
To: Somerset Plan Commission
From: Steve Tremlett, MSA Professional Services
Subject: Comp Plan - Land Use Amendments
Date: February 25, 2026

As discussed on page 32 of the Village of Somerset Comp Plan, it may from time to time be appropriate to consider amendments to the Future Land Use (FLU) Map. In discussions with Village staff, it was appropriate to review some areas in the Village, as well as adjacent to the Village limits, for changes to the future land use map based on development and community needs, including diversity of uses, environmental conditions, market conditions, and adjacent land uses.

PROPOSED AMENDMENTS

The attached Future Land Use Map identifies several areas of change along Church Hill Road (WIS 35) and 190th Avenue (note: all areas not changing are shown with a whitewash mask). Attachment A of this memo provides a table of the properties that are recommended for FLU designation changes.

There are two additional changes made to provide more flexibility based on needs and interests of the Village.

1. Lands south of WIS 64 and WIS 35 interchange (owned by P&P Properties, LLC) includes a Map Note "1" that allows flexibility for lower-density residential along the southern portion of the property nearest the river without requiring a Comp Plan (FLU Map) amendment. The designated FLU category (i.e., General Mixed Use) typically includes higher-density residential, so this map note allows for a lower intensity residential use in the southern portion of the area.
2. Areas north of the current village limits between Church Hill Road and 80th Street (mostly owned by the Neumann's) offers opportunities for a complete neighborhood of employment (i.e., commercial and/or business park uses), residential, and park space. To allow for flexibility, this amendment recommends creating a unique "Neumann Farms Neighborhood Area" future land use category. The additional language that will go along with the mapped area (shown in orange on the FLU Map) would require adding this FLU category on Page 32 under "FLU Categories" subheader and adding a FLU description with policies on Page 36 after General Commercial, as outlined below.

Neumann Farm Neighborhood Area

The Neumann Farm Neighborhood Area is roughly 260 acres in the northern section of the Village between Church Hill Road (WIS 35) and 80th Street. The area is mostly made up of land owned by the Neumann's just north of Capstone Homes at Pine Vale. The land includes some residential and farmstead buildings along Church Hill Road and has access and visibility of Turtle Lake to the northeast. This neighborhood is envisioned for a mix of commercial and business park uses in the western half with a residential development area in the eastern half with a community or neighborhood park between these uses.

MEMO

February 25, 2026

Policies

1. This neighborhood should provide a mix of commercial and business park uses along Church Hill Road with opportunities for housing and park space(s). The exact balance of uses and placement within the neighborhood will be determined through an adopted Village neighborhood plan and/or approved developer proposed master plan for the area.
2. Access into the neighborhood should be provided by a new street coming off of Church Hill Road. Additional connections should be made to Stone Ridge Road to the south and provide for future connections to the east and to the north (future extension of 72nd Street).
3. It will be important to buffer the commercial and business park uses from the planned residential areas through such strategies such as berming or extensive landscaping, park space, and/or attractive screening of loading docks, dumpsters, and any outdoor storage areas.
4. Residents in this future neighborhood will benefit from convenient access to existing open spaces and a planned park within the development.

PROCESS TO AMEND THE COMP PLAN

The Village shall follow the procedures for amending this Plan as set forth in Wisconsin's Comprehensive Planning Law. A straightforward amendment, such as a strategy or future land use map revision, can be completed through the following process.

Step One

Plan Commission or the Village Board holds a public hearing on the proposed amendment, preceded by a Class 1 notice published at least 30 days prior to the hearing. The notice should include, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan amendment,
- The name of a Village staff member who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing. The Village shall also provide direct written notice of the public hearing to all parties to whom such notice is required to be given under Wisconsin's Comprehensive Planning Law.

Step Two

The proposed amendment is effective and becomes official Village policy only when the Village Board passes, by a majority vote of all members-elect, an ordinance to adopt the proposed amendment.

