



**PLAN COMMISSION AGENDA
REGULAR MEETING
THURSDAY, DECEMBER 5, 2024 | 6:00 PM**

Meeting to be held in person at 110 Spring Street, Somerset WI 54025. Also available via [Zoom](#) or telephone: 1-312-626-6799. Meeting ID **814 3126 3742** Passcode: **932573**

Members: Mike Kappers, Laine Belter, Jessica Plourde, Dave Wolner, Chris Dubak, Dan Vanasse, and Kenneth Lehman

1. Public Hearing called to order
2. Public Hearing
 - A. Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District
 - B. Zoning Amendment - rezone part of PID 181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset
 - C. Conditional Use Permit: Request in C-3 zoning district located at parcel #181-4057-20-445 & 181-4057-20-448 for a Conditional Use Permit to allow a two-story, 60-unit elderly housing facility with underground parking. Applicant: Paul Gerrard; Gerrard Development, LLC
3. Close Public Hearing
4. Regular Meeting called to order
5. Public Comment on agenda items (2 minutes/person and 14 minutes/topic)
6. **Minutes:** November 7, 2024
7. New Business
 - A. **Discussion/Possible Recommendation** - Final Plat PID# 181-4141-01-000 - Village of Somerset
 - B. **Discussion/Possible Recommendation** - Site Plan Review - Capital Investments Group/Latitude 45
 - C. **Discussion/Possible Recommendation** - Site Plan Review - Olson Sanitation Transfer Station (Shay Street)
 - D. **Discussion/Possible Recommendation** - Certified Survey Map - Olson Sanitation*
 - E. **Discussion/Possible Recommendation** - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District
 - F. **Discussion/Possible Recommendation** - Zoning Amendment - rezone part of PID 181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset
 - G. **Discussion/Possible Recommendation** - Conditional Use Permit: Request in C-3 zoning district located at parcel #181-4057-20-445 & 181-4057-20-448 for a Conditional Use Permit to allow a two-story, 60-unit elderly housing facility with underground parking. Applicant: Paul Gerrard; Gerrard Development, LLC
8. January Meeting Date: Propose changing from January 2, 2025 to January 9, 2025.**
9. Adjournment