

**Plan Commission Regular Meeting  
Minutes of June 5, 2025**

Ryan S. Sicard, called the regular meeting to order at 6:00 p.m. Present was Ryan Sicard, Jessica Plourde, Laine Belter, Brenda Forrest, Kim Putz, and Dave Wolner. Dan Vanasse was absent.

**PUBLIC COMMENT**

There was no public comment

**MINUTES**

Motion by Wolner, second by Plourde to approve the minutes of May 1, 2025. Motion carried unanimously.

**NEW BUSINESS**

**Discussion/Possible Recommendation - Replat of Land - Certified Survey Map - parcel #181-1000-90-000. Applicant: Rebecca Linke**

- Motion by Sicard, second by Belter to table this item for further review. Motion carried unanimously.

**Discussion/Possible Recommendation - Review Updated 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 40-unit elderly housing facility. Applicant: Paul Gerrard; Gerrard Development, LLC**

- Motion by Belter, second by Plourde to recommend approval of the revised CUP application from Paul Gerrard; Gerrard Development, LLC. Motion carried unanimously.

**Discussion/Possible Recommendation - Reschedule the July Plan Commission meeting due to the July 4<sup>th</sup> Holiday**

- Belter stated that the July Plan Commission meeting should be moved to July 10, 2025. The other members agreed.

**ADJOURN**

Motion by Belter, second by Plourde to adjourn at 6:32 p.m. Motion carried unanimously.

Jessica Lehman, Village Clerk

## PLAN COMMISSION APPLICATION



*Home of the Apple River*

APPLICANT'S NAME: Somerset Youth Hockey Association, Inc.

APPLICANT'S ADDRESS: 529 Main Street, Somerset, WI 54025

PHONE: (715) 222-2448 EMAIL: dgilkerson@somersethockey.com

Parcel number and legal description of property: See Attached

- ☐ 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*.

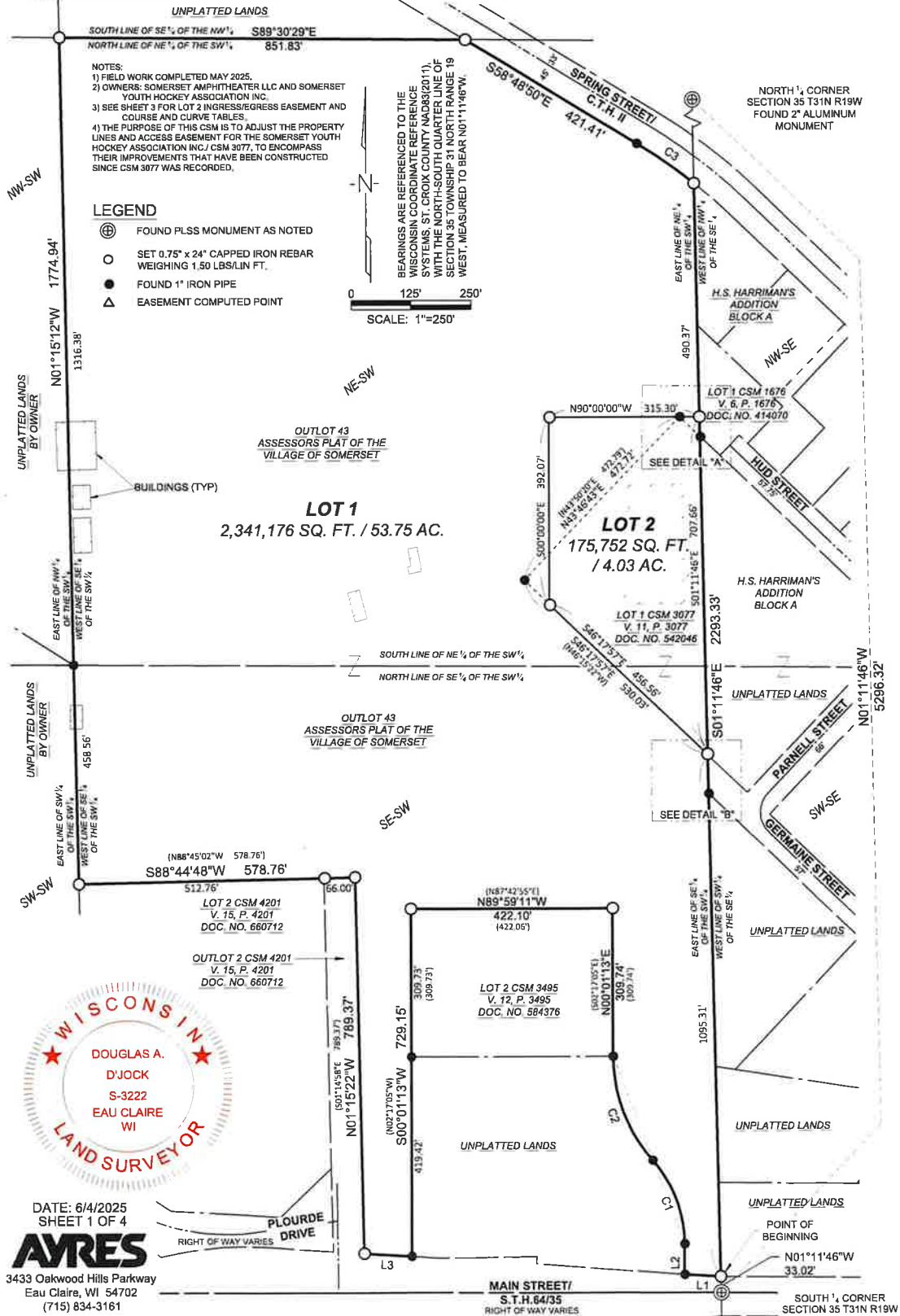
I have completed this application to the best of my knowledge and believe the information herein to be true and correct. I submit that the request will not be detrimental to the general public interest and purpose of the Zoning Ordinances of the Village of Somerset.