Step Three

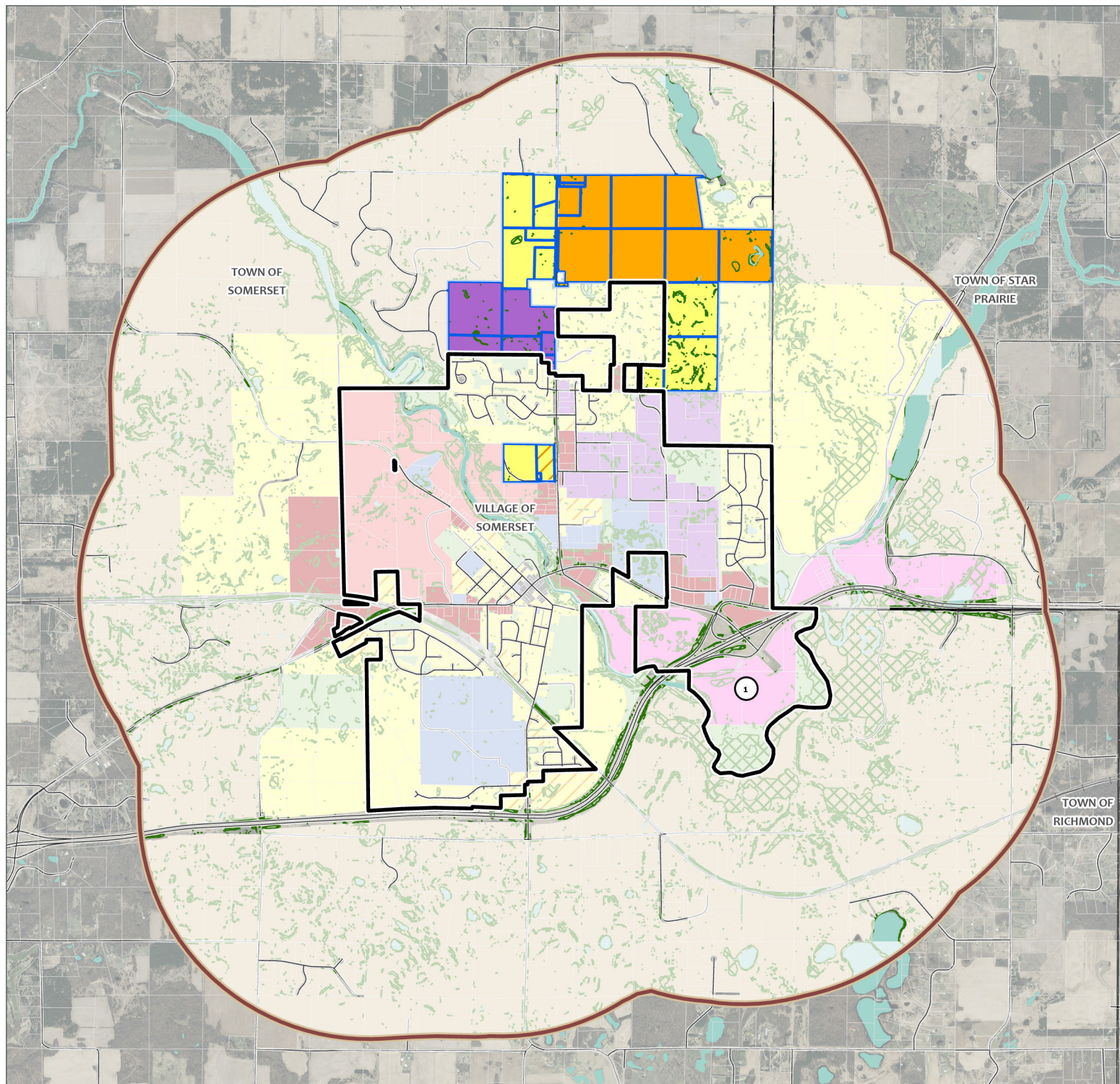
Village staff post a copy of the plan amendment to the Village website and send a copy (or letter providing a link to the plan) to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located (if any).
4. The public library that serves the area in which the Village is located.
5. The Comprehensive Planning Program at the Department of Administration.

Attachments: FLU Map (Planning Area) and a table with properties in the amendment

Future Land Use Planning Area Comprehensive Plan Update

Village of Somerset
St. Croix County, WI



- Planning Area (1.5 Miles)
- Village of Somerset
- Surrounding Municipality
- Natural Resource Overlay (NRO)
- Future Land Use**
 - Neighborhood Residential (NR)
 - High-Intensity Residential Overlay (HIR)
 - Neumann Farms Neighborhood Area
 - Downtown Mixed-Use (DMU)
 - General Mixed-Use (GMU)
 - Business Park (BP)
 - General Commercial (GC)
 - Recreational Commercial (RC)
 - Civic/Institutional (CI)
 - Parks & Open Space (POS)
 - Rural Lands (RL)

MAP NOTES:
 1. The southern portion of this area along the river may be approved for low-density residential without a map amendment.
 2. Parcels outlined in blue show the proposed 2026 FLU updates

Data Sources:
 St. Croix County GIS (2023)
 Land Use Developed from Village/County Plans & Zoning and MSA & Aerial Review
 St. Croix County Aerial Imagery (2020)



