

**Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, March 18, 2026
(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 Russ Hultman, Lenny Germain, Jeri Koester, and Doug Plourde. Absent: Bill Lawson, Joe Jahnke and Tabatha Hansen.

Approval of the Agenda & Prior Meeting Minutes:

- *Motion by Hultman, seconded by Germain to approve the agenda. Motion by Germain, seconded by Hultman to approve the February 18 (Regular) and March 4 (Special) meeting minutes. Motion carried.*

Public Input:

- Chad Miller, 1664-87th Street, owner of property that Lot #2 Flandrick map is trying to access. Miller stated the parcel he owns is #032-2044-30-090 and that parcel has the 66' wide easement across the entire south side. The parcel that has access #032-2044-30-082 to Miller's easement is owned by Rick & Cindy Breault on the 66' wide access easement document #708342, and to Lot #3 owned by Richard and Cindy Breault. Miller stated Rick Flandrick has no access to parcel #032-2045-70-125 through his easement according to his research.

Old Business: None.

New Business-Land Divisions

- 2 Lot CSM - Dustin Geisness & Stephanie Caress property at 493 Polk-St. Croix Road, Parcel #032-1008-20-000 Mark McClenathan/Auth Consulting, Lot #1=3.000 acres, Lot #2=4.003 acres. Lot #1 driveway off 50th Street and Lot #2 using existing driveway on Polk-St. Croix Road. Plourde stated Lot #1 contains a very swallow well and requested the well be properly abandoned. Lot #1 accessing 50th Street meets the width to depth ratio. *Motion by Germain, seconded by Plourde to recommend approval of the 2 Lot CSM for Dustin Geisness & Stephanie Caress pending well on Lot #1 is properly abandoned/capped, driveway permits acquired and 2 park fees. Motion carried. Plourde, Hultman, Koester voted yes. Germain abstained.*
- 2 Lot CSM - Richard Flandrick & Andrew Keller, Parcels #032-2045-70-125 & #032-2045-90-000, Lot #1 accessing 85th St. 42.567 Acres, Lot #2 accessing off 85th St. 31.038 Acres with Joint Driveway Maintenance Agreement. McClenathan/Auth Consulting presented on behalf of Doug Zahler. Potential for access off 162nd Avenue but it would have to be upgraded to a Town road. McClenathan stated an add-on cannot be performed due to it being a Land Contract. Keller stated he is not looking to build on it. Flandrick stated the easement goes across Miller's land, but Nancy and himself own the easement and when the land gets sold, the easement goes with the land. Discussion on easement and prior CSMs. Discussion on Miller owning the easement. Plourde stated the easement needs to be clarified. Discussion on turning shared access off 160th Avenue with Getschel into an easement and obtaining a shared driveway maintenance agreement with Getschel and Keller to access the Keller property. Keller could put a driveway in and build on a lot to the west. McClenathan stated the other option that St. Croix County would allow is an outlot.

Motion by Plourde, seconded by Hultman to table the 2 Lot CSM for Rick Flandrick & Andrew Keller with joint driveway maintenance agreement. Motion carried.

Parks & Recreation Update

- None.

Announcements & Adjourn

- *Motion by Plourde, seconded by Germain to adjourn. Motion carried and meeting adjourned at 8:20 pm.*

Jeri Koester,
Clerk