

**Plan Commission Regular Meeting
Minutes of October 2, 2025**

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

PUBLIC COMMENT

No one from the public spoke.

MINUTES

Motion by Forrest, second by Plourde to approve the minutes of the September 4, 2025 meeting. Motion carried unanimously.

NEW BUSINESS

Discussion/Possible Recommendation - Certified Survey Map Application for PIDS: 181-1000-60-000, 181-1002-60-000, 181-1002-50-000, 181-1003-30-000 Applicant: Brock Montpetit/La Pointe Events.

Motion by Belter, second by Forrest to approve the Certified Survey Map application from Brock Montpetit. Motion carried unanimously.

OLD BUSINESS

Discussion/Possible Recommendation - Review Conditional Use Permits (Title 13, Article D) and Zoning Administration (Title 13, Article L)

Sicard reported that he, along with the Police Chief, Public Works Director, and Village Clerk, are in the process of obtaining quotes from various vendors for zoning administration services. He noted that additional information will be shared with the board as it becomes available.

Discussion/Possible Recommendation - Review Transient Merchants (Title 7, Chapter 4)

The board reached a consensus to modernize the Transient Merchant Ordinance to ensure appropriate regulation of door-to-door sellers, while leaving regulation of commercial vendors to state and county authorities.

ADJOURN

Motion by Forrest, second by Plourde to adjourn at 6:33 p.m. Motion carried unanimously.

Jessica Lehman, Village Clerk



CONDITIONAL USE PERMIT APPLICATION
APPLICATION FEE \$250.00

Submit completed application, application fee, and two (2) copies of the application and attachments to:

Village Clerk
Village of Somerset
PO Box 356
Somerset, WI 54025

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

LANDOWNERS NAME AND ADDRESS SCMP INVESTMENTS LLC, 102 Aspen Drive, Somerset, WI, 54025

APPLICANT NAME Rapid Sport Center, Inc., DBA Rapid Marine (Ricky Brown)

APPLICANT'S ADDRESS [REDACTED]

PHONE [REDACTED]

EMAIL [REDACTED]

12-DIGIT COUNTY PARCEL NUMBER OF PROPERTY FOR WHICH CONDITIONAL USE IS SOUGHT:
181-4118-03-000

CURRENT ZONING OF PROPERTY (CIRCE ONE)

R-1 - Single Family Residence

R-5 - Twin Home

C-2 - Highway Commercial District

R-2 - Two Family Residence

A-1 - Agricultural

C-3 - Professional Office District

R-3 - Multiple Family Residence

W-1 - Conservancy

I-1 - Industrial

R-4 - Residential Estate District

C-1 Central Business District

PUD - Planned Unit Development

WHAT IS THE EXISTING USE OF THE PARCEL?

Marine & Powersports sales and service

WHAT IS THE PROPOSED USE OF THE PARCEL?

Marine Sales & Service

****ATTACH**** a sketch showing location, size and shape of lot involved and plans of any proposed structures. Also include driveway exit and entrance locations.

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. Hours of operation
 - a. Which months will the conditional use occur? All - 12 months
 - b. Which days of the week will the conditional use occur? Monday - Saturday
 - c. What will the start and end time be each day? 8 am - 5 pm
2. Will the conditional use create excessive noise? If so, please explain. No
3. Will the conditional use create outdoor dust, debris, etc.? If so, please explain. No
4. What is the estimated traffic count? 30-50 vehicles per day
5. What types, if any, of commercial vehicles will frequent the property? UPS/Fedex Delivery Trucks
Occasional semi-truck for unloading boats & freight

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

09/18/2025

DATE SIGNED

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 **CONDITIONL USE PERMIT** for the reason(s) given below:

SIGNATURE OF VILLAGE PRESIDENT

DATE SIGNED

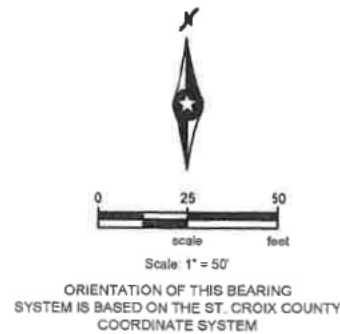
Site Plan Sketch for 102 Aspen Drive, Somerset, WI 54025