0 0.2 0.4 Miles



Parcel #	Property Address	Current FLU (2023)	FLU (2026)
181-1001-70-050	Not Available	General Commercial (C)	High Density Residential Overlay
181-1002-10-000	339 CHURCH HILL ROAD	Recreational Commercial (RC)	Residential
181-1001-70-040	Not Available	General Commercial (C)	High-Density Res Overlay
032-1074-10-025	Not Available	General Commercial (C)	Business Park
032-1074-20-000	Not Available	General Commercial (C)	Business Park
032-1074-30-000	Not Available	General Commercial (C)	Business Park
032-1074-50-025	Not Available	General Commercial (C)	Business Park
032-1074-60-000	1912 STATE HIGHWAY 35	General Commercial (C)	Business Park
181-4113-00-999	Not Available	General Commercial (C)	Business Park
032-1074-50-050	1920 STATE HIGHWAY 35	General Commercial (C)	Business Park
032-1072-10-000	697 200TH AVENUE	Rural Lands (RL)	Residential
032-1072-10-110	1988 STATE HIGHWAY 35	Rural Lands (RL)	Residential
032-1072-20-000	683 200TH AVENUE	Rural Lands (RL)	Residential
032-1072-70-000	Not Available	Rural Lands (RL)	Residential
032-1072-70-100	1958 STATE HIGHWAY 35	Rural Lands (RL)	Residential
032-1072-70-200	1978 STATE HIGHWAY 35	Rural Lands (RL)	Residential
032-1070-95-000	748 190TH AVENUE	Business Park (B)	Residential
032-1071-20-000	Not Available	Business Park (B)	Residential
032-1071-30-000	754 190TH AVENUE	Business Park (B)	Residential
032-1068-40-000	Not Available	Neighborhood Residential (R)	Neuman Farms Neighborhood
032-1068-50-000	Not Available	Business Park (B)	Neuman Farms Neighborhood
032-1068-60-000	Not Available	Neighborhood Residential (R)	Neuman Farms Neighborhood
032-1068-70-000	Not Available	Business Park (B)	Neuman Farms Neighborhood
032-1068-80-000	Not Available	Rural Lands (RL)	Neuman Farms Neighborhood
032-1068-80-100	1989 STATE HIGHWAY 35	Rural Lands (RL)	Neuman Farms Neighborhood
032-1068-90-000	1995 STATE HIGHWAY 35	Rural Lands (RL)	Neuman Farms Neighborhood
032-1068-90-001	Not Available	Business Park (B)	Neuman Farms Neighborhood
032-1068-95-000	1983 STATE HIGHWAY 35	Business Park (B)	Neuman Farms Neighborhood
032-1069-30-000	Not Available	Business Park (B)	Neuman Farms Neighborhood
032-1069-90-000	1951 STATE HIGHWAY 35	Neighborhood Residential (R)	Neuman Farms Neighborhood



PLAN COMMISSION APPLICATION

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

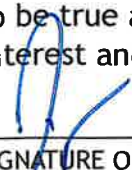
Village Clerk, Village of Somerset - PO Box 356 Somerset WI 54025

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.

APPLICANT NAME Joseph Granberg
APPLICANT ADDRESS 1428 134TH AVE., New Richmond, WI, 54017
PHONE 715-246-7529 EMAIL joe@gslandolutions.com
LOT SIZE: FRONTAGE 767' DEPTH 1290' TOTAL SQ FT 1,713,496 sq. ft.
PARCEL NUMBER AND LEGAL DESCRIPTION OF PROPERTY NE 1/4 of the NW 1/4
Sec. 31, T31N, R18W, Town of Star Prairie

- ☐ REZONING - Complete Application to Rezone (Fee \$250.00)
- ☐ CONDITIONAL USE PERMIT - Complete Conditional Use Permit Application (Fee \$250.00)
- ☐ REPLAT OF LAND - Attach 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. (Fee - see Sec. 14.1.90) There is a \$200.00 deposit required.
- ☒ EXTRA TERRITORIAL PLAT REVIEW - Attach 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 Checklist

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

Feb. 18, 2026
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

_____ Reject your application

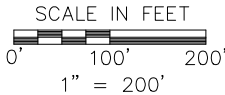
SIGNATURE OF VILLAGE PRESIDENT

DATE SIGNED

PRELIMINARY MARCH 20, 2026

CERTIFIED SURVEY MAP

LOCATED IN THE NE¼ OF THE FRACTIONAL NW¼ OF SECTION 31, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN, BEING LOT 4 CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGE 7664, DOCUMENT NUMBER 1202155 AT THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.



NOTE: SECTION CORNERS SHOWN HEREON HAVE BEEN FOUND AND VERIFIED WITH TIES OF RECORD AND PUBLISHED ST. CROIX COUNTY COORDINATES. FIELD WORK COMPLETED DEC. 05, 2025.

