NORTHWOOD TECH	<p>Owner(s): O = Current Owner, C = Current Co-Owner O - NEUMANN, DENNIS M & DAWN J</p> <hr/> <p>Property Address(es): * = Primary * 1983 HWY 35</p> <hr/> <p>Parcel History:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>12/21/2017</td> <td>1058951</td> <td></td> <td>CO AFF</td> </tr> <tr> <td>05/28/2014</td> <td>996465</td> <td></td> <td>PR</td> </tr> <tr> <td>05/01/2013</td> <td>977800</td> <td></td> <td>TI</td> </tr> <tr> <td>04/18/2011</td> <td>935107</td> <td></td> <td>LC</td> </tr> </tbody> </table> <p><small>more...</small></p>	Date	Doc #	Vol/Page	Type	12/21/2017	1058951		CO AFF	05/28/2014	996465		PR	05/01/2013	977800		TI	04/18/2011	935107		LC
Type	Dist #	Description																												
SC	5432	SCH DIST OF SOMERSET																												
SP	1700	NORTHWOOD TECH																												
Date	Doc #	Vol/Page	Type																											
12/21/2017	1058951		CO AFF																											
05/28/2014	996465		PR																											
05/01/2013	977800		TI																											
04/18/2011	935107		LC																											
<p>Plat: * = Primary * N/A-NOT AVAILABLE</p>	<p>Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: 25-31N-19W SW NW</p>																													

2025 SUMMARY

Bill #:
5009

Fair Market Value:
285,800

Valuations:

Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	35.000	6,800	0	6,800
UNDEVELOPED	G5	1.000	100	0	100
OTHER	G7	3.000	90,000	144,500	234,500

Totals for 2025:

	General Property	39.000	96,900	144,500	241,400
	Woodland	0.000	0		0

Totals for 2024:

	General Property	39.000	96,100	144,500	240,600
	Woodland	0.000	0		0

Lottery Credit: Claim Count: 0

Parcel #: 032-1068-50-000

01/12/2026 01:53 PM

PAGE 1 OF 2

Alt. Parcel #: 25.31.19.338

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address:
DENNIS M & DAWN J NEUMANN

248 260TH ST
OSCEOLA WI 54020

Owner(s): O = Current Owner, C = Current Co-Owner
O - NEUMANN, DENNIS M & DAWN J

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	5432	SCH DIST OF SOMERSET
SP	1700	NORTHWOOD TECH

Abbreviated Description: Acres: 40.000
(See recorded documents for a complete legal description.)
SEC 25 T31N R19W 40A SW NE

Parcel History:

Date	Doc #	Vol/Page	Type
12/21/2017	1058951		CO AFF
05/28/2014	996465		PR
05/01/2013	977800		TI
04/18/2011	935107		LC

more...

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**
25-31N-19W

2025 SUMMARY

Bill #:
5002

Fair Market Value:
10,100

Valuations:

Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	40.000	8,500	0	8,500

Totals for 2025:

General Property	40.000	8,500	0	8,500
Woodland	0.000	0	0	0

Totals for 2024:

General Property	40.000	7,500	0	7,500
Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 0

REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 5003
Parcel #: 032-1068-60-000
Alt. Parcel #: 25.31.19.339

By January 31, 2026
\$80.10

-- OR --

Pay First Installment

By January 31, 2026
\$80.10

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016
715-386-4645



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REAL ESTATE PROPERTY TAX BILL FOR 2025

ST. CROIX COUNTY

Pay Second Installment

Bill #: 5003
Parcel #: 032-1068-60-000
Alt. Parcel #: 25.31.19.339

By July 31, 2026
\$0.00

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025

BILL NO. 5003
Correspondence should refer to parcel number
PARCEL#: 032-1068-60-000
ALT. PARCEL #: 25.31.19.339