Don Gilkerson  
Signature of Applicant

6/12/25

Date

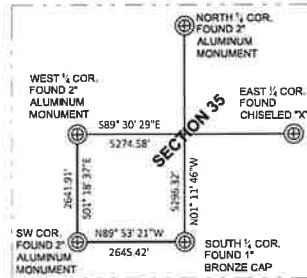
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 19 WEST, BEING A PART OF OUTLOT "43" OF THE ASSESSOR'S PLAT OF THE VILLAGE OF SOMERSET AND CSM 3077, RECORDED IN V. 11 P. 3077 AS DOC. NO. 542046, ALL IN THE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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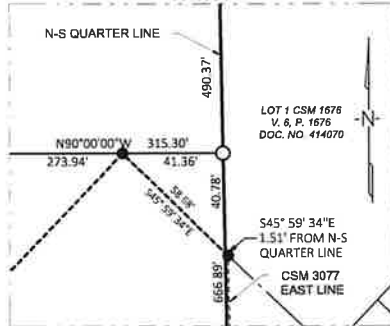
SECTION BREAKDOWN



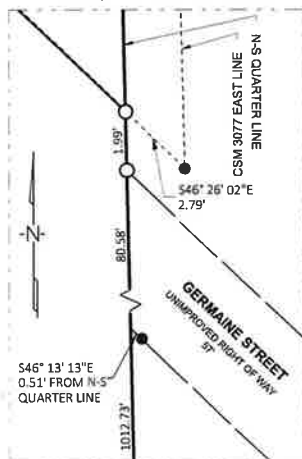
ABBREVIATIONS

|          |                      |
|----------|----------------------|
| CSM      | CERTIFIED SURVEY MAP |
| SQ. FT.  | SQUARE FEET          |
| AC.      | ACRE                 |
| R/W      | RIGHT OF WAY         |
| V.       | VOLUME               |
| P.       | PAGE                 |
| DOC. NO. | DOCUMENT NUMBER      |
| (XXXX)   | RECORDED AS          |
| N        | NORTH                |
| E        | EAST                 |
| S        | SOUTH                |
| W        | WEST                 |
| T        | TOWNSHIP             |
| R        | RANGE                |
| CTH      | COUNTY TRUNK HIGHWAY |
| STH      | STATE TRUNK HIGHWAY  |