NW¼ OF THE FRACTIONAL NW¼ UNPLATTED LANDS

SEE LEGEND SHEET 2 WEST LINE OF THE NE¼ OF THE FRACTIONAL NW¼

N88°36'02"W 1,502.56'

N00°33'34"W 1,319.08'

LOT 1 C.S.M. VOL. 5, PG. 1259, DOC. NO. 1162332 NORTH LINE OF THE FRACTIONAL NW¼

FOUND 1.25" IRON PIPE S42°36'24"W 0.47' FROM SET REBAR

LOT 5
419,457 SQ. FT. (9.63 AC.)
INCLUDING R/W & EASEMENTS
413,345 SQ. FT. (9.49 AC.)
EXCLUDING R/W & EASEMENTS

190TH AVENUE

LOT 13 PLAT OF CRESTVIEW ADDITION
N¼ CORNER, SEC. 31 (ALUM. CAP FND.)

UNPLATTED LANDS

UNPLATTED LANDS

COUNTY TRUNK HIGHWAY "C"



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NW¼ OF SECTION 31. LINE BEARS S88°36'02"E, ST. CROIX COUNTY COORDINATE SYSTEM.

NOTE: DIVISION OF ANY OF THE LOTS SHOWN ON THIS CERTIFIED SURVEY MAP ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE VILLAGE OF SOMERSET. THESE LOTS ARE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF SOMERSET.

LOT 7
543,182 SQ. FT. (12.47 AC.)
INCL. R/W
538,822 SQ. FT. (12.37 AC.)
EXCL. R/W

WETLAND
WETLAND EDGE

CURVE 1 INFORMATION:
NOT TANGENT
RADIUS - 1,004.93'
CENTRAL ANGLE - 08°46'02"
CHORD - 153.62'
S13°40'31"W
ARC LENGTH - 153.77'
TANGENT IN - S21°16'05"W
TANGENT OUT - S12°30'03"W

LOT 8
493,202 SQ. FT. (11.32 AC.)

SOUTH LINE OF THE NE¼ OF THE FRACTIONAL NW¼

N88°56'30"W 1,252.49'

UNPLATTED LANDS

LOT 1 C.S.M. VOL. 7, PG. 1884, DOC. NO. 430202

LOT 1 C.S.M. VOL. 6, PG. 1605

CURVE 1
S21°16'05"W 85.05'
S00°40'29"E 4163.96'
(RECORDED AS - 4172.96')

NOTE: EXISTING DRIVEWAY. HIGHWAY DEPARTMENT WILL NOT ALLOW THIS DRIVEWAY TO BE USED FOR A NEW RESIDENCE.

SHARED DRIVEWAY EASEMENT. DOC. NO. 1200024



SURVEYOR:

JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

PREPARED FOR:

DAN ELLYSON & PAUL KORN DRAFTED BY: HLS
2103 210TH AVENUE
JOB NO. 100-1019



174G

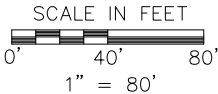
DATE: 12/24/2025
SHEET 1 OF 3

CERTIFIED SURVEY MAP

LOCATED IN THE NE¼ OF THE FRACTIONAL NW¼ OF SECTION 31, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN, BEING LOT 4 CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGE 7664, DOCUMENT NUMBER 1202155 AT THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.

NOTE: LOTS MAY BE SUBJECT TO FUTURE SPECIAL ASSESSMENTS FOR ANY UPGRADES AND IMPROVEMENT TO THE ROAD.

DETAIL



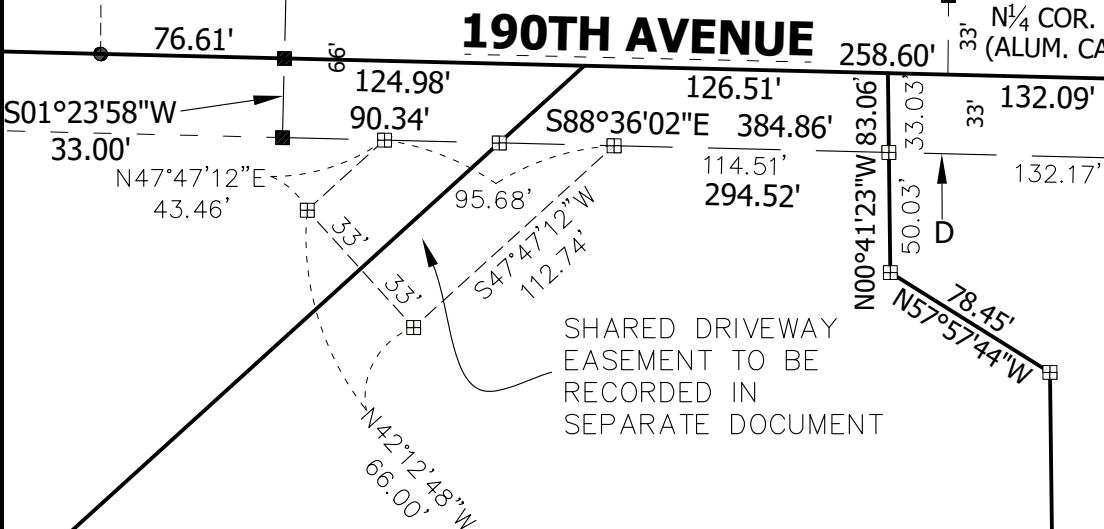
LOT 1 C.S.M. VOL 32, PG. 7207, DOC. NO. 1162332

