

**Plan Commission Regular Meeting  
Minutes of May 1, 2025**

Ryan Sicard, called the public hearing to order at 6:00 p.m. Present was Ryan Sicard, Laine Belter, Chris Dubak, Dan Vanasse, and Dave Wolner. Absent: Ken Lehman and Jessica Plourde.

**PUBLIC HEARING**

No one from the public was present. The public hearing was closed at 6:02 p.m.

**REGULAR MEETING**

Regular meeting called to order at 6:02 p.m.

**PUBLIC COMMENT**

- There was no public comment

**MINUTES**

- *Motion by Wolner, second by Dubak to approve minutes of January 2, 2025. Motion carried unanimously.*

**NEW BUSINESS**

**Discussion/Possible Recommendation - CUP Application to allow a firearms customizing & engraving business in a residential district located at 523 Jackson Circle.**

**Applicant: Jason Reed**

- *CUP to be updated to include that the applicant provides copies of all permits/licenses that they renew to the Village of Somerset.*
- *Motion by Vanasse, second by Belter to recommend approval and motion carried unanimously.*

**Adjourn: Motion by Belter, second by Wolner to adjourn at 6:11 p.m. Motion carried unanimously.**

Jessica Lehman, Village Clerk

***Memo to Plan Commission***

**Conditional Use Permit- Eco-Cottages – Rivard Street senior living facility- Gerrard Companies:**

A proposed 40-unit multi-family senior living facility is being proposed on Rivard Street, in our Professional Office District. The proposal is not consistent with the original proposal that the developer received prior Plan Commission recommendation and Village Board approval and is now seeking a recommendation from the Plan Commission to the village board for approval for the new proposed layout.

Staff has reviewed the proposed change and has several comments on the proposed project.

1. Building design has shifted from a 3-story complex with sub-ground parking to slab-on units with attached garages. This much resembles a twin home development and feel that it would be most appropriately located in a traditional Planned Unit Development (PUD) than in the professional office district. The concern is that this particular design will most likely skew the look of the surrounding area which is comprised mainly of brick-and-mortar exterior. This may generate complaints from existing property owners and community members.
2. Our ordinance has been updated to include housing only as a conditional use in the professional office district zoning. That zoning suggests that there shall be no ground level living units which the proposed development does not satisfy.
3. Solar panels are a component of the development and it appears some will require ground mounting which may not be aesthetically pleasing in appearance for some individuals.
4. Suggest the Village Board draft an agreement that would prevent the proposed development from transitioning away from senior housing to allow occupancy to all age demographics.
5. The facility is eco-friendly, which has been their main talking point and it is great that utility costs will be dramatically lower for residents, however, it really does not matter if it is eco-friendly or not as it will not change the appearance of the development.

At this time, staff is supportive of senior housing development but feel the appearance of what is being proposed will negatively impact the overall appearance of the district and may also impact vacant land marketability. We would support the original concept in this zoning district but feel the new proposal would be most acceptable if located in a residential zoning district.

**Replat of Land - Certified Survey Map – parcel #181-1000-90-000. Applicant: Rebecca Linke:**

Applicant is wishing to subdivide her current parcel into two separate parcels, one (10.75 acres) becoming an out lot with a conservation easement the other (4.5 acres) will be the homestead lot. The proposed subdivision meets all village lot requirements and does not create any encumbrances on adjacent properties. Conservation easements are fairly common and property owners looking to reduce their tax burden often utilize a conservation easement for that purpose. Additionally, there cannot be any development such as roads or buildings within a conservation easement and, the easement may not be revokable even if it changes ownership.

I did speak to the adjacent landowner, and he was happy it was being placed in a conservation easement. Staff has no objections to the proposed replat of land.

# PLAN COMMISSION APPLICATION



*Home of the Apple River*

APPLICANT'S NAME: Rebecca Linke

APPLICANT'S ADDRESS: 1010 Spring St. Somerset, WI 54025

PHONE: 715-██████ EMAIL: ██████@gmail.com

Parcel number and legal description of property: 181-1000-90-000. Part of Outlots 3 and 9, Section 35, T31N, R19W, Village of Somerset.

- ☐ REZONING – Complete Application to Rezone (Application fee \$250.00)
- ☐ CONDITIONAL USE PERMIT – Complete Conditional Use Permit Application (Application fee \$250.00)
- ☒ REPLAT OF LAND – Attach a survey of parcels to be replated. Refer to Section 14 Article D - Plat Review and approval and Article E –Technical Requirements for Plats and Certified Surveys. (Application fee see sec. 14-1-90) There is a \$200.00 deposit fee.
- ☐ EXTRA TERRITORIAL PLAT REVIEW – Attach a survey of parcels. Refer to Section 14-1-20(b) for application fee - one hundred dollars (\$100.00) for each review of an extra-territorial plat that comes before the Plan Commission and an additional fee of ten dollars (\$10.00) per lot for plats of five (5) or more lots
- ☐ SITE PLAN REVIEW – Complete Application and review site plan check list

**Submit to P.O. Box 356, Somerset, WI 54025:** with application fees, two (2) copies of the application and any attachments with the Village Clerk, who will present them to the *Village Planning Commission* for public hearing and recommendation to the *Village Board*.

I have completed this application to the best of my knowledge and believe the information herein to be true and correct. I submit that the request will not be detrimental to the general public interest and purpose of the Zoning Ordinances of the Village of Somerset.

Rebecca Linke  
Signature of Applicant

2/25/25  
Date

QUIT CLAIM DEED

Document Number

Edward A. Linke, quit-claims to Rebecca J. Linke, the following described real estate in St. Croix County, State of Wisconsin:

LEGAL DESCRIPTION ATTACHED



857144

KATHLEEN H. WALSH  
REGISTER OF DEEDS  
ST. CROIX CO., WI  
RECEIVED FOR RECORD  
08/07/2007 12:15PM  
QUIT CLAIM DEED  
EXEMPT # 3  
REC FEE: 15.00  
PAGES: 3

Recording Area

Name and Return Address

Kristina E. O'Boyle  
VAN DYK, O'BOYLE & SILER, S.C.  
201 S. Knowles Avenue  
New Richmond, WI 54017

15  
Rebecca Linke  
1010 Spring St  
Somerset, WI  
54025

181-1000-90-000, 032-1073-80-000  
and 032-1098-10-200

Parcel Identification Number (PIN)  
This is homestead property.

This conveyance is given to correct the legal description of that certain Quit Claim Deed recorded May 21, 2007 as Document No. 851064 in the Register of Deeds Office, St. Croix County, Wisconsin. The correction has been underlined in the legal description.

This single correction is found in paragraph #3 of this revised Quit Claim Deed, being a sentence which begins, "Part of the SE 1/4 of the SW 1/4", and includes the above referenced correction.

EQD 8/4/07

Dated this 25 day of June, 2007.

\*Edward A. Linke

AUTHENTICATION

Signature(s) Edward A. Linke

authenticated this 25 day of June, 2007.

\* Rose M. Allen

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Ronald L. Siler

VAN DYK, O'BOYLE & SILER, S.C.

201 S. Knowles Ave., New Richmond, WI 54017

(Signatures may be authenticated or acknowledge. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
)ss.  
St. Croix County )

Personally came before me this \_\_\_\_\_ day of June, 2007 the above named \_\_\_\_\_

\_\_\_\_\_ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 20\_\_\_\_.)

EDWARD A. LINKE TO REBECCA J. LINKE QUIT CLAIM DEED

Outlot "3" of the Assessor's Plat of the Village of Somerset EXCEPT a parcel of land located in part of Outlot 3 of the Assessor's Plat of the Village of Somerset, Wisconsin, located in part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 19 West, in the Village of Somerset, St. Croix County, Wisconsin described as follows: Commencing at the North Quarter Corner of said Section 35; thence, on an assumed bearing along the north/south Quarter line of said Section 35, South 03 degrees 30 minutes 19 seconds East a distance of 1336.00 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 35, this also being the southeast corner of said Outlot 3, this being the point of beginning of the parcel to be described, this being a found 1 inch iron pipe; thence, along the south line of the Northeast Quarter of the Northwest Quarter of said Section 35, this also being the south line of said Outlot 3, South 87 degrees 52 minutes 07 seconds West a distance of 407.26 feet to a set 1 inch by 24 inch iron pipe; thence North 01 degrees 39 minutes 53 seconds West a distance of 722.36 feet to a set 1 inch by 24 inch iron pipe, said pipe being 58 feet, more or less, southerly of the south shore of the Apple River, this being a meander line, established for purposes of this survey, along the southerly shore of the Apple River; thence, along said meander line, South 39 degrees 06 minutes 21 seconds East a distance of 659.54 feet to a found 1 inch pipe, said pipe being 27 feet; more or less, southerly of the shore of said River, this being on the east line of the Northeast Quarter of the Northwest Quarter of said Section 35, this also being the east line of said Outlot 3; thence, along last said east line, South 03 degrees 30 minutes 19 seconds East a distance of 195.48 feet to the point of beginning. Together with all that land lying north or south of above said meander line to the main thread of the Apple River between the easterly and westerly lines of the above described parcel extended northerly to said thread. Containing 209,088 square feet (4.8 acres), this being to the southerly shore of said River. The above described property is subject to all easements, restrictions and covenants of record.

A parcel of land located in part of Outlot 9 of the Assessor's Plat of the Village of Somerset, Wisconsin, located in part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 19 West, in the Village of Somerset, St. Croix County, Wisconsin described as follows: Commencing at the North Quarter Corner of said Section 35; thence, on an assumed bearing along the north/south Quarter line of said Section 35, South 03 degrees 30 minutes 19 seconds East a distance of 1336.00 feet to the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 35; thence, along the north line of the Southeast Quarter of the Northwest Quarter of said Section 35, this also being the north line of said Outlot 9, South 87 degrees 52 minutes 07 seconds West a distance of 1327.69 feet to the northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 35, this also being the northwest corner of said Outlot 9; thence, along last said north line, North 87 degrees 52 minutes 07 seconds East a distance of 90.00 feet to the point of beginning of the parcel to be described, this being the most easterly corner of parcel number 2 described in a Warranty Deed recorded in Volume 1047 page 192 in the Register of Deeds Office in said County, this being a found 1 inch iron pipe; thence, continuing along last said north line, North 87 degrees 52 minutes 07 seconds East a distance of 226.56 feet to a set 1 inch by 24 inch iron pipe; thence South 32 degrees 47 minutes 52 seconds East a distance of 122.01 feet to a set 1 inch by 24 inch iron pipe; thence South 81 degrees 15 minutes 29 seconds West a distance of 344.36 feet to a set 1 inch by 24 inch iron pipe on the east line of the property deeded to the Town of Somerset in a Quit Claim Deed recorded in Volume 1083, page 486 in said Register of Deeds Office; thence, along last said east line, North 03 degrees 36 minutes 04 seconds West a distance of 128.81 feet to the south line of above said parcel number 2 recorded in Volume 1047 page 192; thence, along last said south line, North 72 degrees 14 minutes 38 seconds East a distance of 58.75 feet to the point of

beginning. Containing 39,231 square feet (0.90 acres). The above described property is subject to all easements, restrictions and covenants of record.