Property Address

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
7,000		7,000	0.8451	200		200	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax 80.10
ST. CROIX COUNTY		195,636	200,883	19.81	22.17	11.9%	First Dollar Credit
TOWN OF SOMERSET		422,468	446,928	6.52	8.55	31.1%	Lottery Credit
SCH DIST OF SOMERSET		5,394,351	5,139,745	37.57	47.47	26.4%	Net Property Tax 80.10
NORTHWOOD TECH		510,304	500,603	1.72	1.91	11.0%	
Total		6,522,759	6,288,159	65.62	80.10	22.1%	
		First Dollar Credit					TOTAL DUE FOR FULL PAYMENT
		Lottery & Gaming Credit					PAY BY January 31, 2026
		Net Property Tax		65.62	80.10	22.1%	\$ 80.10
School taxes reduced by school levy tax credit \$11.44		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Ratio (Does NOT reflect credits)			Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
NEUMANN, DENNIS M & DAWN J 248 260TH ST OSCEOLA WI 54020		1058951 996465 ACRES: 40.000 SEC 25, T 31 N, R 19 W PLAT: N/A--NOT AVAILABLE SEC 25 T31N R19W 40A SE NE EXC PT TO TOWN FOR RD		0.011442598			
FOR INFORMATIONAL PURPOSES ONLY				RETAIN THIS PORTION AS YOUR COPY			SEE REVERSE SIDE FOR IMPORTANT INFORMATION
- Voter Approved Temporary Tax Increases							
Taxing Jurisdiction		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends			
SCH DIST OF SOMERSET		901,702.49	9.33	2044			
SCH DIST OF SOMERSET		920,021.60	9.52	2039			

ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016

TAX BILL ENCLOSED

64 Ag 39 Acres
65 undeveloped 1 Acre

NEUMANN, DENNIS M & DAWN J
248 260TH ST
OSCEOLA WI 54020

Parcel #: 032-1068-60-000

01/12/2026 01:52 PM

PAGE 1 OF 2

Alt. Parcel #: 25.31.19.339

032 - TOWN OF SOMERSET
ST. CROIX COUNTY, WISCONSIN

Tax Address:
DENNIS M & DAWN J NEUMANN

248 260TH ST
OSCEOLA WI 54020

Owner(s): O = Current Owner, C = Current Co-Owner
O - NEUMANN, DENNIS M & DAWN J

Property Address(es): * = Primary

Districts: SC = School SP = Special

Type	Dist #	Description
SC	5432	SCH DIST OF SOMERSET
SP	1700	NORTHWOOD TECH

Abbreviated Description: Acres: 40.000
(See recorded documents for a complete legal description.)
SEC 25 T31N R19W 40A SE NE EXC PT TO TOWN FOR RD

Parcel History:

Date	Doc #	Vol/Page	Type
12/21/2017	1058951		CO AFF
05/28/2014	996465		PR
05/01/2013	977800		TI
04/18/2011	935107		LC
			more...

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**
25-31N-19W

2025 SUMMARY

Bill #:
5003

Fair Market Value:
8,400

Valuations:

Last Changed: 03/26/2025

Description	Class	Acres	Land	Improve	Total
AGRICULTURAL	G4	39.000	6,900	0	6,900
UNDEVELOPED	G5	1.000	100	0	100

Totals for 2025:

General Property	40.000	7,000	0	7,000
Woodland	0.000	0		0

Totals for 2024:

General Property	40.000	6,200	0	6,200
Woodland	0.000	0		0

Lottery Credit: Claim Count: 0

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Neumann**

Petition Number: **14823**

1. Territory to be annexed: From **TOWN OF SOMERSET** To **VILLAGE OF SOMERSET**

2. Area (Acres): 251.277

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 354.28

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$1,771.45

c. Paid by: Petitioner City Village

Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: 02 Total: 02

5. Approximate **present land use** of territory:

Residential: 1% Recreational: % Commercial: % Industrial: %

Undeveloped: 99%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 28% Recreational: 13% Commercial: 33% Industrial: 26%

Other: %

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village? Residential

In the town?: agricultural; productive forest lands (undeveloped); residential

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

<u>Sanitary Sewers</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_1 yr_	_____
<u>Water Supply</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_1 yr_	_____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: Streets, Storm, Water, Sewer - \$24,461,000.00

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Agricultural

c. How will the land be zoned and used if annexed? Mixed use TID (Industrial, Commercials, Residential)