LOT 1 C.S.M. VOL 5, PG. 1275, DOC. NO. 406832

RIVERVIEW LANE

190TH AVENUE

N¼ COR. SEC. 31 (ALUM. CAP FND.)



LEGEND:

- SECTION CORNER (AS NOTED)
- FOUND 1.38" OUTSIDE DIAMETER IRON PIPE
- FOUND 1.25" OUTSIDE DIAMETER IRON PIPE
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND ¾" IRON REBAR
- 0.75" X 18" IRON REBAR WEIGHING 1.50 LBS. / LINEAR FOOT SET
- FENCE
- PROPOSED DRIVEWAY LOCATION FOR LOT 7
- INDICATES COMPUTED POSITION. NOTHING SET

NOTE: LOTS MAY BE SUBJECT TO FUTURE SPECIAL ASSESSMENTS FOR ANY UPGRADES AND IMPROVEMENT TO THE ROAD.

NOTE: ALL LOTS CONTAINED IN THIS MAP ARE CURRENTLY ZONED RESIDENTIAL-1 (R-1) ZONING.

LOT 7

543,182 SQ. FT. (12.47 ACRES)
INCL. R / W
538,822 SQ. FT. (12.37 ACRES)
EXCL. R / W



SURVEYOR:

JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

PREPARED FOR:

DAN ELLYSON & PAUL KORN
2103 210TH AVENUE
DEER PARK, WI 54007

DRAFTED BY: HLS
JOB NO. 100-1019
DATE: 12/24/2025

SHEET
2 OF 3

PRELIMINARY MARCH 20, 2026

CERTIFIED SURVEY MAP

LOCATED IN THE NE¼ OF THE FRACTIONAL NW¼ OF SECTION 31, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN, BEING LOT 4 CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGE 7664, DOCUMENT NUMBER 1202155 AT THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.

DESCRIPTION:

A parcel of land located in the NE¼ of the fractional NW¼ of Section 31, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin, being Lot 4 of Certified Survey Map recorded in volume 34, page 7664, document number 1202155 at the St. Croix County Register of Deeds Office, further described as follows:

Beginning at the N¼ corner of said Section 31; thence S00°49'25"E 346.48' to a found 1.38" outside diameter iron pipe along the monumented North - South Quarter Section line of said Section 31; thence S00°48'54"E 195.93' to a found 1.38" outside diameter iron pipe along said monumented North - South Quarter Section line to the northwest corner of Lot 3 Certified Survey Map recorded in said volume 34, page 7664, document number 1202155, at the said St. Croix County Register of Deeds Office; thence N89°00'44"W 43.68' to a found ¾" iron rebar along the north line of said Lot 3; thence S00°41'23"E 316.77' to a found ¾" iron rebar along the west line of said Lot 3; thence N80°15'48"E 44.13' to a found ¾" iron rebar along a southwesterly line of said Lot 3; thence S00°40'29"E 230.56' to a found ¾" iron rebar and the westerly right-of-way of County Trunk Highway "C" and the south most corner of said Lot 3; thence S21°16'05"W 85.05' to a found ¾" iron rebar along said westerly right-of-way and the easterly line of said Lot 4; thence southwesterly 153.77' along the arc of a 1004.93' non-tangent curve concave to the southeast whose chord bears S13°40'31"W 153.62' and has a central angle of 08°46'02" to the south line of the NE¼ of the fractional NW¼ and the southeast corner of said Lot 4; thence N88°56'30"W 1,252.49' along said south line of the NE¼ of the Fractional NW¼ to the west line of said NE¼ of the Fractional NW¼ being the south line of said Lot 4; thence N00°33'34"W 1,319.08' along said west line of the NE¼ of the Fractional NW¼ being the west line of said lot 4 to the north line of the Fractional NW¼; thence S88°36'02"E 1,318.61' along said north line of the Fractional NW¼ being the north line of said Lot 4 to the point of beginning. This description contains 1,713,497 square feet (39.34 acres) more or less and is subject to any easements, restrictions, or covenants of record.