Part of the SE 1/4 of the SW 1/4 lying Southerly of the Apple River in Section 26, T31N, R19W.

Part of the Northwest Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 19 West AND part of Lot 1 of the Certified Survey Map recorded in Volume "6" of Certified Survey Maps on Page 1748 as Document No. 449489 described as follows: Beginning at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 88°22'12" West, along the South line of said Northwest Quarter of the Northwest Quarter, 13.00 feet; thence North 12°27' East, 61.07 feet to the East line of said Northwest Quarter of the Northwest Quarter and the East line of said Lot 1; thence South 00°09'43" West, along the East line of said Northwest Quarter of the Northwest Quarter and along the East line of said Lot 1 and extension of the East line of said Lot 1, 60.00 feet to the Southeast corner of said Northwest Quarter of the Northwest Quarter and the point of beginning. INCLUDING a non-exclusive easement over the East 33 feet of the Southwest Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 19 West described in the judgment recorded in Volume 1043 on Page 235 as Document No. 507676.

Current parcel is zoned W-1, Conservancy. No change in zoning is intended. Purpose of the Certified Survey Map is to split off existing buildings to create a residential Lot 1 and an Outlot 1 with the remainder. The intent of Outlot 1 is to be put into a Conservation Easement. Lot 1 meets Village lot design requirements. Existing structures meet setbacks with exception of 2 pump buildings along the west line of Lot 1, approximately 20 feet from the line. Lot 1 is served by private well and septic. The Certified Survey Map does not abut WIS-DOT or St. Croix County highway right-of-way. Access is across existing driveway with an access easement across Lot 1 to access Outlot 1.

**LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, T31N, R19W, VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN; BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 6, PAGE 1748, PART OF OUTLOT 3 AND PART OF OUTLOT 9 OF THE SOMERSET OUTLOT MAP.**

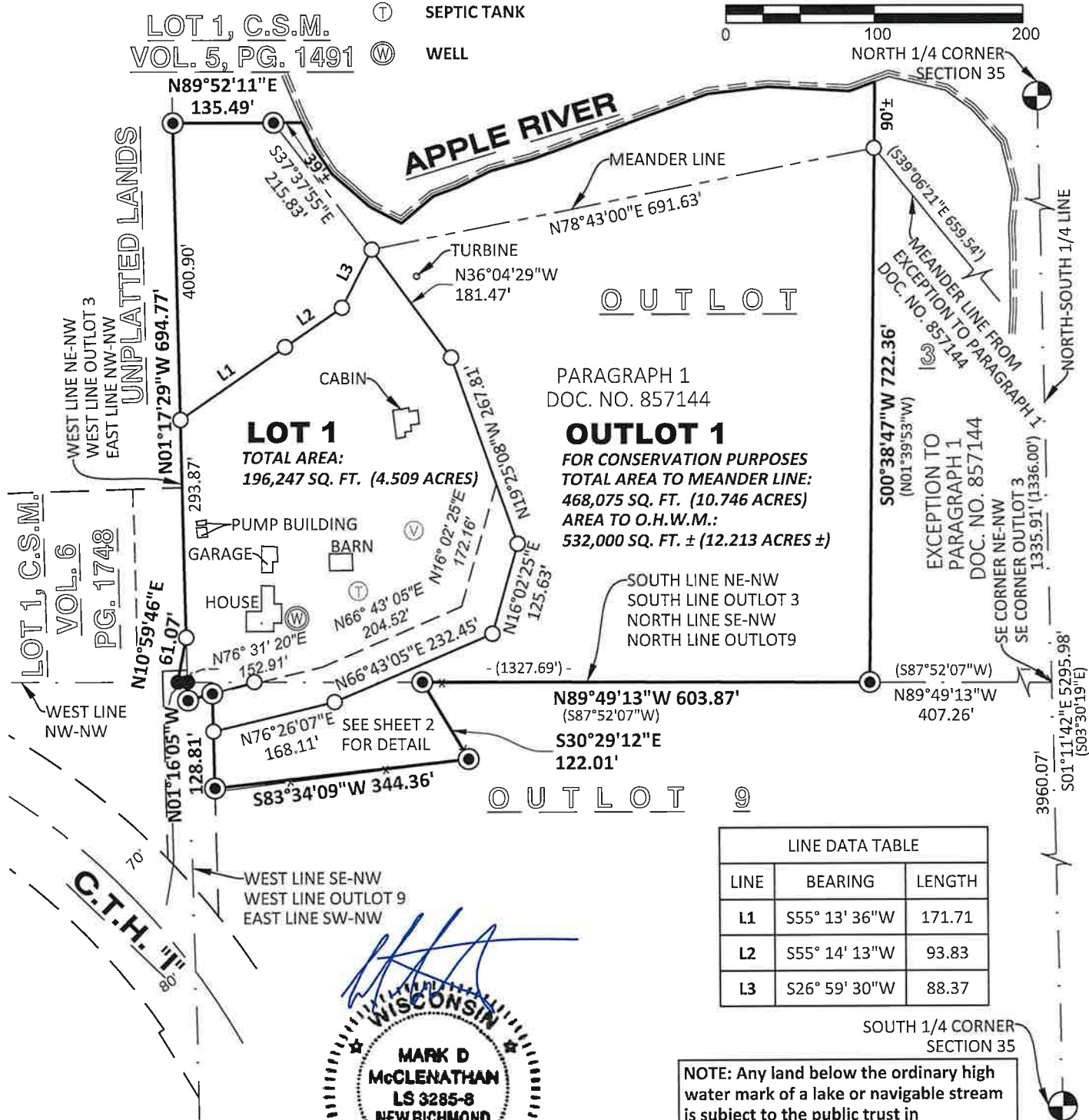
**SURVEYOR:**  
MARK D. MCCLENATHAN  
AUTH CONSULTING & ASSOC.  
2920 ENLOE STREET SUITE 101  
HUDSON, WI 54016

**PREPARED FOR:**  
REBECCA LINKE  
1010 SPRING ST.  
SOMERSET, WI 54025

- COUNTY SECTION CORNER LOCATION  
OF RECORD**
- FOUND 1-1/4" OUTSIDE DIAMETER  
IRON PIPE**
- FOUND 1-1/4" DIAMETER IRON REBAR**
- SET 1" OUTSIDE DIAMETER X18" LONG IRON PIPE  
WEIGHING 1.13 LBS./LINEAL FOOT**
- EXISTING CHAIN LINK FENCE**
- THE NORTH  
SECTION  
BASED UPON  
COC**
- SCALE:**
- 0**
- (V) SEPTIC VENT**
- (T) SEPTIC TANK**
- (W) WELL**

THE NORTH LINE OF THE NW 1/4 OF  
SECTION 35 BEARS N89°52'11"E  
BASED UPON THE ST. CROIX COUNTY  
COORDINATE SYSTEM

SCALE:



| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| LINE            | BEARING       | LENGTH |
| <b>L1</b>       | S55° 13' 36"W | 171.71 |
| <b>L2</b>       | S55° 14' 13"W | 93.83  |
| <b>L3</b>       | S26° 59' 30"W | 88.37  |

