

INTRODUCING THE NEW SOMERSET COMMERCE CENTER

Business in the 21st century can be challenging. The Village of Somerset, Wisconsin makes it easy.



The new Somerset Commerce Center is a 45-acre development that is ready to welcome businesses of any industry to our industrious village. Located just east of the St. Croix River, about 30 miles from the Twin Cities of Minneapolis/St. Paul, the Village of Somerset is a community of nearly 3,000 residents in a county of 98,838 people who are ready to go to work for you.

Village of
Somerset 
Beautiful. Inviting. Just Across the River.

A THRIVING COMMUNITY

Our strength lies in our diversity. The Village of Somerset is ranked in the top 30% nationally for industry diversity with a wide range of businesses already calling our village home.

They chose our community for several reasons including a supportive local and state government, access to markets along the I-94 corridor, a regional labor force of 1.9 million highly educated, well-trained men and women, and a quality of life for their employees that can only be found in a place like this.

Industry Strengths

St. Croix County has a higher-than-average concentration of manufacturing industries according to its Location Quotient (LQ). LQ is a way of quantifying how concentrated a particular sector is in a region as compared to the nation. For example, the Manufacturing LQ St. Croix County is 2.36, which means that this industry is nearly two and a half times more concentrated than the typical region.

In particular, the Village of Somerset and St. Croix County have strengths in:

- Plastics and Chemicals Manufacturing
- Electronic Equipment Manufacturing
- Medical Devices
- Precision Metal Fabrication
- Engineering and Research & Development

ACCESS TO MARKETS

Road:

Somerset Commerce Center is located at the intersection of Wisconsin State Highways 64 and 35 and just over a half hour from the Minneapolis-St. Paul metro area. Highway 64 was recently expanded to four lanes, bypassing the Village to facilitate rapid travel to or from Minnesota via the recently completed St. Croix Crossing bridge. The Village of Somerset is one of the first communities east of the metro area on the Wisconsin side.

Companies will not only find the Greater Minneapolis market within a day's drive, but also other key Midwest markets in easy reach, such as Milwaukee, Chicago, Detroit, Des Moines, Kansas City, St. Louis, Omaha and more.

Air:

The Minneapolis-St. Paul International Airport is one of the busiest airports in the United States. This major hub with flights to both domestic and international business centers, is just a 45-minute drive from Somerset. New Richmond Regional Airport supports business and general aviation traffic and is just 8 miles away.

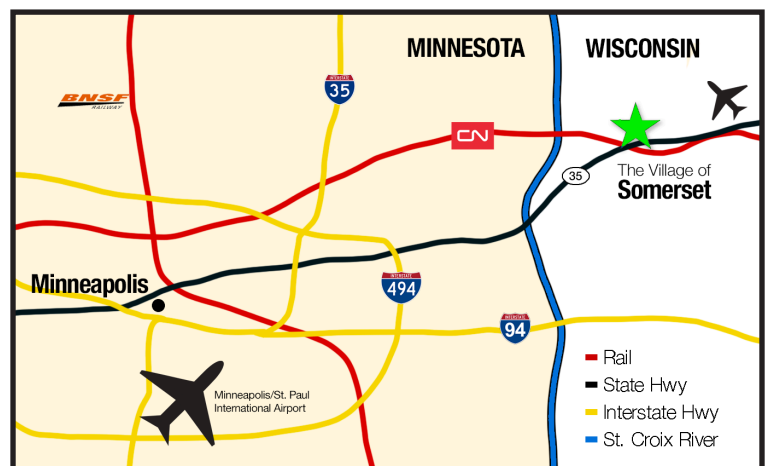
Rail:

Short line rail Wisconsin Central Ltd and Class 1 Rail Lines, Canadian National and Union Pacific run through the County, connecting it by rail to most major metros in the United States and Canada.

A DIVERSE EMPLOYMENT BASE

Major Existing Employers

Company	Employees	Industry
SMC	650-700	Plastic Injection Molding
Somerset School Dist.	~230	Education
Preco, Inc.	125-400	Equipment Manufacturing
Schwing Bioset	~100	Equipment Manufacturing
American Structural	80-90	Steel Fabricating
Big Bad Toy Store	55-60	Warehouse/Distribution
Waste Management	45-50	Refuse/Recycling
Apollo Bath	45-50	Construction
Wittstock Home Builders	25-30	Construction
Vercomm	~25	Construction



WORKFORCE AND EDUCATION

Companies in Somerset have access to a regional workforce of over 1.9 million people from the surrounding counties and the Minneapolis-St. Paul region. A full 96% of the residents of St. Croix county have a high school diploma and more than 35% have at least a bachelors degree. In addition, there are several educational institutions in St. Croix County that can serve regional workforce needs.