SURVEYOR'S CERTIFICATE

I, Joseph W. Granberg, Professional Land Surveyor, hereby certify that by the direction of Dan Ellyson, I have surveyed and divided the lands shown hereon in accordance with official records, Chapter 236.34 of the Wisconsin Statutes, the St. Croix County Subdivision Ordinance and the Town of Star Prairie Subdivision Ordinance and that this map is a true and correct representation to scale of that survey.

JOSEPH GRANBERG DATE
G&S LAND SOLUTIONS, LLC.
1428 134TH AVENUE
NEW RICHMOND, WI 54017
715-246-7529

GENERAL NOTICE STATEMENT

EACH PARCEL SHOWN HEREON IS SUBJECT TO STATE, COUNTY AND TOWNSHIP LAWS, RULES AND REGULATIONS (i.e., WETLAND RESTRICTIONS, ACCESS TO PARCEL, MINIMUM LOT SIZE, ETC.). BEFORE PURCHASING OR DEVELOPING ANY PARCEL CONTACT THE ST. CROIX COUNTY COMMUNITY DEVELOPMENT OFFICE AND THE APPROPRIATE TOWN BOARD FOR ADVICE.

Resolved that this Certified Survey Map is hereby approved by the St. Croix County Community Development Department.

BY _____ DATE _____
St. Croix County Community Development Department



SURVEYOR:		PREPARED FOR:	
JOSEPH GRANBERG	DAN ELLYSON & PAUL KORN	DRAFTED BY: HLS	
1428 134TH AVENUE	2103 210TH AVENUE	JOB NO. 100-1019	SHEET
NEW RICHMOND, WI 54017	DEER PARK, WI 54007	DATE: 12/01/2025	3 OF 3

Jessica Lehman

From: Joe Granberg <joe@gslandsolutions.com>
Sent: Friday, March 20, 2026 12:12 PM
To: Robert Gunther
Cc: Jessica Lehman
Subject: RE: ETZ
Attachments: 1019-Ellyson 4 Lot CSM CSM (pg 1).pdf; 1019-Ellyson 4 Lot CSM CSM (pg 2).pdf; 1019-Ellyson 4 Lot CSM CSM (pg 3).pdf

Hi Bob

Attached is the revised Ellyson Certified Survey Map. Note has been added on sheet 1 regarding any future development needs to be reviewed by the Village and the easement for Lot 7 is now part of Lot 7 instead of easement.

If you would like me to attend the meeting(s), please let me know.

Thank you.

JOE GRANBERG
Professional Land Surveyor
WI & MN



1428 134th Avenue
New Richmond, WI 54017
www.gslandsolutionsllc.com
Email: joe@gslandsolutions.com
Office - 715-246-7529
Cell: 715-410-4403

From: Robert Gunther <rgunther@villageofsomerset.us>
Sent: Friday, March 20, 2026 10:49 AM
To: Joe Granberg <joe@gslandsolutions.com>
Cc: Jessica Lehman <jlehman@villageofsomerset.us>
Subject: FW: ETZ

Hey Joe,

Sorry I have been scrambling to get back to people on various items. Please see the revised comments from the planner and our correspondence back and forth.

Reach out when you are available. My cell is always best.

Thanks,
Bob

Robert Gunther

Village of Somerset
Public Works/Economic Development Director
110 Spring St. PO Box 356
Somerset, WI 54025
Office: (715) 247-3395
Cell: (715) 760-0884