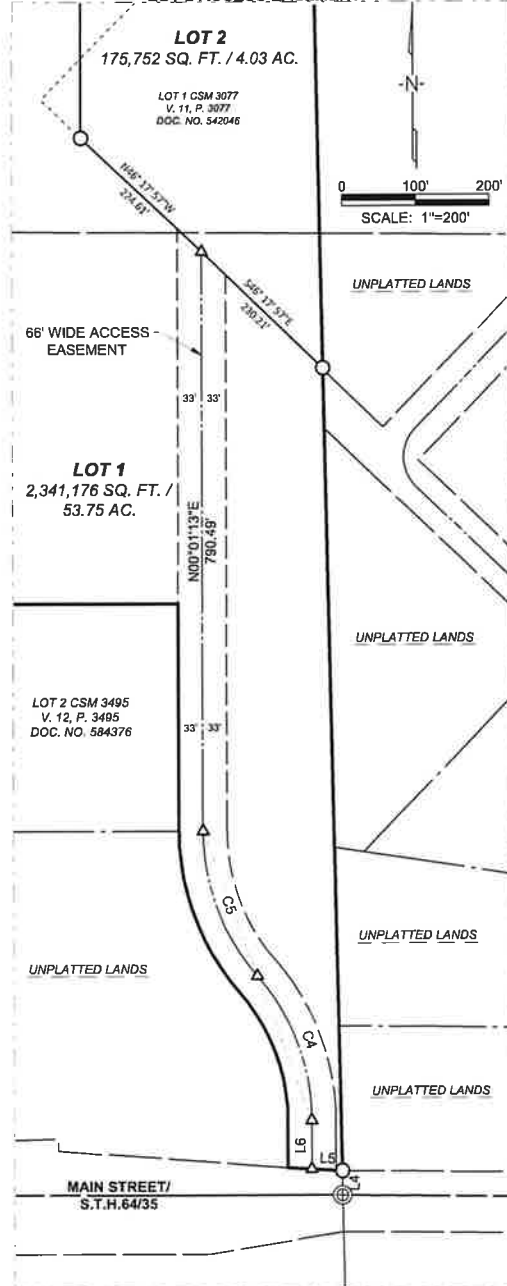
DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



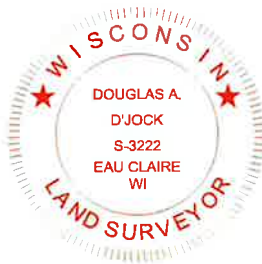
LOT 2 ACCESS EASEMENT



DATE: 6/4/2025  
SHEET 2 OF 4

**AYRES**

3433 Oakwood Hills Parkway  
Eau Claire, WI 54702  
(715) 834-3161



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 19 WEST, BEING A PART OF OUTLOT "43" OF THE ASSESSOR'S PLAT OF THE VILLAGE OF SOMERSET AND CSM 3077, RECORDED IN V. 11 P. 3077 AS DOC. NO. 542046, ALL IN THE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Douglas A. D'Jock, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 31 North, Range 19 West, being a part of Outlot "43" of the Assessor's Plat of the Village of Somerset and CSM 3077, recorded in V. 11 P. 3077 as Doc. No. 542046, all in the Village of Somerset, St. Croix county, Wisconsin being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 35,

Thence North 00° 11' 46" West along the North-South Quarter line a distance of 33.02 feet to the North right of way line of Main Street/STH 64/35 and the **Point of Beginning**;

Thence along said North right of way line, North 86° 42' 33" West a distance of 74.96 feet;

Thence North 00° 01' 43" East a distance of 64.64 feet;

Thence 191.60 feet along a curve to the left whose radius is 267.00 feet and whose chord bears North 20° 30' 26" West a distance of 187.52 feet;

Thence 239.02 feet along a curve to the right whose radius is 333.00 feet and whose chord bears North 20° 32' 28" West a distance of 233.92 feet to the Southeast corner of Lot 2 of CSM 3495 recorded in Volume 12, Page 3495 as Document Number 584376;

Thence along the East lot line of said CSM 3495, North 00° 01' 13" East a distance of 309.74 feet to the Northeast corner of said CSM 3495;