- **University of Wisconsin River Falls**
<https://www.uwrf.edu/>
 - Business Administration
 - Biotechnology
 - Data Science and Predictive Analytics
 - Engineering, including Agricultural
- **Northwood Technical College (formerly WITC)**
<https://www.northwoodtech.edu/>
 - Automated packaging systems technician
 - Automation for industrial systems
 - Cybersecurity
 - Industrial systems specialist
 - Machine tooling
 - Web and software development
 - Welding
- **Chippewa Valley Technical College**
<https://www.cvtc.edu/>
 - Automation engineering technology
 - Electrical maintenance
 - Electromechanical maintenance technician
 - IT – Network specialist
 - IT – Software developer
 - Manufacturing Engineering Technologist
 - Mechanical Design
 - Mechatronics specialist
 - Welding



COMPETITIVE WAGES

St. Croix County has competitive wages across relevant occupation groups.

SOC	DESCRIPTION	ST. CROIX COUNTY, WI	MSP MSA	WISCONSIN	MINNESOTA	USA
11-0000	Management	\$56.16	\$63.50	\$56.31	\$59.15	\$60.24
13-0000	Business and Financial	\$41.95	\$40.38	\$33.78	\$38.56	\$38.75
15-0000	Computer and Mathematical	\$45.10	\$46.72	\$39.48	\$45.42	\$46.46
17-0000	Architecture and Engineering	\$45.29	\$42.59	\$37.11	\$40.91	\$43.47
19-0000	Life, Physical, and Social Sciences	\$32.00	\$41.26	\$32.93	\$37.69	\$38.15
41-0000	Sales and Sales Related	\$23.60	\$25.49	\$21.93	\$23.33	\$22.15
43-0000	Office and Administrative Support	\$22.87	\$22.44	\$19.74	\$21.44	\$20.37
45-0000	Farming, Fishing, and Forestry	\$19.06	\$17.32	\$16.19	\$17.66	\$15.72
49-0000	Installation, Maintenance, and Repair	\$26.59	\$27.71	\$24.77	\$26.46	\$25.25
51-0000	Production	\$21.82	\$21.72	\$20.02	\$20.87	\$20.08
53-0000	Transportation and Material Moving	\$22.65	\$21.42	\$18.64	\$20.48	\$19.43
	Average Across All Occupation Groups	\$25.77	\$30.17	\$24.68	\$28.11	\$27.00

(Source: EMSI Median Hourly Wages, 2021)

STATE AND LOCAL TAX ADVANTAGES

The Wisconsin state tax burden for business and individuals is substantially lower than Minnesota's in most categories

BUSINESS TAX CLIMATE RATINGS	WISCONSIN	MINNESOTA
Overall State Business Climate	#25	#46
Corporate Tax	#30	#45
Individual Income Tax	#37	#46
Sales Tax	#7	#28
Property Tax	#17	#31
Taxes for Mature R&D Firm	#24	#42
Taxes for New R&D Firm	#25	#42
Taxes for Mature Capital-Intensive Manufacturing Firm	#17	#6
Taxes for New Capital-Intensive Manufacturing Firm	#10	#9
Taxes for Mature Labor-Intensive Manufacturing Firm	#10	#21
Taxes for New Labor-Intensive Manufacturing Firm	#9	#31

(Source: Tax Foundation, 2021, lower number=better ranking)



SUPPORTIVE LOCAL GOVERNMENT

The Village's permitting and zoning processes provide businesses and developers with great flexibility. While permitting is similar to other communities, Somerset uses Conditional Use Permits (CUP's) for zoning exceptions that allows a business to use the property in non-conforming ways, or as an alternative to rezoning. CUP's requirements are a joint effort between the business and the village.

If your business is looking for a great place to expand its footprint or set up shop, the Somerset Commerce Center is ready to welcome you with open arms and to arm you with the information you need to make the right decision.



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