SOUTH 1/4 CORNER  
SECTION 35

**NOTE: Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.**

SW-NW

*[Signature]*

WISCONSIN

★

MARK D  
McCLENATHAN  
LS 3285-8  
NEW RICHMOND  
WI

★

LAND SURVEYOR

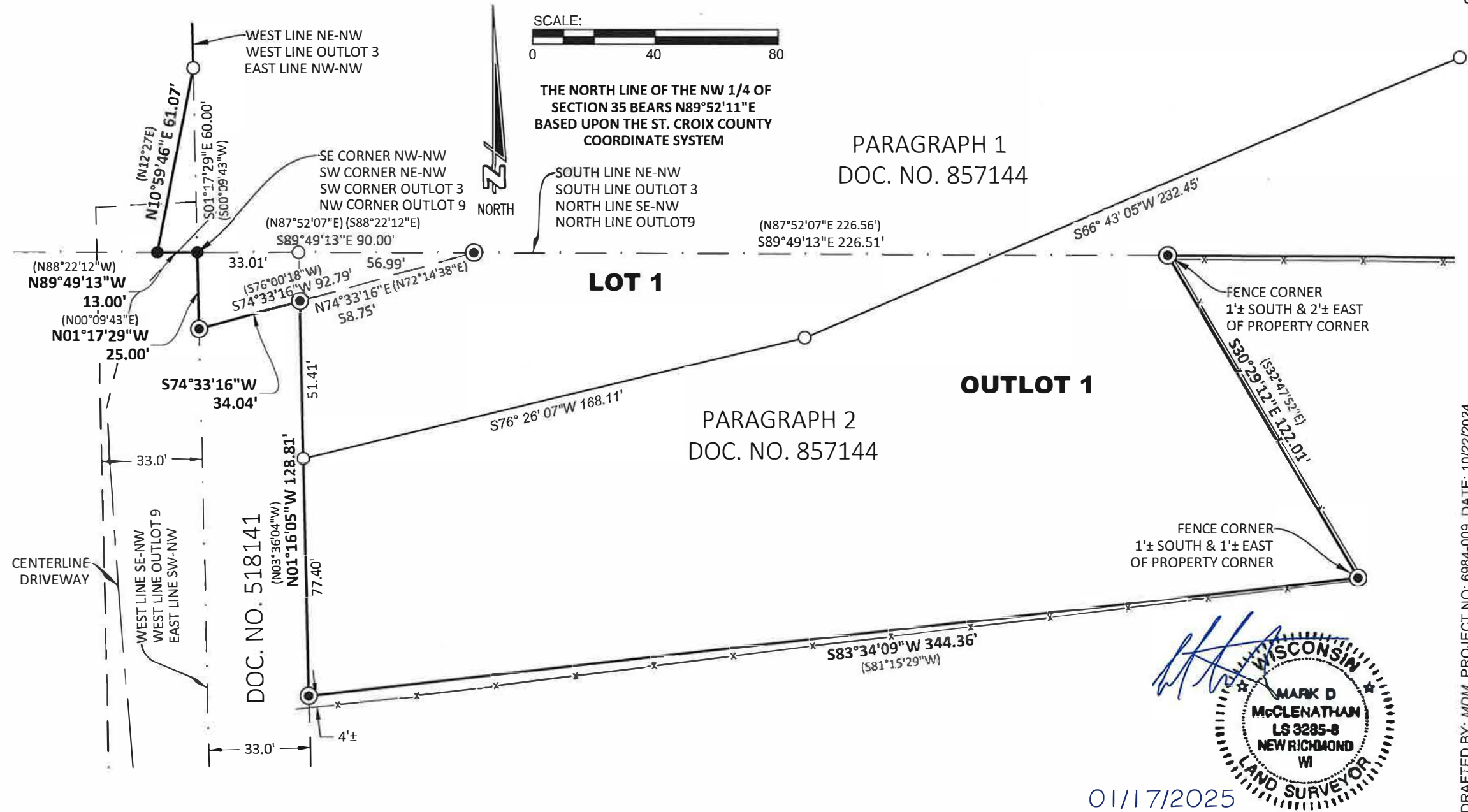
01/17

01/17/2025



LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, T31N, R19W, VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN; BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 6, PAGE 1748, PART OF OUTLOT 3 AND PART OF OUTLOT 9 OF THE SOMERSET OUTLOT MAP.

DRAFTED BY: MDM PROJECT NO: 6984-009 DATE: 10/22/2024



LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, T31N, R19W, VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN; BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 6, PAGE 1748, PART OF OUTLOT 3 AND PART OF OUTLOT 9 OF THE SOMERSET OUTLOT MAP.

I, Mark D. McClenathan, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Rebecca Linke, I have surveyed, divided and mapped part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 35, T31N, R19W, Village of Somerset, St. Croix County, Wisconsin; also being a part of that Certified Survey Map recorded in Volume 6 on page 1748 as Document No. 419489 and part of Outlot 3 and part of Outlot 9 of the Somerset Outlot Map; described as follows:

Containing 16.738 Acres, more or less. Subject to all easements, restrictions and covenants of record.

  
Mark D. McClenathan PLS #3285  
Auth Consulting & Associates  
2920 Enloe St.  
Hudson, WI 54016  
(715) 386-2007  
mmcclenathan@authconsulting.com

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the following text: "MARK D", "McCLENATHAN", "LS 3285-8", "NEW RICHMOND", and "WI".

I, \_\_\_\_\_, being the duly appointed, qualified and acting clerk/treasurer of the Village of Somerset, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_ affecting the land included on this Certified Survey Map.

Date \_\_\_\_\_

**CONDITIONAL USE PERMIT APPLICATION**  
**APPLICATION FEE \$ 250.00**



APPLICANT'S NAME: Gerrard Development LLC  
LAND OWNERS NAME AND ADDRESS: Scott Zahnow / Garret Germain

APPLICANT'S ADDRESS: 100 6<sup>th</sup> St N. Suite A LaCrosse WI 54601

PHONE: 608-782-4375 EMAIL: Paul@GerrardCompanies.com

Parcel number and legal description of property for which CONDITIONAL USE is sought: \_\_\_\_\_

#18140572045 See a Attached.  
# 181-4057-20-448 Both parcels shall be combined to one

Current zoning of property: commercial, commercial

What is the existing and proposed use of each structure and lot? vacant land

40 - units multi family, senior housing

Attach a sketch showing location, size and shape of lot involved and plans of any proposed structures: See attached.

Applicant statement in writing that proposed CONDITIONAL USE shall conform to the standard set forth in Village Ordinances 13-1-66.

3.81 acres

PLEASE ANSWER THE FOLLOWING QUESTIONS

1. Number of cars to be parked per acre: 23
2. Number of cars to be parked per lot: 86 - 1 lot 50% underground parking
3. Driveway exit and entrance locations : ( Attach a sketch)
4. Type of screening: natural landscape and solar array
5. Type of Sanitary sewer system: Village of Somerset
6. Traffic Count: undetermined
7. Time of Operation: Month's N/A Days of week N/A  
Opening/Closing time 9-5 - housing
8. Noise element: less than 35 dBA

**Submit to P.O. Box 356, Somerset, WI 54025:** with application fee of \$250.00, two (2) copies of the application and attachments with the Village Clerk, who will present them to the *Village Planning Commission* for public hearing and recommendation to the *Village Board*. The Village Clerk will issue a **CONDITIONAL USE PERMIT** if your application is granted.

I have completed this application to the best of my knowledge, and believe the information herein to be true and correct. I submit that the CONDITIONAL USE I request will not be detrimental to the general public interest and purpose of the Zoning Ordinances of the Village of Somerset.

  
\_\_\_\_\_  
Signature of Applicant

5-30-2025  
\_\_\_\_\_  
Date

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

\_\_\_\_\_ Accept your application for, and do hereby authorize the Village Clerk to issue a  
CONDITIONAL USE PERMIT.

\_\_\_\_\_ Reject your application for CONDITIONAL USE PERMIT for the reason(s) given  
Below:

\_\_\_\_\_  
Ryan S. Sicard, President

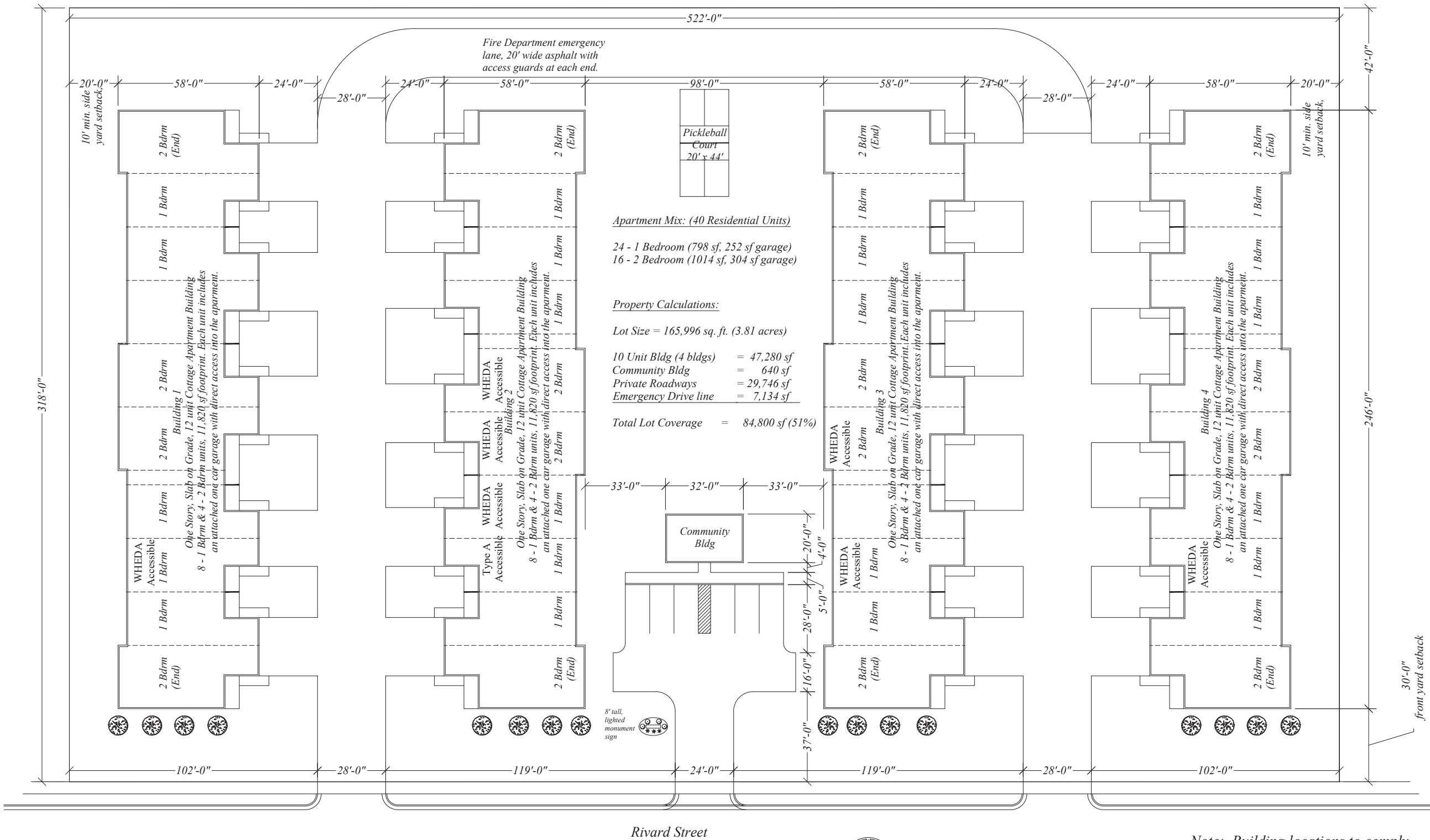
\_\_\_\_\_  
Date



| BUILDING AREA BREAKDOWN |              |           |
|-------------------------|--------------|-----------|
|                         | Per Building | Total     |
| Parking & Driveways     | -            | 36,880 sf |
| Garages                 | 2,728 sf     | 10,912 sf |
| Community               | -            | 640 sf    |
| Living Units            | 8,844 sf     | 35,376 sf |
| Floor Area              | 11,820 sf    | 47,280 sf |
| Building Total Area     |              | 47,920 sf |

# Somerset ECO Cottages

## Somerset, WI



Apartment Mix: (40 Residential Units)  
24 - 1 Bedroom (798 sf, 252 sf garage)  
16 - 2 Bedroom (1014 sf, 304 sf garage)

Property Calculations:  
Lot Size = 165,996 sq. ft. (3.81 acres)  
10 Unit Bldg (4 bldgs) = 47,280 sf  
Community Bldg = 640 sf  
Private Roadways = 29,746 sf  
Emergency Drive line = 7,134 sf  
Total Lot Coverage = 84,800 sf (51%)

Site Layout  
Scale: 1" = 30'



Note: Building locations to comply with Village of Somerset R-3 zoning.