Thence along the North lot line of said CSM 3495, North 89° 59' 11" West a distance of 422.10 feet to the Northwest corner of said CSM 3495;

Thence South 00° 01' 13" West a distance of 729.15 feet to the said North right of way line;

Thence along said North right of way line, North 86° 13' 46" West a distance of 100.26 feet to the Southeast corner of Outlot 2 of CSM 4201, recorded in Volume 15, Page 4201 as Document Number 660712;

Thence along the East lot line of said CSM 4201, North 01° 15' 22" West a distance of 789.37 feet to the Northeast corner of said CSM 4201;

Thence along the North lot line of Outlot 2 and Lot 2 of said CSM 4201, South 88° 44' 48" West a distance of 578.76 feet to the Northwest corner of said CSM 4201 also being the West line of the East half of the Southwest Quarter of said Section 35;

Thence along said West line, North 01° 15' 12" West a distance of 1774.94 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 35;

Thence along the North line of the Northeast Quarter of the Southwest Quarter also being the East-West Quarter line of said Section 35, South 89° 30' 29" East a distance of 851.83 feet to the Southwesterly right of way line Spring Street/CTH II;

Thence along said Southwesterly right of way line, South 58° 48' 50" East a distance of 421.41 feet;

Thence continuing along said Southwesterly right of way line, 145.89 feet along a curve to the right whose radius is 1100.92 feet and whose chord bears South 55° 01' 03" East a distance of 145.78 feet to the East line of the Northeast Quarter of the Southwest Quarter also being the North-South Quarter line of said Section 35;

Thence along said North-South Quarter line, South 01° 11' 46" East a distance of 2293.33 feet to the **Point of Beginning**.

Said parcel contains 2,516,928 square feet or 57.78 acres of land, more or less and is subject to restrictions, right of way, and easements of record

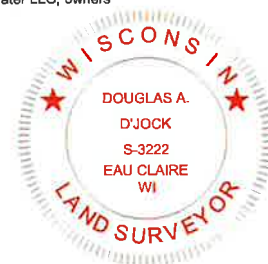
That I have made such survey and map by the direction of Somerset Youth Hockey Association Inc. and Somerset Amphitheater LLC, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of § 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code A-E 7, and the subdivision regulations of the Village of Somerset in surveying, dividing and mapping the same.

\_\_\_\_\_  
Douglas A. D'Jock, PLS No. S-3222

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025



**EASEMENT DESCRIPTION**

A 66 feet wide access easement for Lot 2, being 33 feet on each side of the following centerline being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 35,

Thence North 00° 11' 46" West along the North-South Quarter line a distance of 33.02 feet to the North right of way line of Main Street/STH 64/35

Thence along said North right of way line, North 86° 42' 33" West a distance of 41.91 feet to the **Point of Beginning**;

Thence North 00° 01' 43" East, 66.53 feet;

Thence 215.30 feet along a curve to the left whose radius is 300.00 feet and whose chord bears North 20° 30' 33" West a distance of 210.71 feet;

Thence 215.33 feet along a curve to the right whose radius is 300.00 feet and whose chord bears North 20° 32' 28" West a distance of 210.74 feet;

Thence North 0° 01' 13" East, 790.49 feet to the South lot line of Lot 2 and the point of termination.

| COURSE TABLE |                              |                    |
|--------------|------------------------------|--------------------|
| LINE #       | BEARING                      | DISTANCE           |
| L1           | N86°42'33"W                  | 74.96'             |
| L2           | (N00°00'00"E)<br>N00°01'43"E | (64.60')<br>64.64' |
| L3           | N86°13'46"W                  | 100.26'            |
| L4           | N01°11'46"W                  | 33.02'             |
| L5           | N86°42'33"W                  | 41.91'             |
| L6           | N00°01'43"E                  | 66.53'             |