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: Town City Village

Name: Jessica Lehman

Email: jlehman@villageofsomerset.us

Phone: 715-247-3395

Date: 01/20/2026

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

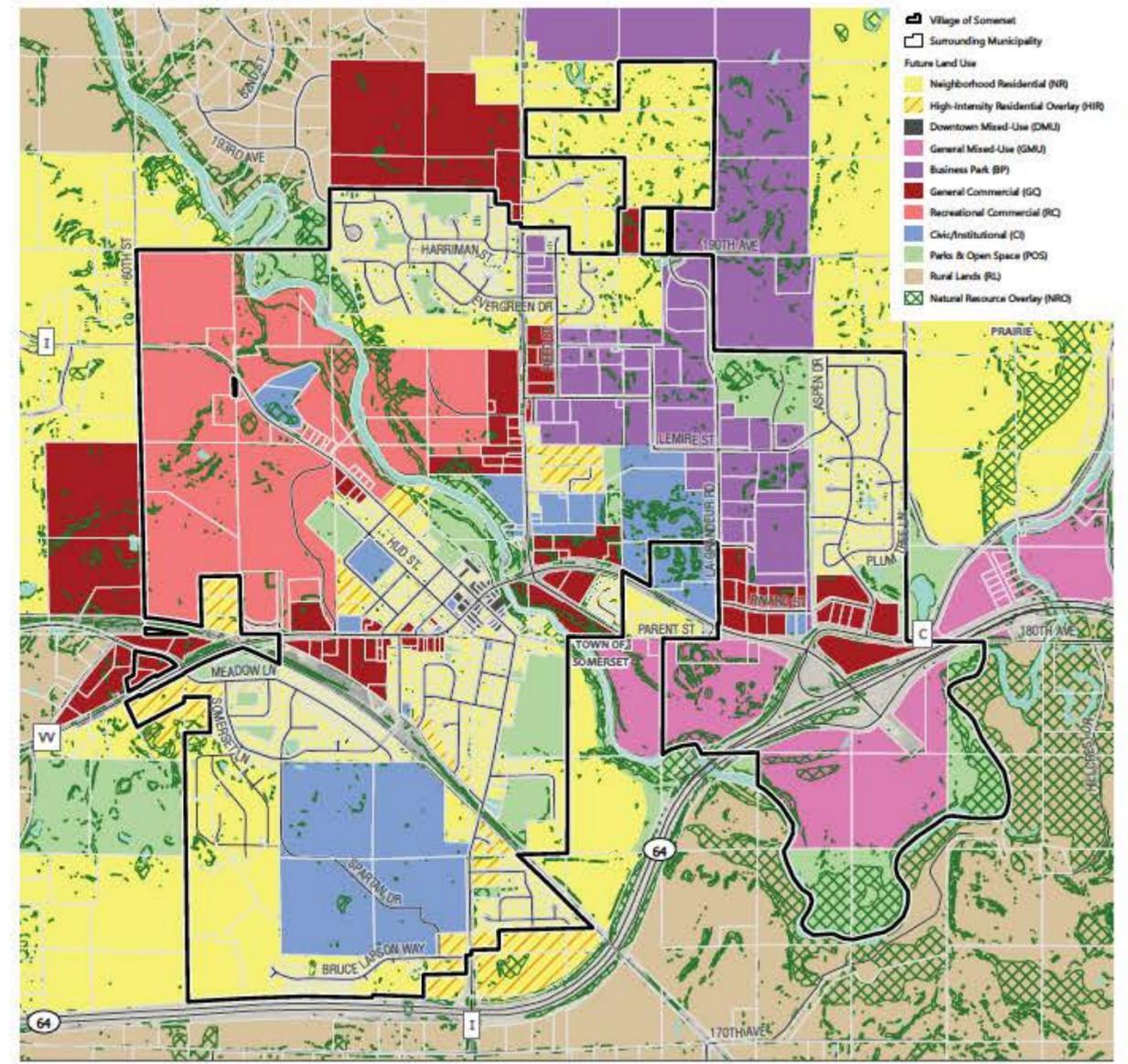
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FUTURE LAND USE MAP (see Appendix E)



USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Somerset and its extraterritorial jurisdiction. This map and the associated policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a

zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

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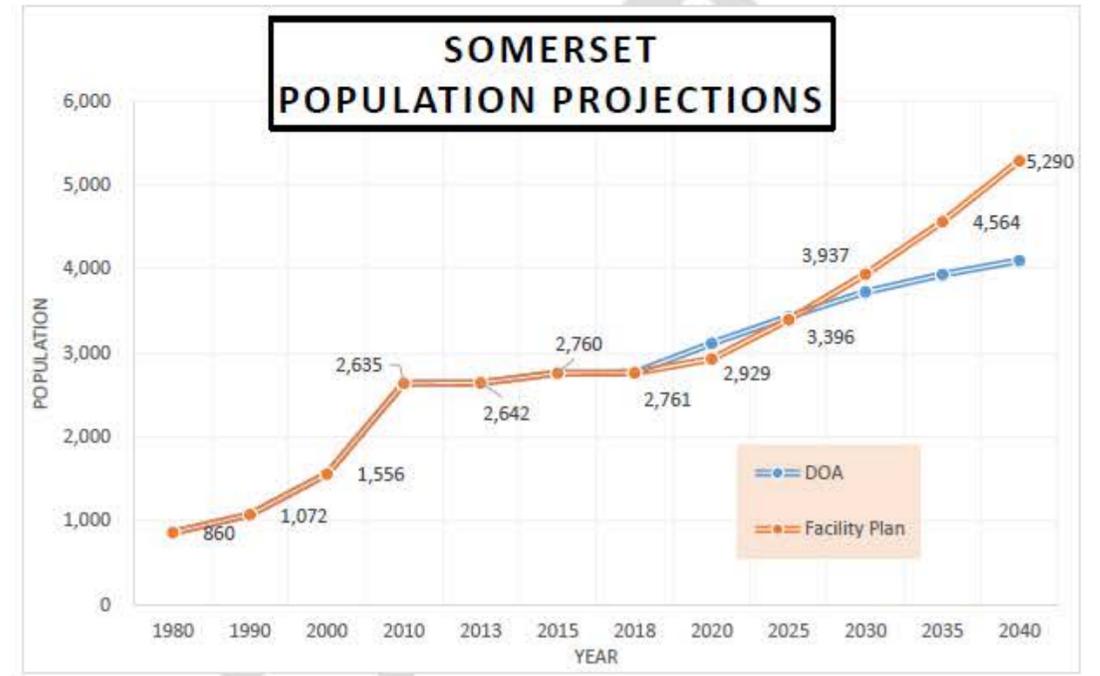
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Section 3.2.3 Projected Population

The population projections have been updated based on the year 2018 Wisconsin DOA estimate with a 3% per year growth rate. The graph below shows the "Facilities Plan" population growth and the Wisconsin "DOA" projections. Although the Facilities Plan projections are significantly higher than the DOA projections, the planned development for Somerset supports the higher growth rate. As shown in Figure 3-1, there are several developments platted for construction of new homes and several other properties that have been identified by developers for future platting. The properties labeled "16 Units", "29 Units" and the two labeled "42 Units" have been platted and home construction is expected to begin in 2019. This represents a total of 127 residential units. According to DOA data there are 2.43 persons per household in St. Croix County. An increase of 127 units would represent a population increase of 309 people or an 11.2% increase over the DOA 2018 estimate of 2,761 people. If these current platted areas take 3.6 years to fully develop it would represent a 3% rate of growth.



Also shown on Figure 3-1, are additional large properties where developers have started to plan for future homes. These areas are currently unplatted but they are being included in the Village's utility planning. There is a potential for over 600 homes in the areas currently identified which would translate into over 1,500 additional people in Somerset. Combined, the areas shown as potential development in Figure 3-1 represent a potential population increase of over 1,800 people which would place Somerset at the year 2035 projected population of 4,564 shown in the graph above.

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RECOMMENDATION

Based on this evaluation, the following actions are recommended:

- Phase 1:** Proceed with interior, exterior, and minor structural modifications of existing Tower #1
 - Demolishing and replacing the existing tower with a tower of greater volume may result in stagnant water issues due to lack of turnover and does not address possible future pressure issues in the southwest portion of the Village
- Phase 2:** If development continues in the southwest portion of the Village, the Village should consider development of a high pressure zone (HPZ). Initial infrastructure improvements in order to serve the proposed HPZ would include the construction of a booster station and a pressure reducing valve (PRV) station. The booster station would increase static pressure in the HPZ by creating a hydraulic grade line higher than the primary zone hydraulic grade line. The booster station will be designed to meet average day demand but would also provide increased fire flow to the HPZ. The PRV station would remain closed during normal operation (delineation between the HPZ and primary zone), but would allow water to flow from the primary zone to the HPZ in an emergency event. **Attachment 3** includes the proposed HPZ and related infrastructure improvements.
- Phase 3:** As demand grows in the HPZ, the construction of a water tower in this zone would be warranted. The proposed tower would have a capacity of 100K – 200K gallons, and would provide increased static pressure and fire flow capabilities to the HPZ. The PRV station would be utilized to allow water to flow from the HPZ to the primary zone in the event of a fire in the primary zone, therefore increasing the system wide fire flow capacity.