From: Stephen Tremlett <stremlett@msa-ps.com>

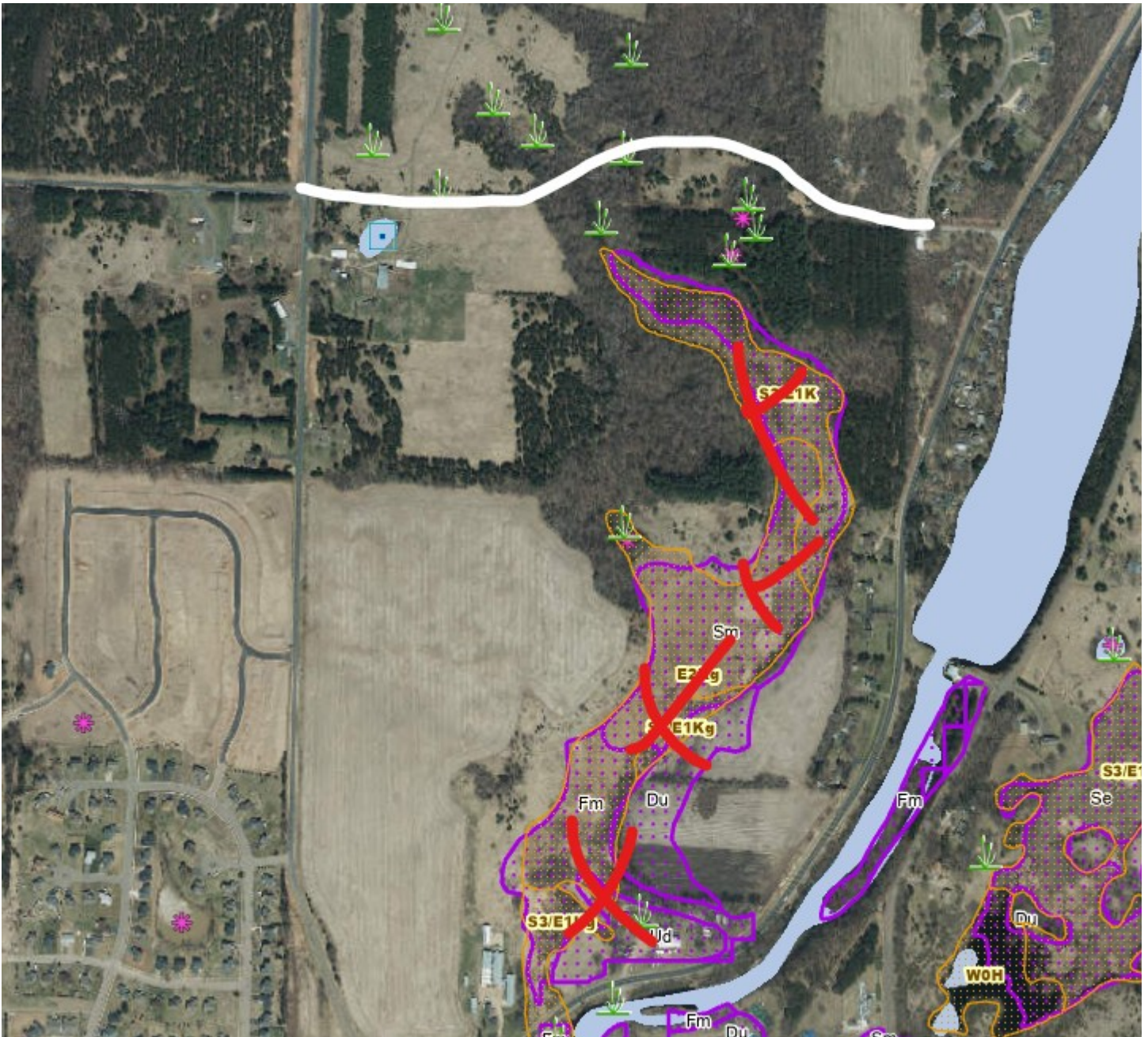
Sent: Friday, March 6, 2026 1:18 PM

To: Robert Gunther <rgunther@villageofsomerset.us>; Laurie Miller-Facey <lmiller-facey@msa-ps.com>; Chuck Schwartz <cschwartz@msa-ps.com>

Subject: RE: ETZ

Bob,

I think it's in the best interest of the Village to approve with the condition that the 33-feet is reserved for road extension through their CSM should the Village need it. It will be very difficult to get East/West access to the south. There is no harm in reserving through easement the potential need for a road. As this area grows, you will wish you had another access over to CTH C. Just my two cents!



From: Robert Gunther <rgunther@villageofsomerset.us>

Sent: Friday, March 6, 2026 12:50 PM

To: Laurie Miller-Facey <lmiller-facey@msa-ps.com>; Chuck Schwartz <cschwartz@msa-ps.com>; Stephen Tremlett <stremlett@msa-ps.com>

Subject: ETZ

Good afternoon everyone,

I spoke with Joe Granberg, the surveyor for the Ellyson subdivision at length yesterday. I feel the village will not experience any immediate impacts with the proposed subdivision and any further proposals with the parcels will have to come back to the village for further review. Joe made some good points regarding a road connection to 190th stating there is a well defined ravine to the west of the Ellyson property that would make a road connection through that area very difficult. I also feel that when and if the Rivard property to the south develops will allow us

to better define road connections to county road C and 190th may simply end up being a dead end road due to the topography challenges that he pointed out to me.

With that said, I feel more comfortable recommending approval of their proposed subdivision considering we will have additional reviews with any subsequent development that may occur in the future. Please let me know if you have any concerns that should be considered prior to any potential approval of the ETZ..

Thank you and have a nice weekend!