| CURVE TABLE |                     |          |                              |                     |             |             |
|-------------|---------------------|----------|------------------------------|---------------------|-------------|-------------|
| CURVE #     | LENGTH              | RADIUS   | CHORD BEARING                | CHORD LENGTH        | 1ST TANGENT | 2ND TANGENT |
| C1          | (191.62)<br>191.60' | 267.00'  | (N20°33'36"W)<br>N20°30'26"W | (187.53)<br>187.52' | N41°03'55"W | N00°03'03"E |
|             |                     |          |                              |                     |             |             |
| C2          | (238.99)<br>239.02' | 333.00'  | (N20°33'36"W)<br>N20°32'28"W | (233.89)<br>233.92' | N00°01'17"E | N41°06'13"W |
|             |                     |          |                              |                     |             |             |
| C3          | 145.89'             | 1100.92' | S55°01'03"E                  | 145.78'             | S51°13'17"E | S58°48'50"E |
| C4          | 215.30'             | 300.00'  | N20°30'33"W                  | 210.71'             | S41°04'02"E | S00°02'55"W |
| C5          | 215.33'             | 300.00'  | N20°32'28"W                  | 210.74'             | S00°01'17"W | S41°06'13"E |

DATE: 6/4/2025  
SHEET 3 OF 4

**AYRES**

3433 Oakwood Hills Parkway  
Eau Claire, WI 54702  
(715) 834-3161

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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"43" OF THE ASSESSOR'S PLAT OF THE VILLAGE OF SOMERSET AND CSM 3077, RECORDED IN V. 11  
P. 3077 AS DOC. NO. 542046, ALL IN THE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

OWNERS CERTIFICATE

Somerset Amphitheater LLC., a corporation under and by the virtue of laws of the State of Wisconsin, as owner of the above described lands, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped, and dedication granted as shown. Somerset Amphitheater LLC, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the Village of Somerset for approval or rejection.

IN WITNESS WHEREOF, the said Somerset Amphitheater LLC has caused these presents to be signed by \_\_\_\_\_, a \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of:

Somerset Amphitheater LLC

STATE WISCONSIN )

\_\_\_\_\_ COUNTY) SS

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such member of said corporation and acknowledged that they executed the foregoing instrument as such member, as the deed of said corporation, by its authority

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, WI

My Commission Expires: \_\_\_\_\_

OWNERS CERTIFICATE

Somerset Youth Hockey Association Inc., a corporation under and by the virtue of laws of the State of Wisconsin, as owner of the above described lands, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped, and dedication granted as shown. Somerset Youth Hockey Association Inc., does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the Village of Somerset for approval or rejection.

IN WITNESS WHEREOF, the said Somerset Youth Hockey Association Inc. has caused these presents to be signed by \_\_\_\_\_, a \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of:

Somerset Youth Hockey Association Inc.

STATE WISCONSIN )

\_\_\_\_\_ COUNTY) SS

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such member of said corporation and acknowledged that they executed the foregoing instrument as such member, as the deed of said corporation, by its authority

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, WI

My Commission Expires: \_\_\_\_\_

APPROVED BY THE VILLAGE OF SOMERSET

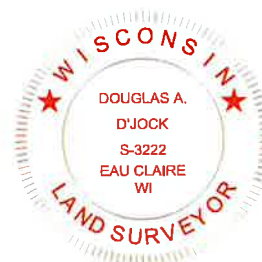
Approved by the Village of Somerset this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