Future growth will dictate the timeline for Phase 2 and Phase 3 improvements, but as a guide, the Village should plan for Phase 2 improvements (development of HPZ, booster station, and PRV station) in the next 5 to 10 years, and Phase 3 improvements (HPZ tower) in the next 10 to 15 years.

An estimate of probable cost is included below. Note these estimates are based on current day costs and are subject to change dependent on when the proposed improvements are constructed.

Phase 1 – Recoat Existing Water Tower	\$ 650,000
Phase 2 – Develop HPZ, Booster Station, and PRV Station	
- Booster Station	\$1,500,000
- PRV Station	\$ 500,000
Phase 3 – HPZ Tower	<u>\$3,500,000</u>
Total (Phase 1 – 3)	\$6,150,000

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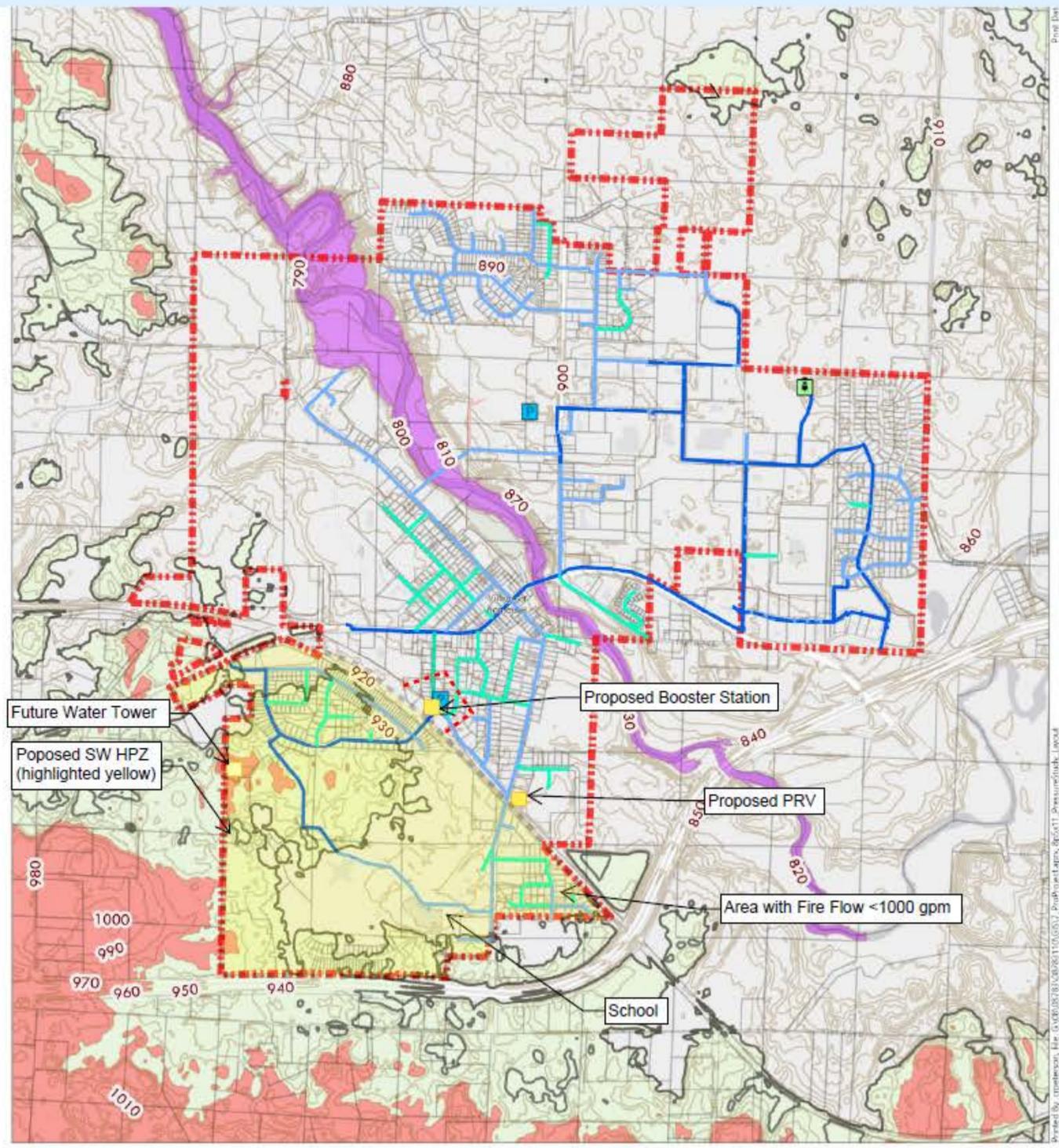
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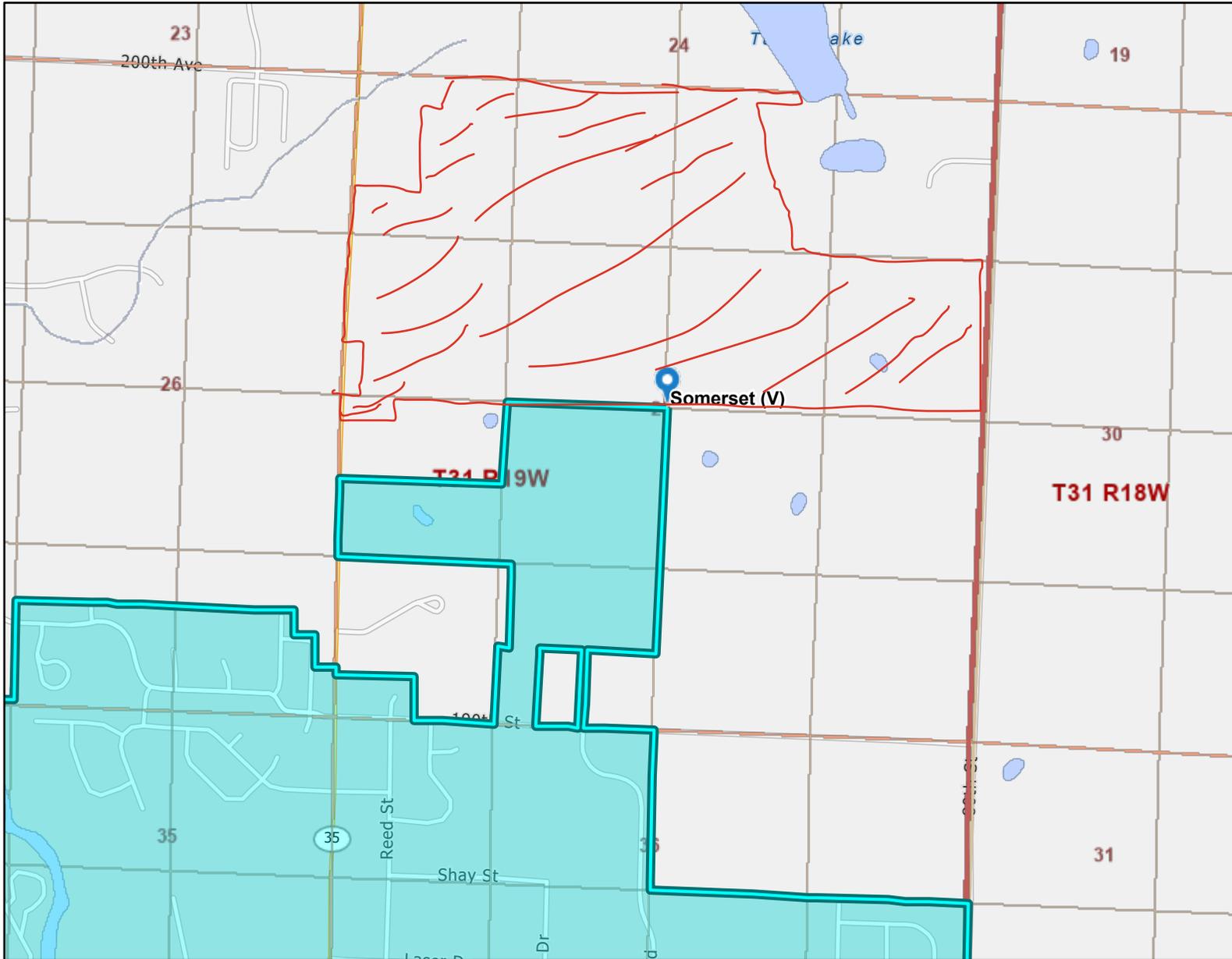
MSA PROPOSED SW HIGH PRESSURE-ZONE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WI

Date: 5/13/2024
 MSA Professional Services, St. Croix County
 Date: 5/13/2024
 Scale: 1" = 100'

Legend:
 - Elevation > 950 (< 35 psi)
 - 930' Elevation (< 50 psi)