General Contractor:  
**Gerrard Development, LLC**  
100 6th Street N - Suite A  
La Crosse, Wisconsin 54601  
Phone: 608/782-4488  
Website: www.gerrardcorporate.com

**Cornerstone Architects, LLC**  
"Designing the Future"  
6154 Sweden Boulevard  
Punta Gorda, Florida 33922  
Voice: 608-343-0211 Email: brackert@cornerstone.com

**Somerset ECO Cottages, LLC**  
Somerset ECO Cottages  
721 Rivard Street, Somerset, WI 54025

|                |                      |
|----------------|----------------------|
| Project:       | Sheet Description:   |
| By: <i>ink</i> | File: <i>At Nord</i> |
| Date: 2/19/23  | Scale: 1" = 30'      |
| Last Revision: | Revision Date:       |

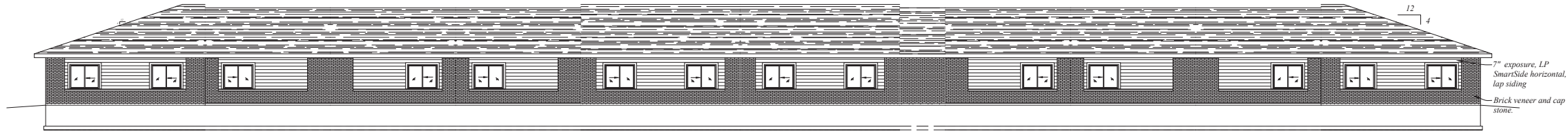
Sheet No. **A1**

# Somerset ECO Cottages

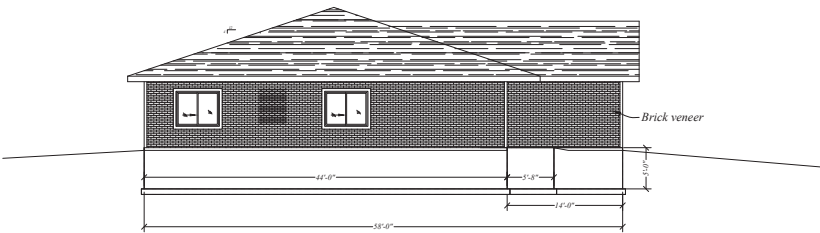
## Somerset, WI



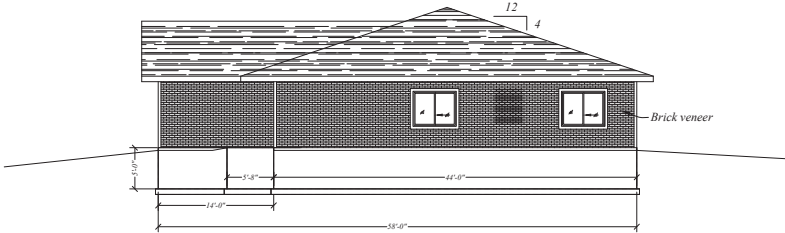
Front Elevation  
Scale: 3/32" = 1'-0"



Back Elevation  
Scale: 3/32" = 1'-0"



Right End Elevation  
Scale: 3/32" = 1'-0"



Left End Elevation  
Scale: 3/32" = 1'-0"

General Contractor:  
**Gerrard Development, LLC**  
100 6th Street N - Suite A  
La Crosse, Wisconsin 54601  
Phone: 608-782-4488  
Website: www.gerrardcorporates.com

**Cornerstone Architects, LLC**  
"Designing the Future"  
6154 Sweden Boulevard  
Punta Gorda, Florida 33922  
Voice: 608-343-0211 Email: brackort@cornerstonearchitects.com

**Somerset ECO Cottages, LLC**  
**Somerset ECO Cottages**  
721 Rivard Street, Somerset, WI 54025

|                |         |                               |          |
|----------------|---------|-------------------------------|----------|
| Project:       |         | Sheet Description             |          |
|                |         | <i>Preliminary Elevations</i> |          |
| By:            | ink     | Scale:                        | As Noted |
| Date:          | 2/19/23 | File:                         |          |
| Last Revision: |         | Revision Date:                |          |

Sheet No.  
**A2**

# *Cornerstone Architects, LLC*

*"Designing the Future"*

6154 Sweden Boulevard, Punta Gorda, FL 33982  
Phone 608/343-0211 Email: bradkortbein@gmail.com

May 7, 2025

Robert Gunther  
Village of Somerset  
100 Spring Street  
Somerset, WI 54025

RE: Somerset ECO Cottages, 721 Rivard St., Somerset, WI 54025  
Energy Efficiency and Sustainability

Dear Bob:

Thank you for taking the time to talk to Paul and I yesterday afternoon regarding our proposed Somerset ECO Cottages project that will provide 40 units of elderly housing in Somerset, Wisconsin. Paul requested that I respond to your request for some additional information regarding the project. I have included some photographs of the Dancing Oaks project that was built in Menomonie and is a similar size and construction to the buildings that are being proposed for Somerset. There are a couple of architectural finishes and details that are being upgraded on this project based on our previous discussions and your local zoning requirements.



These buildings are 12 units so they are slightly longer. The Somerset buildings will only be 10 units per building. The attached garages, front porch and sidewalks are all designed to make these units very easy access for those that have challenges walking. The exact colors of the buildings is up for selection and we certainly invite input for the Planning Commission and Village Board.





This close up view of the front of the building in Menomonie was taken prior to the landscaping being completed. This photograph shows this building with a two-tone vinyl siding color scheme. Based on previous conversations, we have upgraded the exterior finish to have a significant amount of brick on all 4 sides, as shown on the proposed elevations for the Somerset buildings. The backs and north end elevations will have some vinyl siding. We have not fully defined how many and where all of the solar panels will be installed in order to meet our power production goals. Normally we would locate it on the back side roofs but in this case the roofs are facing east and west so it is not the best location. We will certainly have ground mounted arrays located between the middle buildings, facing south. Another potential location for ground mounted array could be within the rear yard setback on the north side of the property, if your local requirements would allow that.

I would also like to make you aware of several other design and performance amenities that are included in these buildings that will exceed code defined minimums.

The buildings will be designed to be energy efficient and will include the following:

1. The Wisconsin Green Built Homes – Gold standard checklist is the basis for the energy design of the building. The building envelope will meet the 2021 IECC specified efficiency levels for climate zone 6. The heating system will be an in-floor hydronic heating system with high efficiency natural gas boilers and variable speed pumps. Apartment cooling will be individual high efficiency, mini-split air conditioners.
2. The windows will be a ultra-high efficiency, vinyl window with double pane insulated glazing with low “E” coating
3. All of the refrigerators, air conditioners, washers and dishwashers will meet the *ENERGY STAR* standards.
4. I have consulted with Wisconsin Focus on Energy to take advantage of the most current energy saving techniques.
5. The project will include a solar array that will produce a minimum of 20% of the total energy demand of the project.

If you have any questions on these features, please contact me.

Sincerely,

*Brad Kortbein*

Bradley S. Kortbein  
Architect



## **(6) Multiple Dwelling Unit, Senior and Institutional Housing in Professional Office Districts**

### **a) Purpose:**

The purpose of this section is to permit and regulate the development of institutional and senior housing within professional office districts to promote diverse land use, support community needs, and enhance the quality of life for residents.

### **b) Definitions:**

1. **Institutional Housing:** Residential facilities operated by public or private institutions, including but not limited to, dormitories, group homes, and assisted living facilities.
2. **Senior Housing:** Residential facilities designed for and occupied by individuals aged 55 and older, including independent living, assisted living, and nursing homes.

### **c) Permitted Uses:**

Multiple dwelling unit buildings, Institutional and Senior Housing shall be conditional uses within professional office districts, subject to the following conditions:

#### **1. Location:**

- a. Multiple Dwelling Unit, Institutional or Senior Housing developments shall be located on parcels that are a minimum of 15,000 square feet. A total of three thousand six hundred (3,600 square feet) shall be provided within the parcel for each dwelling unit.
- b. The first floor of any multiple dwelling unit building shall be reserved exclusively for office, retail, or other commercial uses permitted within the office district. Residential units shall be permitted only on the floors above the ground floor.
- c. The development shall be compatible with surrounding land uses and shall not adversely affect the character of the office district

#### **c. Parking and loading requirements:**

- a) For Institutional Housing, off-street parking shall be provided at a ratio of [1] spaces per 2 beds, with designated spaces for visitors at 1 space per every 4 beds and staff parking equivalent to the 1 space per employee for the largest shift.
- b) For Senior Housing and Multiple Dwelling Unit buildings, see **Sec. 13-1-92(g)(1)**.