SURVEY & SITE PLAN

Aspen Dr, Village of Somerset, WI 54025

St. Croix County, Wisconsin



LEGEND

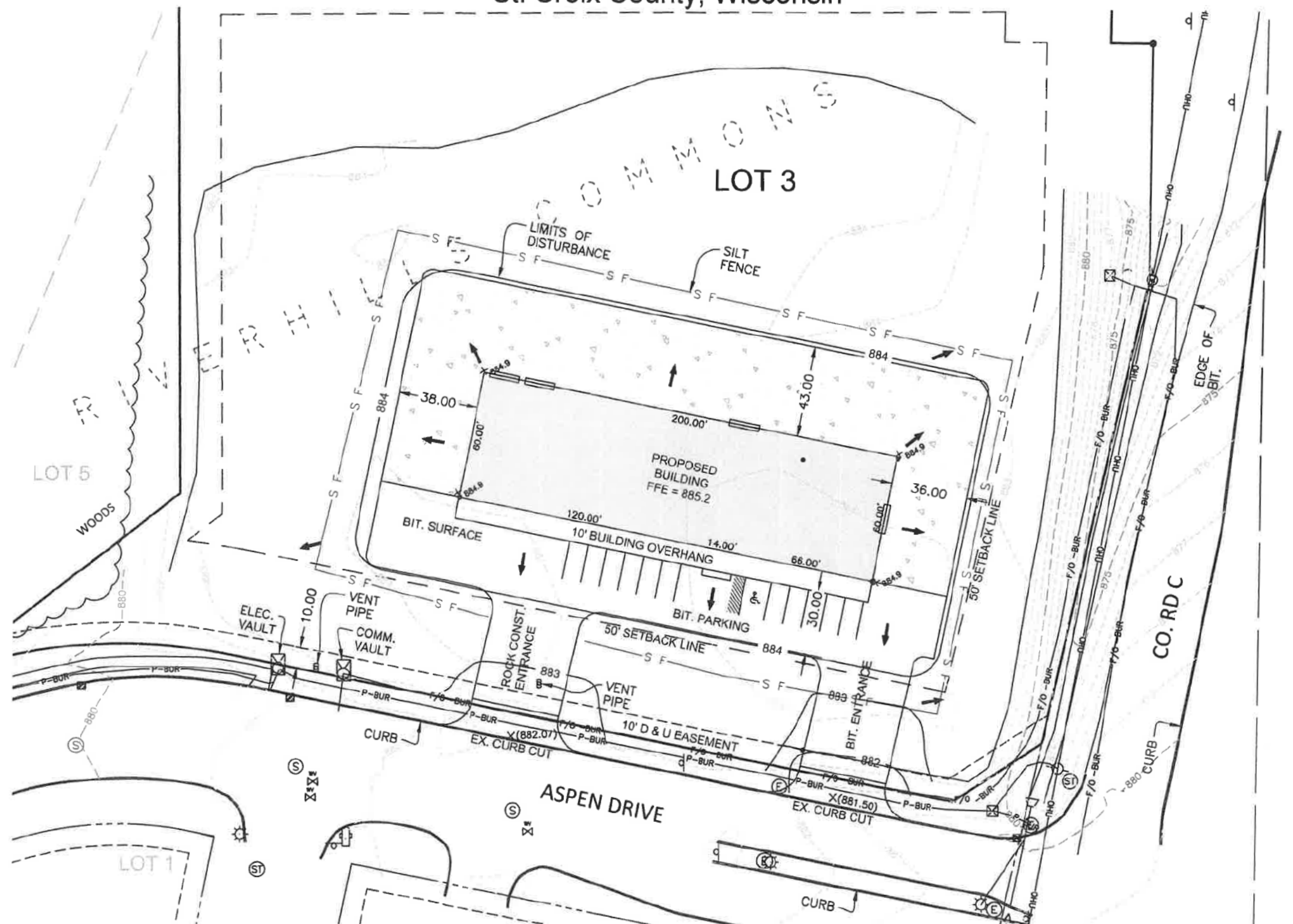
- FOUND IRON MONUMENT
- SET 3/4" x 18" IRON REBAR
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- CURB LINE
- OVERHEAD POWER LINE
- TREE LINE
- BURIED FIBER OPTIC LINE
- SETBACK LINE
- SEWER MANHOLES
- ELECTRIC POLE
- HYDRANT
- DRAINAGE ARROW
- PROPOSED ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- UTILITY PEDESTAL
- SIGN
- TREE
- SPOT ELEVATION
- GRAVEL

Area Calculations:
 Total Lot Area = 3.7 AC
 Disturbed Acres = 43,450 S.F.

Legal Description:
 Lot 3, Plat of Riverhills Commons in the Village of Somerset, St. Croix County, Wisconsin.