Convert, edit and e-sign PDF forms & agreements

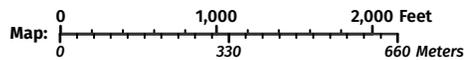
Free trial



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

Notes:



Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Cadastral ;
Surface Water (Cached): WIDNR, USGS, and other data

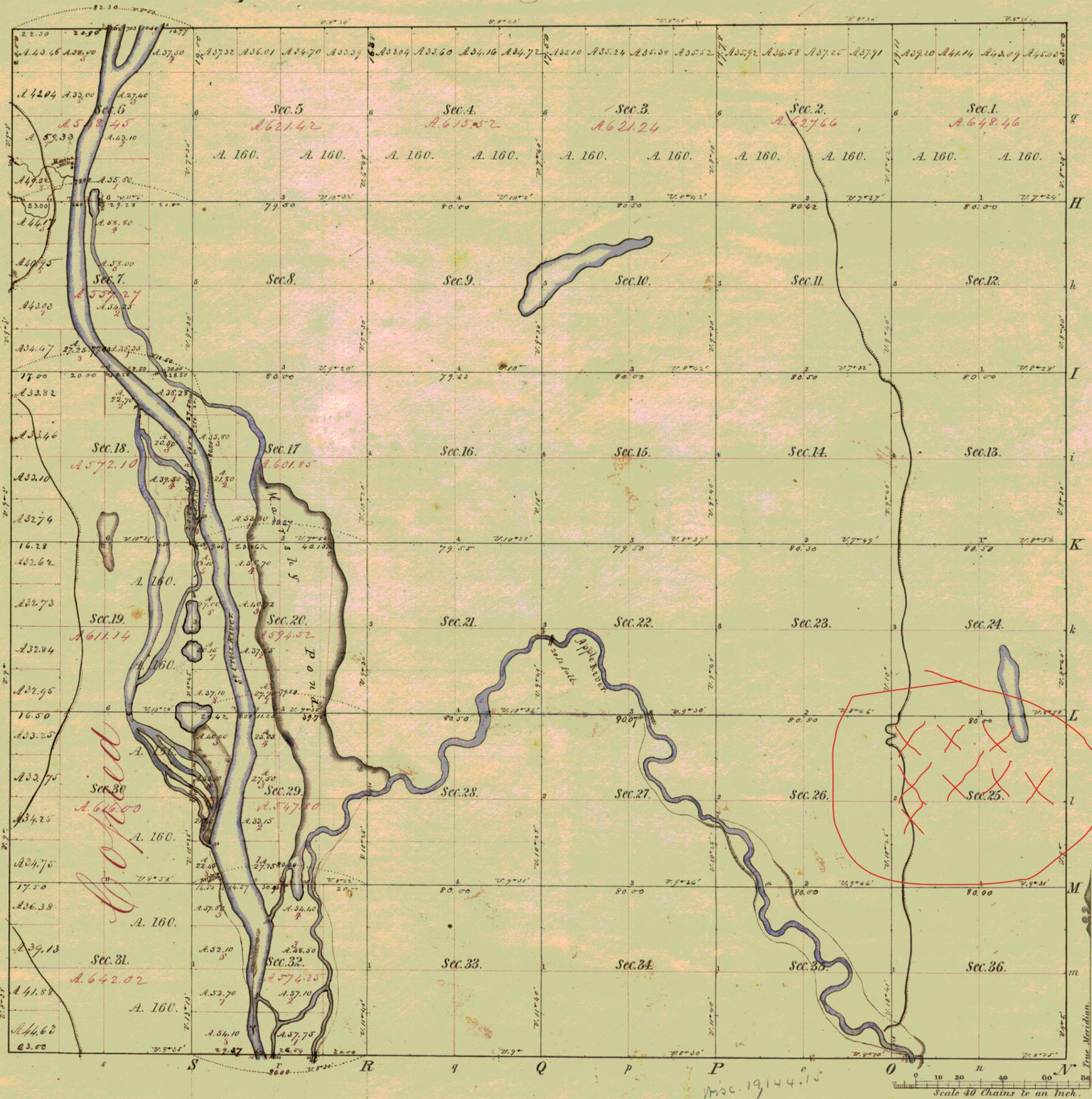
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 1/23/2026 2:52 PM

Township N^o 31 N, Range N^o 19 West 4th Mer.



