

Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, November 19, 2025
(Unofficial Until Approved at Next Meeting)

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

Approval of Agenda & Previous Meeting Minutes: Motion by Jahnke, seconded by Hultman to approve the agenda. Motion carried. Motion by Hansen, seconded by Jahnke to approve the October 15, 2025, PRPC meeting minutes. Motion carried.

Public Input: None.

Old Business: None.

New Business-Land Divisions:

- Concept Plat Review-8 Lot CSM Major Subdivision Riverstead for B & R Properties, LLC/Real Land Surveying at 712-170th Avenue: Steve Kaufmann stated the plan has been changed to a 4 Lot Minor Subdivision. There will be a road constructed with a cul-de-sac. Kaufmann stated St. Croix County commented there are two residences on one lot now. Kaufmann stated in the future he would like to relocate the commercial area and swap it for a commercial area down to where the buildings are now on Lot #3. Plourde commented Lot #1 & Lot #2 are large, would there be plans for a road in the future. Discussion on allowing two residential dwellings on Lot #3. Kaufman stated they should be grandfathered in as they have been there a long time and they are existing. Germain commented that the cabins were brought in late 70s or early 80s. Variance forms will need to be filled out and applied for to consider of the two residential dwellings and width to depth ratio on Lot #3 as part of the subdivision approval. Discussion on Rezoning application to move or swap the commercial zone down from Lot #3 to where the residences are and if St. Croix County had any comments. Discussion on the road for commercial standards needing an 80' road right of way and construction of road requiring Developer's Agreement and financial assurance/letter of credit for construction and paving.

Mary Sinclair asked about the flood plain. Gartmann replied a lot of the property is in the flood plain. No wetland delineation with a minor. Road will be constructed where the existing driveway currently is. Angle of the road entrance on 170th Avenue may be slightly altered.

Germain requested a bigger topography map, slopes, driveway locations, contiguous buildable area, comments from St. Croix County Community Development Dept. and variance application forms. Applicant requested the concept be reviewed by the Town Board. Plourde confirmed the concept map could go before the Town Board on December 3rd, but no vote would be taken with discussion only. Gartmann was advised to resubmit the 4 Lot CSM to the Town Clerk for the December 17th Planning Commission.

Announcements & Adjourn

- Motion by Lawson, seconded by Jahnke to adjourn. Motion carried and meeting adjourned at 7:50 pm.

Jeri Koester,
Clerk