

**Plan Commission Regular Meeting
Minutes of January 13, 2026**

Donald Kern called the Public Hearing to order at 6:00 p.m. Present at the village hall was Laine Belter, Donald Kern, Jessica Plourde, Kim Putz, and Dan Vanasse. Brenda Forrest joined the meeting via zoom. Dave Wolner arrived at the village hall at 6:08 pm.

Kern closed the Public Hearing at 6:02 p.m.

Kern opened the regular meeting at 6:02 p.m.

PUBLIC COMMENT

No one from the public spoke.

MINUTES

Motion by Plourde, second by Putz to approve the minutes of the December 2, 2025 meeting.
Motion carried unanimously.

NEW BUSINESS

Conditional Use Permit Application to allow construction of an addition to an office building in an Industrial Zoning District located at 285 La Grandeur Road, parcel # 181-1045-10-600. Applicant/Landowner: Taylar McCarthy/Al Wittstock, AKW Properties LLC, DBA Wittstock Builders

Al Wittstock stated that Wittstock Builders plans to expand its existing office building to accommodate a design studio. The expansion will not result in additional employees or increased traffic. All site access will remain unchanged, and no new driveways are proposed.

Motion by Belter, second by Vanasse to approve the Conditional Use Permit to allow construction of an addition to an office building in an Industrial Zoning District located at 285 La Grandeur Road, parcel # 181-1045-10-600. Applicant/Landowner: Taylar McCarthy/Al Wittstock, AKW Properties LLC, DBA Wittstock Builders with the following conditions:

- 1) All outside storage of materials adjacent to commercial or residential must be contained in the fenced area with stored material not to exceed the fence height.
- 2) No storage of hazardous materials.
- 3) Must comply with all local, state and federal laws and regulations.
- 4) The Village of Somerset has the right to revoke the conditional use permit if the conditions are not met.
- 5) No alteration of a conditional use shall be permitted unless approved by the Village Board, upon the recommendation of the Plan Commission.

Motion carried unanimously.

Conditional Use Permit Application to allow for a veterinary hospital and/or clinic in a Highway Commercial (C2) District located at 105 Depot Street, parcel # 181-1021-40-000. Applicant: Elizabeth Mathe, Kindred Soul Veterinary Services. Landowner: Steve Vanasse

Dr. Krista Walkowiak, DVM, reviewed the business plan with the commission. No changes are proposed to the existing building, and the current front door will remain the primary entrance. The practice will operate primarily as a mobile clinic, with on-site clinic use occurring approximately 15% of the time. Most services will be provided through farm calls, with the building used for procedures that cannot be performed in the field and for equipment storage.

Motion by Wolner, second by Belter to approve the Conditional Use Permit to allow a veterinary hospital and/or clinic in a Highway Commercial (C2) District located at 105 Depot Street, parcel # 181-1021-40-000. Applicant: Elizabeth Mathe, Kindred Soul Veterinary Services, with the following conditions:

- 1) Hours of operation – Sunday through Saturday, 9am – 5pm
- 2) House is not to be used as a residence
- 3) Must comply with all local, state and federal laws and regulations
- 4) No outdoor storage of veterinarian supplies, including kennels.
- 5) No boarding or overnight housing of animals
- 6) Provide adequate on-site parking for staff and customers
- 7) Review in 1-year to monitor growth/expansion of clinic
- 8) The Village of Somerset has the right to revoke the conditional use permit if the conditions are not met.
- 9) No alteration of a conditional use shall be permitted unless approved by the Village Board, upon the recommendation of the Plan Commission.

Motion carried unanimously.

ADJOURN

Motion by Belter, second by Plourde to adjourn. Motion carried unanimously. The meeting adjourned at 6:28 pm.

Jessica Lehman, Village Clerk

(Minutes are not official until approved at next meeting)