

**Plan Commission Regular Meeting
October 3, 2024 at 6:00 p.m.**

Mike Kappers, called the Regular Meeting to order at 6:00 p.m. Present was Dan Vanasse, Mike Kappers, Chris Dubak, Dave Wolner, and Jessica Plourde.

Public Comment

There was no public comment.

NEW BUSINESS

Discussion/Possible Recommendation - Ryan Vanasse Property Water Runoff Concerns

- Matt Barker/Capstone shared update.
 - DNR involved - directives to Capstone for cleanup. Capstone is now compliance. Bio logs placed to channel water to Village out lots.
 - Completed construction and vegetation will help water runoff.
- Ryan Vanasse - concerned that development is designed to shed water back to his property.
- Capstone has a team established to monitor to ensure modeling will do what it is designed to do.
- Wolner asked Capstone to send a letter to Vanasse
 - Barker stated current written offer stands

Discussion/Possible Recommendation - Plat Review; Capstone Homes - Outlot 5, PINE VALE, St. Croix County, WI

- Matt Barker/Capstone presented information
- *Motion by Vanasse, second by Kappers to recommend with corrections & recommendations from MSA and motion carried unanimously.*

Discussion/Possible Recommendation - Site Plan Review; Derrick Building Solutions - Lot 2 of CSM Vol. 27 Pg 3120 Doc. No. 1013035 Located in the NW ¼ of the SW 1/3 and SW ¼ Sec 36T 31 N R19 W in the Village of Somerset, St. Croix County, WI

- Reviewed by Gunther and MSA
- *Motion by Wolner, second by Plourde to recommend and motion carried unanimously.*

Discussion/Possible Recommendation - Rezoning; Richard and Mary Gilkerson - Parcel 181-4109-06-000

- *Motion by Wolner, second by Dubak to recommend and motion carried unanimously.*

Discussion/Possible Recommendation - Zoning Amendment - Professional Office District

- Senior housing builder interested - residential not permitted in Professional Office zoning. Interested in amending the zoning ordinance to make residential a conditional use.
- *Motion by Vanasse, second by Plourde to recommend and motion carried unanimously.*

Discussion/Possible Recommendation - CUP and Sign Violations

- Somerset Camp - no current CUP for outdoor storage

- Amphitheater - non-operating sign
- Village attorney seeking directive for enforcement
- Wolner - notify owners as a courtesy that enforcement is coming
- Dubak asked if timeline of project is known for Somerset Camp
- *Motion by Vanasse, second by Plourde to recommend a 30 day timeline from time of receiving notice from Village to remedy or fines may be imposed and motion carried unanimously.*

MINUTES

- *Motion by Wolner, second by Dubak to approve minutes of September 12, 2024. Motion carried unanimously.*

OLD BUSINESS:

Discussion/Possible Recommendation - Conditional Use Permit Follow Up

- *Motion by Wolner, second by Dubak to recommend all updates to CUPs as presented and motion carried unanimously.*

Discussion - Distribute next set of CUPs for review

Adjourn: *Motion by Vanasse, second by Wolner to adjourn at 7:21 p.m. Motion carried unanimously.*

Tasia Berger, Village Clerk