CLIENT:
 Structural Buildings

SURVEYOR:
 St. Croix Surveying, LLC
 116 Heritage Boulevard
 Hudson, WI 54016
 greg@stcroixsurveying.com



REV. NO.	DATE	BY	CHK	DESCRIPTION

VIL. OF SOMERSET
WISCONSIN

I, GREG B. LUNDQUIST, HEREBY CERTIFY THAT THE ABOVE DESCRIBED AND MAPPED PROPERTY WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP IS A CORRECT REPRESENTATION TO SCALE OF THE BOUNDARIES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Greg B. Lundquist (Signature) S-3110 DATE 5-15-2017

DESIGNED
 GBL
 DRAWN
 GBL
 CHECKED
 GBL



St. Croix Surveying

SURVEY & SITE PLAN
RIVERHILLS COMMONS - LOT 3
ST. CROIX COUNTY, WI

SHEET
 1
 OF
 1

**CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET**

ISSUED TO: Ricky Brown, Rapid Sport Center, Inc., DBA Rapid Marine
SITE ADDRESS: 102 Aspen Drive
Permit No.: 2025-02
Parcel Number: 181-4118-03-000
Zoning: Highway Commercial District C-2
Conditional Use: Marine Sales & Service business

**Approved By
Village Board:**

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION

[NOTE: The Village of Somerset has the right to relinquish the conditional use permit if the following conditions are not met. The Village must be notified in writing of any change in ownership or scope of business within 30 days.

- 1) All vehicles offered for sale must be parked on site, no street parking.
- 2) Maximum number of vehicles (maximum 30,000 lb.) stored outside is limited to 30.
- 3) All vehicles must be in working order and no storage of scrap vehicles.
- 4) All vehicles must remain on the paved or gravel area.
- 5) All hazardous waste and solids, must be properly stored and disposed of within local, state and federal rules and regulations.
- 6) Waste dumpsters, tires, scrap metal, barrels, refuse and recyclables must be stored in an enclosed area (i.e. fence).
- 7) Facility and site must be well maintained.
- 8) Vehicles advertised for sale must be kept in orderly fashion.
- 9) An area must be designated for customer parking.
- 10) Hours of operation Monday through Saturday 8:00 am to 5:00 pm 12 months a year.
- 11) Any changes to the site must be approved by the Plan Commission and Village Board.

I certify that the Plan Commission and Village Board approved this application and a public hearing was held for public comment on the application.

Village Clerk

Date

Village President

Date



CONDITIONAL USE PERMIT APPLICATION
APPLICATION FEE \$250.00

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Village of Somerset
PO Box 356
Somerset, WI 54025

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

LANDOWNERS NAME AND ADDRESS DMJ Properties POBOX 327 Somerset

APPLICANT NAME DISON Sanitation

APPLICANT'S ADDRESS 1051 Shay St Somerset WI 54025

PHONE

EMAIL

12-DIGIT COUNTY PARCEL NUMBER OF PROPERTY FOR WHICH CONDITIONAL USE IS SOUGHT:

CURRENT ZONING OF PROPERTY (CIRCLE ONE)

- | | | |
|-----------------------------------|-------------------------------|------------------------------------|
| R-1 - Single Family Residence | R-5 - Twin Home | C-2 - Highway Commercial District |
| R-2 - Two Family Residence | A-1 - Agricultural | C-3 - Professional Office District |
| R-3 - Multiple Family Residence | W-1 - Conservancy | I-1 - Industrial |
| R-4 - Residential Estate District | C-1 Central Business District | PUD - Planned Unit Development |

WHAT IS THE EXISTING USE OF THE PARCEL?

Village utilities / pass through

WHAT IS THE PROPOSED USE OF THE PARCEL?

Roll off dumpster parking

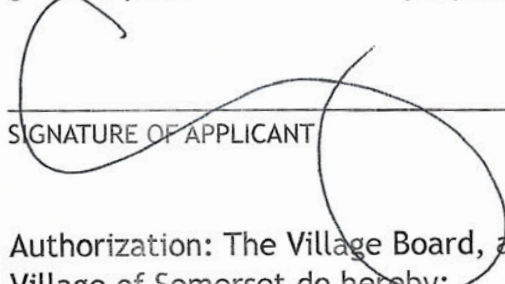
****ATTACH**** a sketch showing location, size and shape of lot involved and plans of any proposed structures. Also include driveway exit and entrance locations.

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. Hours of operation
 - a. Which months will the conditional use occur? annual / all
 - b. Which days of the week will the conditional use occur? annual / all
 - c. What will the start and end time be each day? 5am - 8 pm
2. Will the conditional use create excessive noise? If so, please explain. NO
3. Will the conditional use create outdoor dust, debris, etc.? If so, please explain. NO
4. What is the estimated traffic count? 1 Roll off truck
5. What types, if any, of commercial vehicles will frequent the property? 1 Roll off truck

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

10-13-25

DATE SIGNED

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.

