

**Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, February 19, 2025**

Call to Order & Roll Call: Chair Schachtner called the Parks, Rec & Planning Commission meeting to order at 7:00 pm. A quorum was established with the following members present Tabatha Hansen, Joe Jahnke, Lenny Germain, Bill Lawson, Jeri Koester, and Ed Schachtner. Absent: Larry Rauch.

Approval of Agenda & Previous Meeting Minutes: Motion by Jahnke, seconded by Lawson to approve the agenda. Motion carried. Motion by Hansen, seconded by Lawson to approve the November 20, 2024, meeting minutes. Motion carried.

Public Input: None.

Old Business: None.

New Business--Request to Rezone from C1 to C3 for MSAS WIVI Properties LLC/Adam Koves at 493 County Road VV, Parcel #032-2018-50-000: Koves stated he previously rented lot from Bob DeWall and St. Croix County requested a Land Use Permit for a Contractor's Storage Yard to park his trucks. Koves owns the parcel now. No longer parking his trucks but renting to Marv's. St. Croix County requires the property to be C3 for a dealership. If Marv's sells, Koves stated he would continue renting to the new owners. Property is currently zoned C1. Germain asked if St. Croix County would allow Marv's to expand onto the lot with a Conditional Use Permit or a Land Use Permit. Schachtner stated the consensus of the Parks, Rec & Plan Commission was if the property could remain C1 and operate with a Conditional Use or Land Use Permit, that would be preferred. Or Marv's should be C3 with the dealership, as both properties are being used as the same business and should be similar zoning. If C3, discussion on if blacktopping is required by St. Croix County. *Motion by Schachtner, seconded by Lawson to recommend Koves contact St. Croix County to inquire if renting his parcel to Marv's Consignment can be acceptable under C1 Zoning with a Land Use Permit or Conditional Use Permit and if the zoning changes to C3, would blacktopping would be required for Koves, and wouldn't both properties with the same use and business have to be zoned the same? After clarifying, bring it to the Town Board for appropriate consideration. Motion carried.*

Announcements & Adjourn: Motion by Germain, seconded Jahnke by to adjourn. Meeting adjourned at 7:30 p.m.

Jeri Koester,
Clerk