- c) Site plan shall indicate at least 1 common loading/unloading area immediately adjacent to the main building entrance for residents and visitors

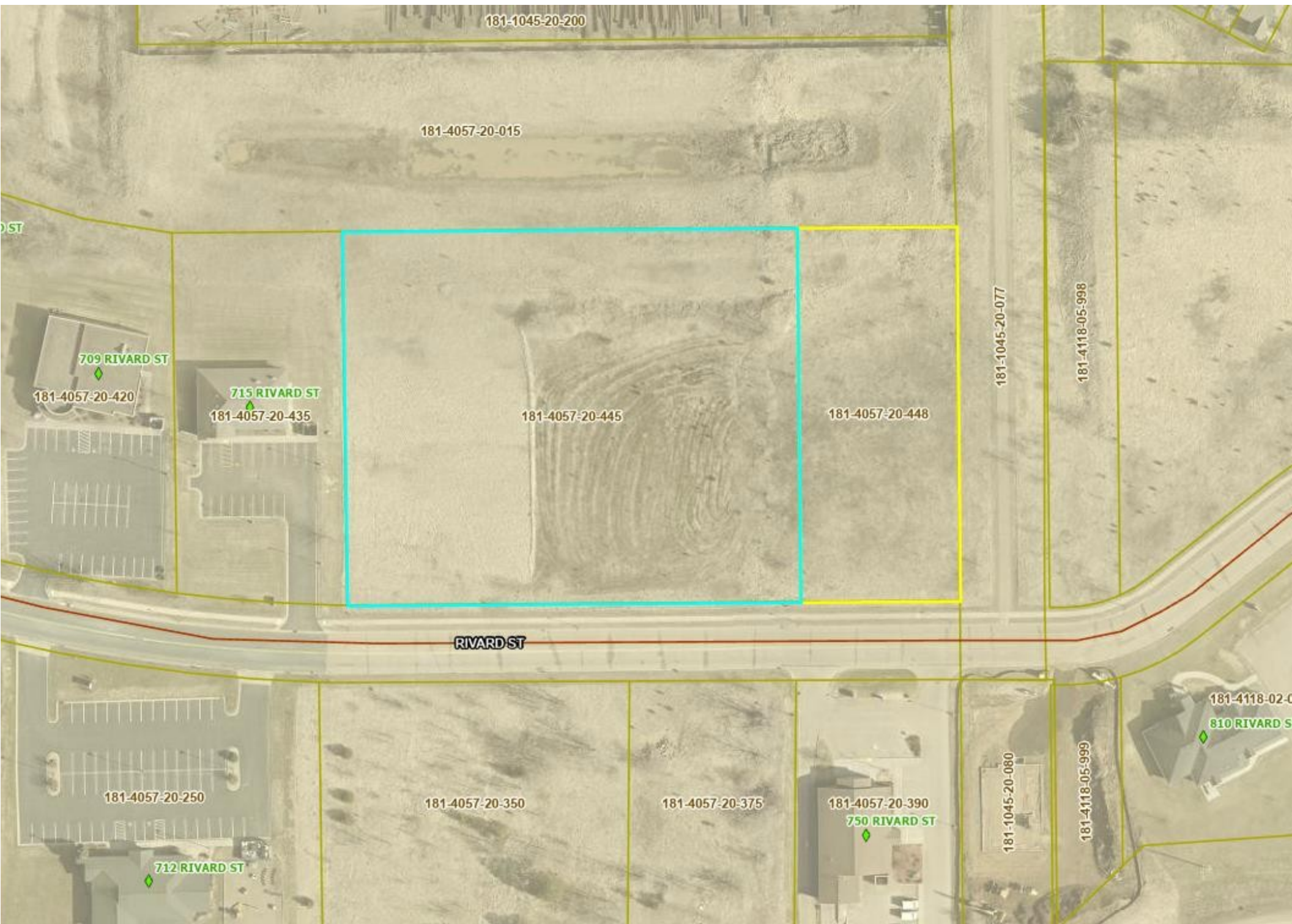
**3. Design Requirements:**

- a. The design of all multiple dwelling unit, institutional and senior housing developments shall be consistent with the architectural character of the office district.
- b. Additional common open space shall be provided above the landscaping requirements in **Sec. 13-1-48(5)(h)** to enhance the aesthetic appeal and provide recreational opportunities for facility residents and visitors.

**4. Operational Standards:**

- a. Institutional and senior housing facilities shall comply with all applicable local, state, and federal regulations.
- b. Adequate provisions shall be made for the health, safety, and welfare of residents, including emergency services access and general site accessibility standards.

(Ord. No. A-633Z, 8-16-2016; Ord. No. A-642, 7-18-2017; Ord. No. A-xxx,X-XX-20XX)



181-1045-20-200

181-4057-20-015

709 RIVARD ST

181-4057-20-420

715 RIVARD ST

181-4057-20-435

181-4057-20-445

181-4057-20-448

181-1045-20-077

181-4118-05-998

RIVARD ST

181-4057-20-250

712 RIVARD ST

181-4057-20-350

181-4057-20-375

181-4057-20-390

750 RIVARD ST

181-1045-20-080

181-4118-05-999

181-4118-02-0

810 RIVARD ST

# St. Croix County, WI

## Summary

Parcel Number 181-4057-20-445  
Property Address  
Legal Description SEC 36 T31N R19W PT SW SE FKA CSM 15/4035 ; FKA LOT 4 CSM 20-5075 LOT 8; FKA CSM 20-5146 LOT 9 (3.810AC) NKA CSM 23-5479 LOT 9 (2.810AC)  
(Note: Not to be used on legal documents)  
Sec-Twp-Rng 36-31N-19W  
PLS/Tract 36-31N-19W SW SE  
Acres 2.81  
Municipality VILLAGE OF SOMERSET  
Class COMMERCIAL;

[View Map](#)

[SCOTT & SHARI ZAHNOW](#)

PO BOX 268  
SOMERSET, WI 54025

## Valuation

| Assessed Year               | 2024                | 2023                | 2022                | 2021                | 2020                |
|-----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Land Value                  | \$340,000.00        | \$340,000.00        | \$340,000.00        | \$340,000.00        | \$340,000.00        |
| Building Value              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              |
| <b>Total Value</b>          | <b>\$340,000.00</b> | <b>\$340,000.00</b> | <b>\$340,000.00</b> | <b>\$340,000.00</b> | <b>\$340,000.00</b> |
| Estimated Fair Market Value | \$500,200.00        | \$450,300.00        | \$381,600.00        | \$341,500.00        | \$324,500.00        |

## Tax History

| Tax Year            | 2024              | 2023              | 2022              | 2021              | 2020              |
|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Net Tax             | \$6,361.02        | \$6,206.76        | \$6,039.94        | \$5,894.16        | \$5,850.29        |
| Special Charges     | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Delinquent Utility  | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Private Forest Crop | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Woodland Tax Law    | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Managed Forest Land | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Other Charges       | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| <b>TOTAL</b>        | <b>\$6,361.02</b> | <b>\$6,206.76</b> | <b>\$6,039.94</b> | <b>\$5,894.16</b> | <b>\$5,850.29</b> |

## Tax Payments

| Year | Amount     | Interest/Penalty Paid | Paid       | Paid Date  |
|------|------------|-----------------------|------------|------------|
| 2024 | \$6,361.02 | 0                     | \$6,361.02 | 12/31/2024 |
| 2023 | \$6,206.76 | 0                     | \$6,206.76 | 12/22/2023 |
| 2022 | \$6,039.94 | 0                     | \$3,019.97 | 7/5/2023   |
| 2022 | \$6,039.94 | 0                     | \$3,019.97 | 1/13/2023  |
| 2021 | \$5,894.16 | 0                     | \$2,947.08 | 7/5/2022   |
| 2021 | \$5,894.16 | 0                     | \$2,947.08 | 1/13/2022  |
| 2020 | \$5,850.29 | 0                     | \$2,925.14 | 7/14/2021  |
| 2020 | \$5,850.29 | 0                     | \$2,925.15 | 1/27/2021  |

## Sales

| Document Number        | Type | Date       | Vol / Page | Sale Amount |
|------------------------|------|------------|------------|-------------|
| <a href="#">880019</a> | WD   | 8/13/2008  | /          | \$0.00      |
| <a href="#">864142</a> | CSM  | 11/14/2007 | 23 / 5479  | \$0.00      |
| <a href="#">816694</a> | CSM  | 1/18/2006  | 20 / 5146  | \$0.00      |
| <a href="#">807373</a> | CSM  | 9/23/2005  | 20 / 5075  | \$0.00      |
| <a href="#">693807</a> | CSM  | 10/11/2002 | 16 / 4399  | \$0.00      |
| <a href="#">556730</a> | AX   | 3/14/1997  | 1227 / 518 | \$0.00      |

No data available for the following modules: Tax Deductions.

# St. Croix County, WI

## Summary

**Parcel Number** 181-4057-20-448  
**Property Address**  
**Legal Description** SEC 36 T31N R19W PT SW SE FKA CSM 15/4035 ; FKA LOT 4 CSM 20-5075 LOT 8; FKA CSM 20-5146 LOT 9 (3.810AC) NKA CSM 23-5479 LOT 10 (1.000AC)  
(Note: Not to be used on legal documents)  
**Sec-Twp-Rng** 36-31N-19W  
**PLS/Tract** 36-31N-19W SW SE  
**Acres** 1  
**Municipality** VILLAGE OF SOMERSET  
**Class** COMMERCIAL;

[View Map](#)

GARRET GERMAIN  
1833 MISSOURI ST  
SAN DIEGO, CA 92109

## Valuation

| Assessed Year               | 2024                | 2023                | 2022                | 2021                | 2020                |
|-----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Land Value                  | \$218,000.00        | \$218,000.00        | \$218,000.00        | \$218,000.00        | \$218,000.00        |
| Building Value              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              |
| <b>Total Value</b>          | <b>\$218,000.00</b> | <b>\$218,000.00</b> | <b>\$218,000.00</b> | <b>\$218,000.00</b> | <b>\$218,000.00</b> |
| Estimated Fair Market Value | \$320,700.00        | \$288,700.00        | \$244,700.00        | \$219,000.00        | \$208,100.00        |

## Tax History

| Tax Year            | 2024              | 2023              | 2022              | 2021              | 2020              |
|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Net Tax             | \$4,078.53        | \$3,979.63        | \$3,872.67        | \$3,779.19        | \$3,751.07        |
| Special Charges     | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Delinquent Utility  | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Private Forest Crop | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Woodland Tax Law    | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Managed Forest Land | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Other Charges       | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| <b>TOTAL</b>        | <b>\$4,078.53</b> | <b>\$3,979.63</b> | <b>\$3,872.67</b> | <b>\$3,779.19</b> | <b>\$3,751.07</b> |

## Tax Payments

| Year | Amount     | Interest/Penalty Paid | Paid       | Paid Date |
|------|------------|-----------------------|------------|-----------|
| 2024 | \$4,078.53 | 0                     | \$4,078.53 | 1/19/2025 |
| 2023 | \$3,979.63 | 0                     | \$3,979.63 | 1/7/2024  |
| 2022 | \$3,872.67 | 0                     | \$3,872.67 | 1/16/2023 |
| 2021 | \$3,779.19 | 0                     | \$3,779.19 | 1/18/2022 |
| 2020 | \$3,751.07 | 0                     | \$3,751.07 | 1/14/2021 |

## Sales

| Document Number         | Type | Date       | Vol / Page | Sale Amount |
|-------------------------|------|------------|------------|-------------|
| <a href="#">1008376</a> | SWD  | 2/26/2015  | /          | \$0.00      |
| <a href="#">916856</a>  | SD   | 6/1/2010   | /          | \$0.00      |
| <a href="#">867256</a>  | WD   | 1/18/2008  | /          | \$0.00      |
| <a href="#">864142</a>  | CSM  | 11/14/2007 | 23 / 5479  | \$0.00      |
| <a href="#">816694</a>  | CSM  | 1/18/2006  | 20 / 5146  | \$0.00      |
| <a href="#">807373</a>  | CSM  | 9/23/2005  | 20 / 5075  | \$0.00      |
| <a href="#">693807</a>  | CSM  | 10/11/2002 | 16 / 4399  | \$0.00      |
| <a href="#">556730</a>  | AX   | 3/14/1997  | 1227 / 518 | \$0.00      |

No data available for the following modules: Tax Deductions.