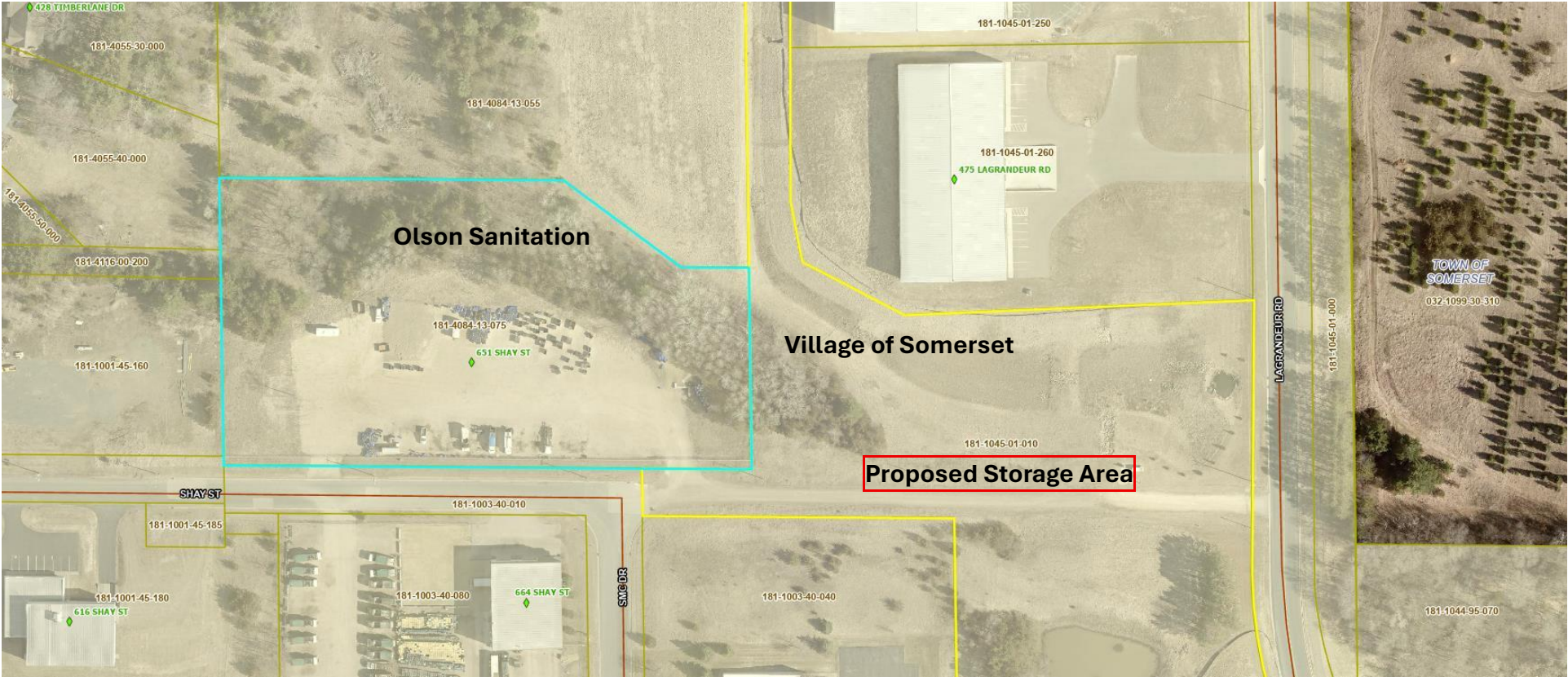
_____ Reject your application for CONDITIONAL USE PERMIT for the reason(s) given below:

SIGNATURE OF VILLAGE PRESIDENT

DATE SIGNED

CUP Application – Olson Sanitation; 651 Shay Street (PID 181-4084-13-075)

Village of Somerset (PID 181-1045-01-010)



**CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET**

ISSUED TO: Olson Sanitation

SITE ADDRESS: N/A (La Grandeur Rd/Shay St/SMC Dr). Land owned by Village of Somerset.

LEGAL DESCRIPTION: CSM 27-6170, Outlot 2

Permit No.: 2025-03

Parcel Number: 181-1045-01-010

Zoning: Local

Conditional Use: Temporary Storage of 10-20-30 Yard Roll-Off Containers in a Safe Manner

Approved By
Village Board:

CONDITIONS SET BY THE VILLAGE BOARD AND PLAN COMMISSION

[NOTE: The Village of Somerset has the right to relinquish the conditional use permit if the following conditions are not met. The Village must be notified in writing of any change in ownership or scope of business within 30 days.

- 1) Maintain Proper Land/Site Maintenance (i.e. mowing, weed whipping)
- 2) Full Restoration of Land after Use
- 3) Subject to the Use and Occupancy Agreement being duly executed, currently effective, and free of any default
- 4) Continually store and maintain the roll off containers in a safe manner
- 5) Review CUP in 1-year

I certify that the Plan Commission and Village Board approved this application and a public hearing was held for public comment on the application.

Village Clerk

Date

Village President

Date