Total number of Acres: 32,439.70

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l 's acc ^t ?
N ^o 1 Township Lines	James McMarsh	May 20 1847	M. Ch ^s 17.05 Lks. 30	August 1847	
Subdivisions	Henry Maadum	September 1847	72.47 " 35	Dec ^r 7 1847	
S Township Line	H. A. Wells	May 22 1847	6. " 63. " 00	August 1847	

The above Map of Township N^o 31 North of Range N^o 19 West of the 4th Principal Meridian Wisconsin Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Dubuque, April 18, 1848.

Geo. N. Jones Sur. Gen^l

Meanders of St. Croix River.								
Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.
Left bank up stream.								
				S. 48 ^o E.	7.00			
				S. 87 ^o E.	17.00			
1	S. 17 ^o W.	8.50		S. 33 ^o E.	14.70			
	S. 32 ^o W.	15.00		S. 81 ^o E.	8.00			
	S. 13 ^o E.	37.50	12	S. 25 ^o E.	10.56			
	S. 36 ^o W.	8.50						
	S. 12 ^o W.	7.00		S. 20 ^o E.	8.00			
2	S. 16 ^o W.	6.53		S. 1 ^o E.	21.00			
				S. 15 ^o E.	7.00			
	S. 17 ^o W.	9.00	12	S. 81 ^o E.	2.52			
	S. 12 ^o W.	4.00						
	S. 51 ^o W.	18.00		S. 29 ^o E.	7.00			
	S. 6 ^o E.	16.00		S. 21 ^o E.	4.00			
	S. 22 ^o E.	14.50		S. 53 ^o W.	9.00			
	S. 13 ^o W.	11.00		S. 24 ^o E.	15.00			
	S. 14 ^o E.	6.78		S. 41 ^o E.	5.00			
3	S. 7 ^o W.	3.50		S. 51 ^o W.	13.00			
				S. 13 ^o E.	17.00			
	S. 15 ^o W.	12.00		S. 11 ^o E.	12.77			
	S. 15 ^o W.	16.50						
	S. 53 ^o W.	4.50		S. 2 ^o W.	22.00			
	S. 4 ^o E.	14.50		S. 16 ^o W.	37.00			
	S. 20 ^o W.	13.50		S. 71 ^o E.	14.00			
	S. 1 ^o E.	12.00		S. 25 ^o E.	2.00			
4	S. 53 ^o W.	9.25		S. 3 ^o W.	2.00			
				S. 12 ^o E.	3.00			
	S. 14 ^o W.	7.00						
	S. 12 ^o W.	12.50		S. 21 ^o E.	13.00			
	S. 51 ^o W.	13.00		S. 43 ^o E.	5.00			
5	S. 28 ^o W.	18.10		S. 14 ^o E.	6.00			
				S. 30 ^o E.	5.00			
	S. 13 ^o W.	16.50		S. 7 ^o W.	16.00			
6	S. 50 ^o W.	22.40		S. 5 ^o E.	3.00			
				S. 12 ^o E.	8.00			
	S. 51 ^o W.	9.50		S. 21 ^o W.	15.00			
	S. 42 ^o W.	9.00		S. 16 ^o E.	8.00			
	S. 20 ^o W.	8.00	10	S. 17 ^o E.	5.11			
	S. 17 ^o W.	7.50						
	S. 5 ^o W.	30.00						
	S. 0 ^o W.	14.00		Mrs. Chs. Lks.				
7	S. 31 ^o E.	9.25		Total 120	69	88		
	S. 2 ^o W.	8.00						
	S. 20 ^o E.	4.50						
	S. 15 ^o E.	32.50						
	S. 15 ^o E.	7.00						
	S. 35 ^o E.	4.00						
	S. 49 ^o E.	10.50						
	S. 31 ^o E.	8.00						
	S. 37 ^o E.	4.50						
8	S. 25 ^o E.	10.00						
Right bank down stream.								
9	S. 7 ^o W.	29.20						
	S. 12 ^o W.	8.00						
	S. 23 ^o W.	11.50						
	S. 28 ^o W.	7.00						
	S. 8 ^o W.	12.00						
	S. 2 ^o W.	8.00						
10	S. 6 ^o W.	5.10						
	S. 4 ^o W.	32.00						
	S. 5 ^o E.	17.00						
	S. 20 ^o E.	9.00						
	S. 35 ^o E.	13.00						
11	S. 44 ^o E.	11.61						

22.437
30.286
97.723