Regular Meeting of the Village of Somerset Board of Trustees  
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, December 17, 2024

Village President Pro Tem, Ryan Sicard called the meeting to order at 6:01 p.m. Present were Ryan Sicard, Caleb Garn, Chris Moreno, Brandon Krohn, Chris Duback and Donnie Kern (Zoom). Also present at Village Hall - Village Attorney, Paul Mahler; Director of Public Works, Bob Gunther; and Village Engineer, Chuck Schwartz

**Public Comment**

- Jamie Johnson - Candidate for judge in St. Croix County

**Approval of Agenda**

- *Motion by Garn, second by Krohn to approve the agenda as presented and motion carried unanimously.*

**Consent Agenda**

- *Motion by Krohn, second by Garn to approve the Consent Agenda including the following:*
  - *Minutes of November 19, 2024 and December 11, 2024*
  - *Village Bills*
  - *Plan Commission*
    - *Final Plat PID #181-4141-01-000 - Village of Somerset*
    - *Site Plan Review - Capital Investments Group/Latitude 45*
    - *Site Plan Review - Olson Sanitation Transfer Station (Shay Street)*
    - *Certified Survey Map - Olson Sanitation*
    - *Conditional Use Permit: Requesting 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*
  - *Fire/Rescue Report*

*Motion to approve the above consent agenda carried unanimously.*

**New Business**

- **Discussion/Possible Approval - Appointment of Clerk/Deputy Treasurer**
  - *Motion by Kern, second by Garn to approve 2-year term and motion carried unanimously.*
- **Discussion/Possible Approval - Appointment of Treasurer/Deputy Clerk**
  - *Motion by Kern, second by Dubak to approve 2-year term and motion carried unanimously.*
- **Discussion/Possible Approval - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District**
  - *Motion by Krohn, second by Dubak to approve and motion carried unanimously.*
- **Discussion/Possible Approval - Zoning Amendment - Rezone part of PID #181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset**
  - *Motion by Kern, second by Krohn to approve and motion carried unanimously.*
- **Discussion/Possible Approval - Main Street Bridge Utility and Expansion Joint Replacement Final Application #7**
  - *Motion by Krohn, second by Dubak to approve payment of \$109,164.06 and motion carried unanimously.*
- **Discussion/Possible Approval - Line of Credit Reduction Request - Capstone Homes - Pine Vale Development-Initial Phase**
  - *Motion by Kern, second by Krohn to approve reduction to \$440,000 and motion carried unanimously.*
- **Discussion/Possible Approval - 2025 Budgets; TID 3, TID 5, TID 6, Water, Sewer**
  - *Motion by Kern, second by Krohn to approve the Water and Sewer budgets and motion carried unanimously.*
  - *Motion by Garn, second by Krohn to approve TID 3, 4, and 6 budgets and motion carried unanimously.*

Kappers joined via Zoom at 6:40 p.m.

- **Discussion/Possible Approval - Amendments to provisions of Chapter 15, Building Code updating references to reflect current Wisconsin Administrative Code citations**
  - *Motion by Krohn, second by Dubak to approve and motion carried unanimously.*

- **Discussion/Possible Approval - Attorney billing for special counsel**
  - *Motion by Kern, second by Dubak to have billing from Weld Riley to be itemized to specific trustees or individual and subject matter and limit to a total of \$2500; additional would require board approval. Roll call vote requested by Kern. Kern and Dubak - yes. Sicard, Garn, Moreno, and Krohn - no. Kappers abstained. Motion fails 2-4.*
- **Discussion/Possible Approval - Water & Sewer Bills**
  - *Motion by Krohn, second by Kern to approve and motion carried unanimously.*

**Adjourn**

- *Motion by Kern, second by Krohn to adjourn and motion carried unanimously. Meeting adjourned at 6:51 p.m.*

Tasia Berger, Village Clerk

**Plan Commission Regular Meeting  
December 5, 2024 at 6:00 p.m.**

Mike Kappers, called the public hearing to order at 6:00 p.m. Present was Dan Vanasse, Mike Kappers, Laine Belter, Chris Dubak, Dave Wolner, Jessica Plourde, and Ken Lehman (via Zoom).

**PUBLIC HEARING**

Public hearing called to order at 6:00 p.m. Bob Gunther shared information on public hearing items. There was no public comment during the hearing. The public hearing was closed at 6:04 p.m.

**REGULAR MEETING**

Regular meeting called to order at 6:04 p.m.

**PUBLIC COMMENT**

- Paul Gerrard, Gerrard Companies - Conditional Use Permit Application

**MINUTES**

- *Motion by Belter, second by Wolner to approve minutes of November 7, 2024. Motion carried unanimously.*

**NEW BUSINESS**

**Discussion/Possible Recommendation - Final Plat PID #181-4141-01-000 - Village of Somerset**

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

**Discussion/Possible Recommendation - Site Plan Review - Capital Investments Group/Latitude 45**

- *Motion by Vanasse, second by Belter to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Site Plan Review - Olson Sanitation Transfer Station (Shay Street)**

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

**Discussion/Possible Recommendation - Certified Survey Map - Olson Sanitation**

- Zach Fagen - ACA spoke on CSM
- *Motion by Wolner, second by Vanasse to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District**

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

**Discussion/Possible Recommendation - Zoning Amendment - rezone part of PID 181-4141-01-000 from A-1 to R-3. Applicant: Village of Somerset**

- *Motion by Belter, second by Plourde to recommend approval and motion carried unanimously.*

**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**

- If an alternative design is proposed, Gerrard LLC would need to modify CUP
- *Motion by Wolner, second by Belter to recommend approval of Conditional Use Permit as presented, pending traffic study results and number of units. Motion carried unanimously.*

**January Meeting Date: Propose changing from January 2, 2025 to January 9, 2025**

- Meeting date will remain January 2, 2025

**Adjourn: *Motion by Belter, second by Dubak to adjourn at 6:38 p.m. Motion carried unanimously.***

**Tasia Berger, Village Clerk**

**CONDITIONAL USE PERMIT APPLICATION**  
**APPLICATION FEE \$ 250.00**



APPLICANT'S NAME: Paul Gerrard

LAND OWNERS NAME AND ADDRESS: Gerrard Development, LLC

APPLICANT'S ADDRESS: 100 6th Street N - Suite A, La Crosse, WI 54601

PHONE: 608/782-4488 EMAIL: paul@gerrardcompanies.com

Parcel number and legal description of property for which CONDITIONAL USE is sought: 181-4057-20-445 & 181-4057-20-448

Current zoning of property: \_\_\_\_\_

What is the existing and proposed use of each structure and lot? Propose to build a 2 story, 60 unit elderly housing facility with underground parking

Attach a sketch showing location, size and shape of lot involved and plans of any proposed structures:

Applicant statement in writing that proposed CONDITIONAL USE shall conform to the standard set forth in Village Ordinances 13-1-66.

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

1. Number of cars to be parked per acre: 5 / 3.8 = 27.6
2. Number of cars to be parked per lot: 60 within underground parking & 45 surface stalls
3. Driveway exit and entrance locations : ( Attach a sketch)
4. Type of screening: \_\_\_\_\_
5. Type of Sanitary sewer system: \_\_\_\_\_
6. Traffic Count: \_\_\_\_\_
7. Time of Operation: Month's \_\_\_\_\_ Days of week \_\_\_\_\_  
Opening/Closing time \_\_\_\_\_
8. Noise element: \_\_\_\_\_

**Submit to P.O. Box 356, Somerset, WI 54025:** with application fee of \$250.00, two (2) copies of the application and attachments with the Village Clerk, who will present them to the *Village*



*Planning Commission* for public hearing and recommendation to the *Village Board*. The Village Clerk will issue a CONDITIONAL USE PERMIT if your application is granted.

I have completed this application to the best of my knowledge, and believe the information herein to be true and correct. I submit that the CONDITIONAL USE I request will not be detrimental to the general public interest and purpose of the Zoning Ordinances of the Village of Somerset.

  
\_\_\_\_\_  
Signature of Applicant

11-3-24  
\_\_\_\_\_  
Date

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

\_\_\_\_\_ Accept your application for, and do hereby authorize the Village Clerk to issue a  
CONDITIONAL USE PERMIT.

\_\_\_\_\_ Reject your application for CONDITIONAL USE PERMIT for the reason(s) given  
Below:

\_\_\_\_\_  
Mike Kappers, President

\_\_\_\_\_  
Date

## PLAN COMMISSION APPLICATION



*Home of the Apple River*

APPLICANT'S NAME: Gerrard Development, LLC

APPLICANT'S ADDRESS: 100 6th Street N - Suite A, La Crosse, WI 54601

PHONE: 608/782-4488 EMAIL: paul@gerrardcompanies.com

Parcel number and legal description of property: Parcels #181-4057-20-445 and 181-4057-20-448

- ☐ REZONING – Complete Application to Rezone (Application fee \$250.00)
- ☒ CONDITIONAL USE PERMIT – Complete Conditional Use Permit Application (Application fee \$250.00)
- ☐ REPLAT OF LAND – Attach a survey of parcels to be replated. Refer to Section 14 Article D - Plat Review and approval and Article E –Technical Requirements for Plats and Certified Surveys. (Application fee see sec. 14-1-90) There is a \$200.00 deposit fee.
- ☐ EXTRA TERRITORIAL PLAT REVIEW – Attach a survey of parcels. Refer to Section 14-1-20(b) for application fee - one hundred dollars (\$100.00) for each review of an extra-territorial plat that comes before the Plan Commission and an additional fee of ten dollars (\$10.00) per lot for plats of five (5) or more lots
- ☐ SITE PLAN REVIEW – Complete Application and review site plan check list

**Submit to P.O. Box 356, Somerset, WI 54025:** with application fees, two (2) copies of the application and any attachments with the Village Clerk, who will present them to the *Village Planning Commission* for public hearing and recommendation to the *Village Board*.