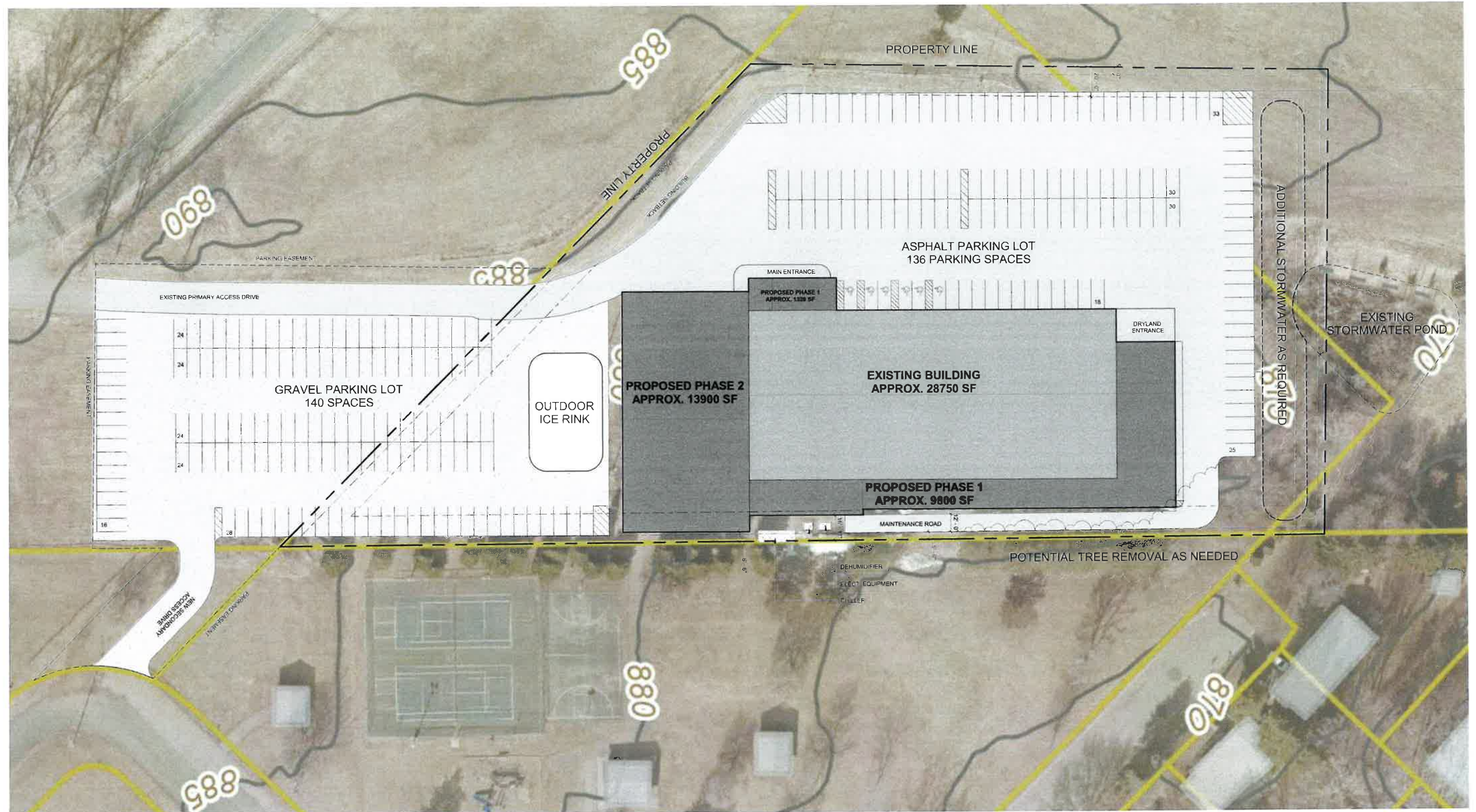
\_\_\_\_\_  
Ryan Sicard- Village President