I have completed this application to the best of my knowledge and believe the information herein to be true and correct. I submit that the request will not be detrimental to the general public interest and purpose of the Zoning Ordinances of the Village of Somerset.

Signature of Applicant

11-4-24  
Date

Authorization: The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby:

\_\_\_\_\_ Accept your application

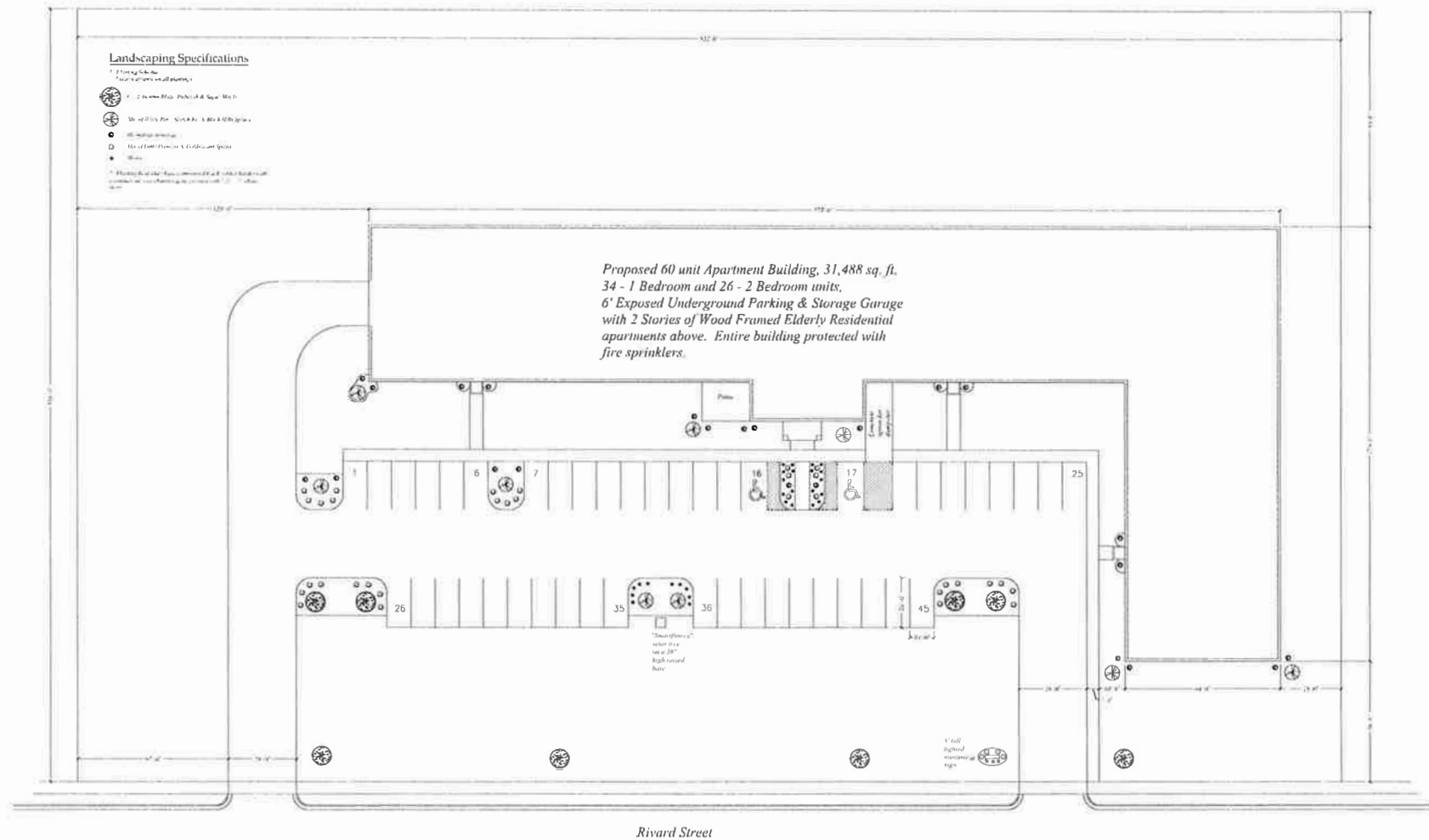
\_\_\_\_\_ Reject your application

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Date

# GeeGe Lofts Residences

## Somerset, Wisconsin



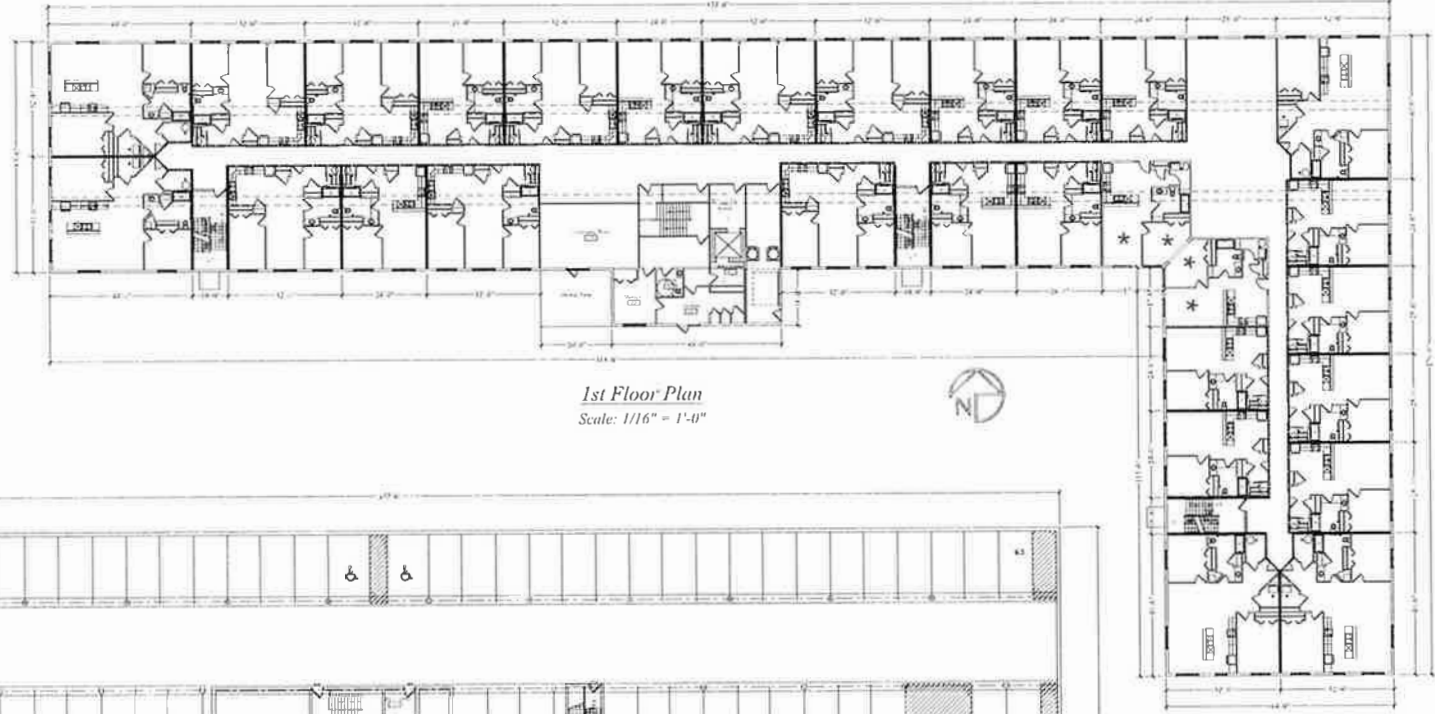
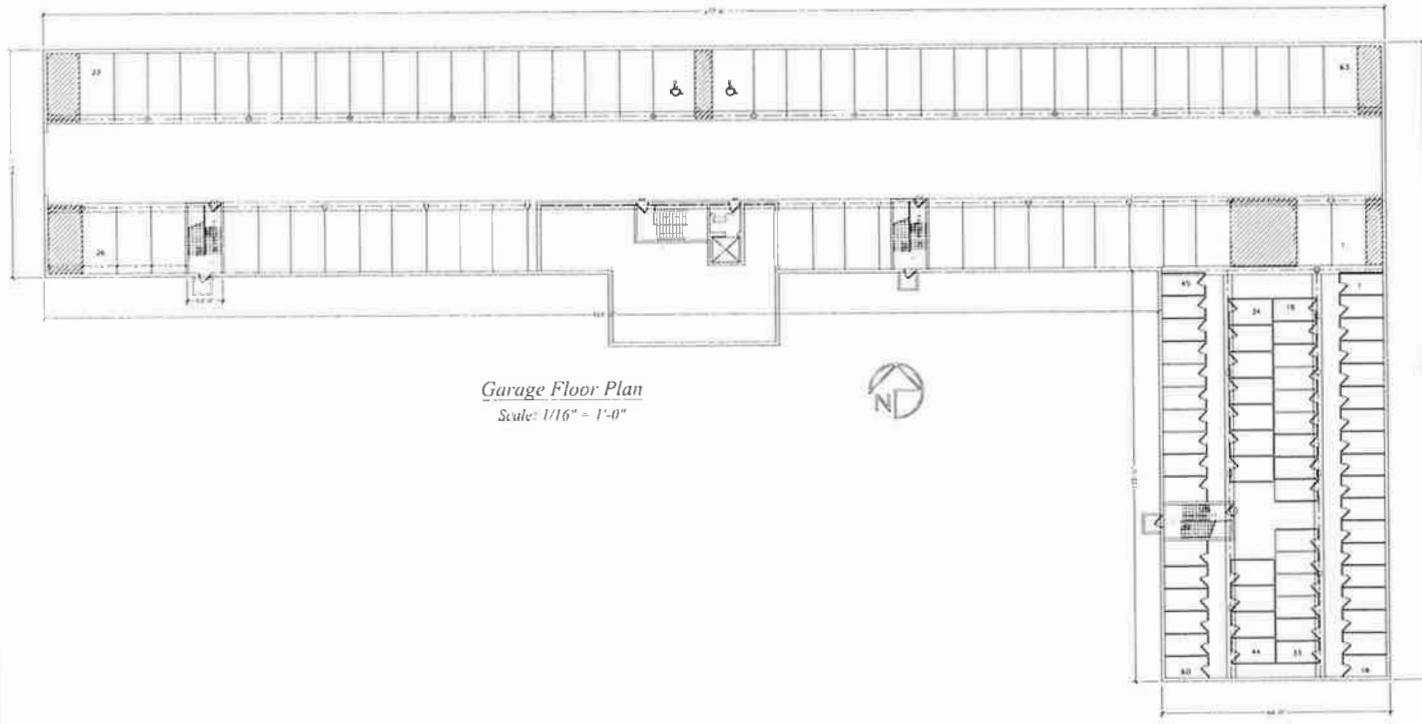
General Contractor  
Cerrard Development, LLC

Cornerstone Architects, LLC  
"Imagining the Future"

Somerset I, LLC  
GeeGe Lofts Residences  
Rivard Street, Somerset, WI 53125

| Sheet | Revision | Date    | By | Check | Appr. |
|-------|----------|---------|----|-------|-------|
| 1     | 1        | 10/1/15 | JL | JS    | JS    |
| 2     | 1        | 10/1/15 | JL | JS    | JS    |
| 3     | 1        | 10/1/15 | JL | JS    | JS    |
| 4     | 1        | 10/1/15 | JL | JS    | JS    |
| 5     | 1        | 10/1/15 | JL | JS    | JS    |
| 6     | 1        | 10/1/15 | JL | JS    | JS    |
| 7     | 1        | 10/1/15 | JL | JS    | JS    |
| 8     | 1        | 10/1/15 | JL | JS    | JS    |
| 9     | 1        | 10/1/15 | JL | JS    | JS    |
| 10    | 1        | 10/1/15 | JL | JS    | JS    |
| 11    | 1        | 10/1/15 | JL | JS    | JS    |
| 12    | 1        | 10/1/15 | JL | JS    | JS    |
| 13    | 1        | 10/1/15 | JL | JS    | JS    |
| 14    | 1        | 10/1/15 | JL | JS    | JS    |
| 15    | 1        | 10/1/15 | JL | JS    | JS    |
| 16    | 1        | 10/1/15 | JL | JS    | JS    |
| 17    | 1        | 10/1/15 | JL | JS    | JS    |
| 18    | 1        | 10/1/15 | JL | JS    | JS    |
| 19    | 1        | 10/1/15 | JL | JS    | JS    |
| 20    | 1        | 10/1/15 | JL | JS    | JS    |
| 21    | 1        | 10/1/15 | JL | JS    | JS    |
| 22    | 1        | 10/1/15 | JL | JS    | JS    |
| 23    | 1        | 10/1/15 | JL | JS    | JS    |
| 24    | 1        | 10/1/15 | JL | JS    | JS    |
| 25    | 1        | 10/1/15 | JL | JS    | JS    |
| 26    | 1        | 10/1/15 | JL | JS    | JS    |
| 27    | 1        | 10/1/15 | JL | JS    | JS    |
| 28    | 1        | 10/1/15 | JL | JS    | JS    |
| 29    | 1        | 10/1/15 | JL | JS    | JS    |
| 30    | 1        | 10/1/15 | JL | JS    | JS    |
| 31    | 1        | 10/1/15 | JL | JS    | JS    |
| 32    | 1        | 10/1/15 | JL | JS    | JS    |
| 33    | 1        | 10/1/15 | JL | JS    | JS    |
| 34    | 1        | 10/1/15 | JL | JS    | JS    |
| 35    | 1        | 10/1/15 | JL | JS    | JS    |
| 36    | 1        | 10/1/15 | JL | JS    | JS    |
| 37    | 1        | 10/1/15 | JL | JS    | JS    |
| 38    | 1        | 10/1/15 | JL | JS    | JS    |
| 39    | 1        | 10/1/15 | JL | JS    | JS    |
| 40    | 1        | 10/1/15 | JL | JS    | JS    |
| 41    | 1        | 10/1/15 | JL | JS    | JS    |
| 42    | 1        | 10/1/15 | JL | JS    | JS    |
| 43    | 1        | 10/1/15 | JL | JS    | JS    |
| 44    | 1        | 10/1/15 | JL | JS    | JS    |
| 45    | 1        | 10/1/15 | JL | JS    | JS    |
| 46    | 1        | 10/1/15 | JL | JS    | JS    |
| 47    | 1        | 10/1/15 | JL | JS    | JS    |
| 48    | 1        | 10/1/15 | JL | JS    | JS    |
| 49    | 1        | 10/1/15 | JL | JS    | JS    |
| 50    | 1        | 10/1/15 | JL | JS    | JS    |
| 51    | 1        | 10/1/15 | JL | JS    | JS    |
| 52    | 1        | 10/1/15 | JL | JS    | JS    |
| 53    | 1        | 10/1/15 | JL | JS    | JS    |
| 54    | 1        | 10/1/15 | JL | JS    | JS    |
| 55    | 1        | 10/1/15 | JL | JS    | JS    |
| 56    | 1        | 10/1/15 | JL | JS    | JS    |
| 57    | 1        | 10/1/15 | JL | JS    | JS    |
| 58    | 1        | 10/1/15 | JL | JS    | JS    |
| 59    | 1        | 10/1/15 | JL | JS    | JS    |
| 60    | 1        | 10/1/15 | JL | JS    | JS    |

A0



| Sheet | Project                                                                      | Scale         | Notes     |
|-------|------------------------------------------------------------------------------|---------------|-----------|
| A1    | Somerset 1, LLC<br>GeeGe Loft Residences<br>Board Street, Somerset, WI 53075 | 1/16" = 1'-0" | See Notes |

Somerset 1, LLC  
GeeGe Loft Residences  
Board Street, Somerset, WI 53075

Cornerstone Architects, LLC  
Bringing the Future  
1000 - 1000  
1000 - 1000

Cornerstone Architects, LLC  
Gerrard Development, LLC





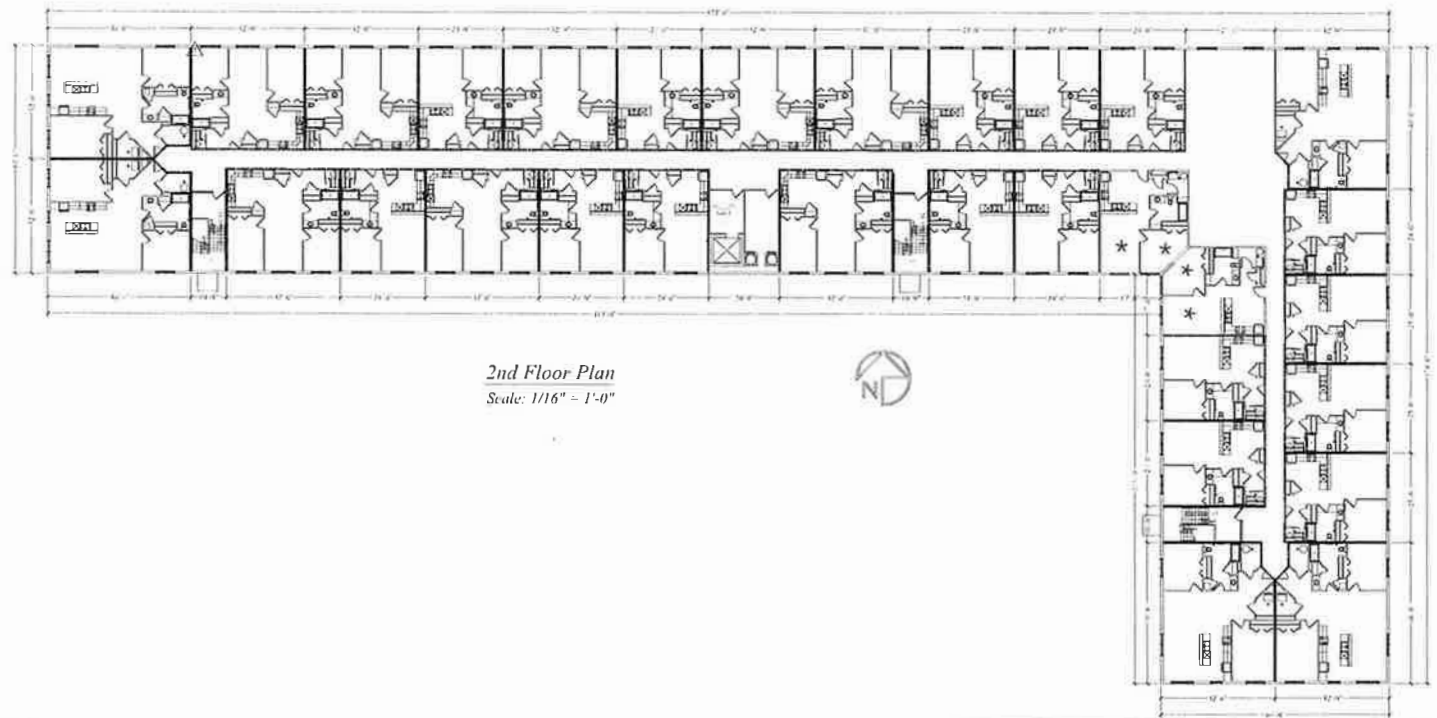
*South (Front) Elevation*

Scale: 1/16" = 1'-0"



*West Elevation*

Scale: 1/16" = 1'-0"



*2nd Floor Plan*

Scale: 1/16" = 1'-0"