DATE: 6/4/2025  
SHEET 4 OF 4

**AYRES**

3433 Oakwood Hills Parkway  
Eau Claire, WI 54702  
(715) 834-3161



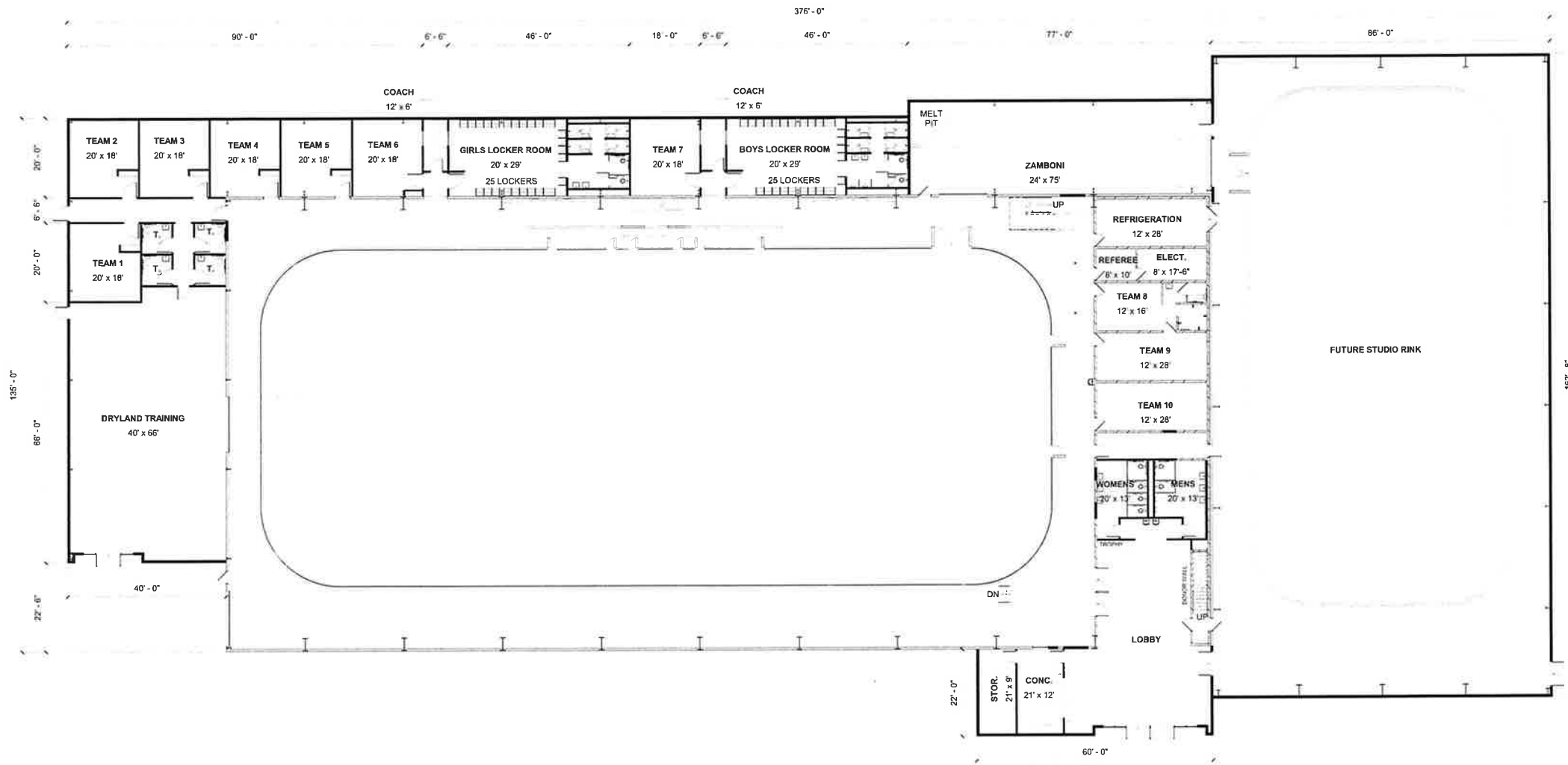


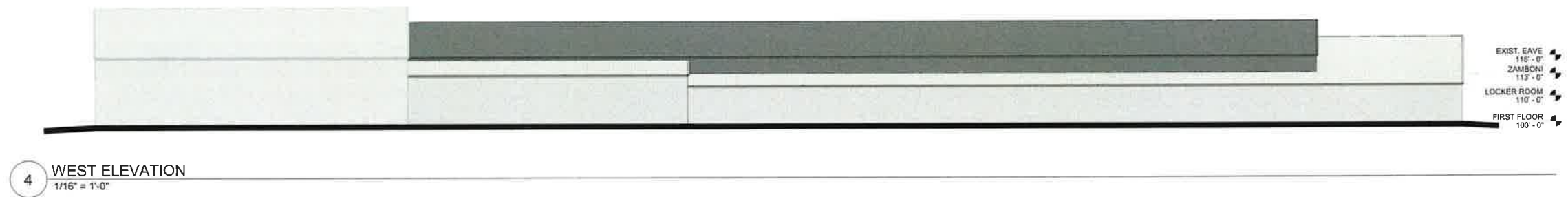
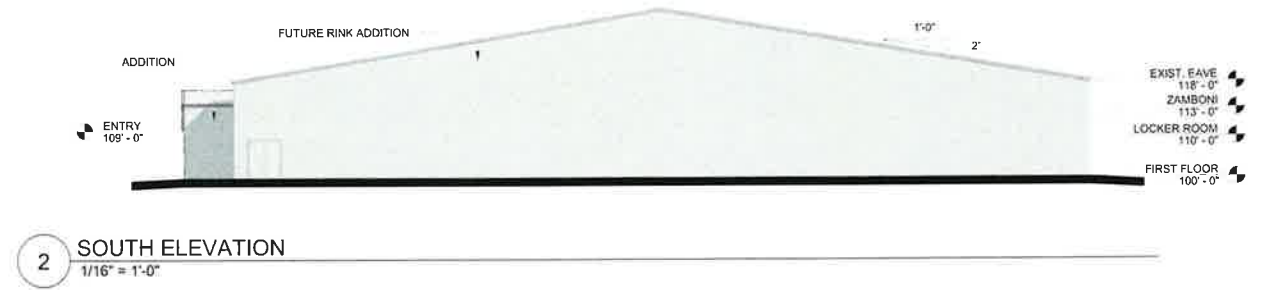
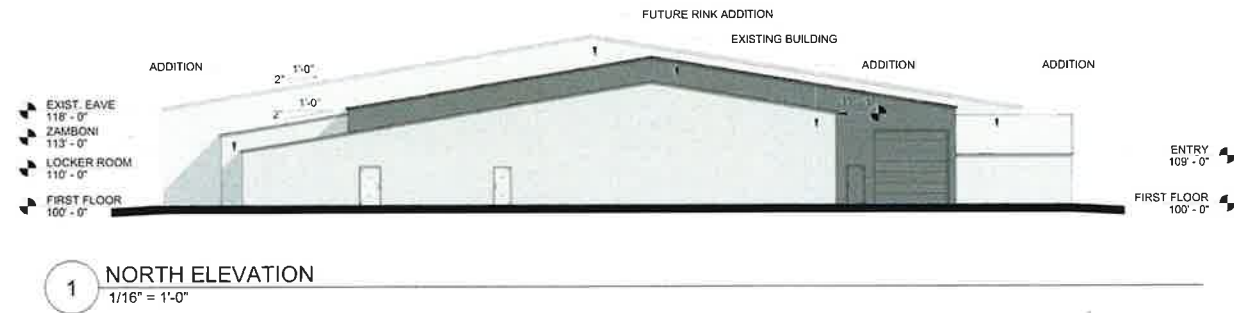
# SOMERSET HOCKEY

6-3-2025

TOTAL BUILDING AREA: 53,770 SF  
REQUIRED PARKING SPACES: 270  
PROVIDED PARKING SPACES: 276

**SITE PLAN**  
1" = 30'-0"





1505 Hwy. 65  
PO Box 445  
New Richmond, WI  
54017

**(715) 246-2320**  
(715) 246-4948 FAX

June 24<sup>th</sup>, 2025

Village of Somerset  
P.O. Box 356  
Somerset, WI 54025

RE: Somerset Youth Hockey Association Site Plan

Good afternoon,

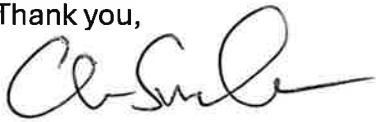
During the process of preparing a site plan for the Somerset Youth Hockey Association's (SYHA) building addition, it was determined through a survey that the Association's property (parking lot) encroached land owned by the Somerset Amphitheater.

Somerset Amphitheater and the SYHA have agreed to a land swap along with easement changes which are reflected in the new survey submitted. Parking and maintenance agreements will be handled between the two parties.

We are asking the Village to review this replat of the land and the new site plan for the SYHA addition.

Please let me know if you have any questions.

Thank you,



Aaron Sundeen  
Derrick Building Solutions, LLC  
1505 Highway 65  
New Richmond, WI 54017  
c (651) 210-6982  
e [asundeen@derrickbuilt.com](mailto:asundeen@derrickbuilt.com)



"Derrick Built"