Bob

Robert Gunther

Village of Somerset

Public Works/Economic Development Director

110 Spring St. PO Box 356

Somerset, WI 54025

Office: (715) 247-3395

Cell: (715) 760-0884

Subject: Ellyson – CSM Extra-territorial Review

To: Village of Somerset Planning Commission

CC: Bob Gunther, Village Public Works/Economic Development Director

From: Laurie Miller-Facey, Planner

Stephen Tremlett, Principal-in-charge

Date: February 27, 2026

BACKGROUND

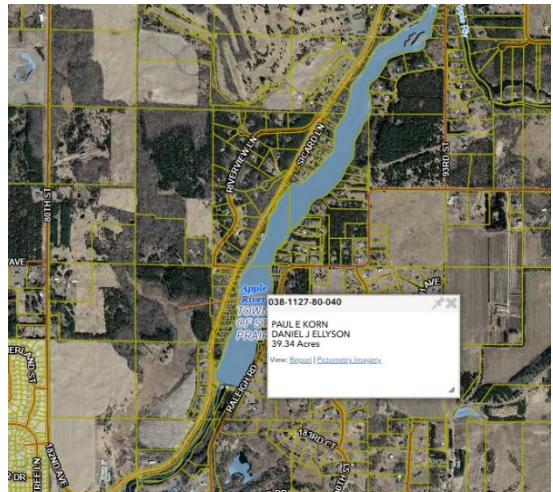
The subject property, PID 038-1127-80-040, is a 39.336-acre parcel located in the extra-territorial planning area east of the Village in the Town of Star Prairie. The parcel is located west of the intersection of CTH C and 190th Ave. The owner is seeking a Certified Survey Map (CSM) to create four new lots. The lot sizes are as follows:

- Lot 5: 9.63 acres
- Lot 6: 6.94 acres
- Lot 7: 11.45 acres
- Lot 8: 11.32 acres

The CSM indicates that there is a 383.58 ft existing easement, currently constructed as a private gravel driveway, at the terminus of 190th Street that will serve Lot 5 and Lot 6. Lot 8 has access to CTH C. There is a proposed easement access easement to Lot 7 through Lot 6; however, there is no public street access to the lot. There are no proposed easements for the continuation of 190th Street to allow access between 80th Street and CTH C.

Wetlands consume a significant portion of lots 5, 7, and 8. The wetland areas stretch southward, beyond the boundary of Lot 8, to the bend of the Apple River near the intersection of CTH C and 182nd Street.

There is no indication of the future use of the land post-CSM approval.



ANALYSIS

Wisconsin State Statute 236.10

According to Wisconsin State Statute 236.10, a city or village may review, approve, or reject subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. The extraterritorial plat approval authority does not include the authority to require public improvements such as streets or sanitary sewers in plats located outside city or village limits. Only the Town Board may require improvements in plats within a town. A city or village may not deny approval of a CSM or plat based on the proposed land use unless the denial is based on an adopted extraterritorial zoning ordinance.

Lot Dimension Standards

Section 14-1-73 (a) states that lot dimensions within the Village's extraterritorial jurisdictional limits shall conform to the area and dimension requirements within the St. Croix County Zoning Code. Under St. Croix zoning, the property is zoned R-2. All proposed lots meet the R-2 minimum of 1.5 acres.

Access and Frontage

Section 14-1-73 (i) requires access to a public street for a distance of at least 50 feet, and (f) requires a minimum 50 foot of platted frontage on a public street to allow access by emergency and service motor vehicles. Alley frontage may not constitute this minimum frontage requirements.

Lots 5 and 6 are shown with access easement along a potential 190th Avenue extension; however, it's not built as a roadway. Lot 7 is accessed through Lot 6 as access easement with no public road frontage. Only Lot 8 has dedicated public road right-of-way.

Roadway Dedication

190th Avenue exists in the Village limits and then picks back up and connects to CTC. All lands south of here in the town are impacted by existing wetlands. The Village of Somerset's Comprehensive Plan identifies this area for neighborhood residential growth that should include road connections that can safely serve and protect for EMS/Fire protection. The connection of 190th Avenue through the town is a recommended improvement long-term and this should be dedicated as right-of-way at this time.

The planned road is considered a minor road and requires a minimum right-of-way width of 66 feet, as stated in Section 14-1-70(k). The proposed CSM does not include an easement for the centerline (at least 33 ft of the width of the future roadway) of the planned 190th Avenue extension.

RECOMMENDATION

It is staff's recommendation that the Village consider rejecting this CSM due to its lack of compliance with:

- Section 14-1-20(a)(7) and 14-1-70(k) – The proposed CSM does not include road dedication for the 190th Avenue extension between 80th Avenue and CTH C. At a minimum, the dedication shall accommodate 33 ft of the width of the future roadway.
- Section 14-1-73 (f) and (i) – Lots 5,6, and 7 do not have 50 feet of public road frontage or access.

**VILLAGE OF SOMERSET
PLAN COMMISSION - REZONING APPLICATION**

REQUIRED SIGNATURE(S)

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:

 Applicant's Signature	03/10/26 Date
 Property Owner's Signature (if applicable)	03/10/26 Date

REZONING QUESTIONNAIRE

Please answer the following questions and include them with your application materials.

Explain why you wish to rezone this property.

The current review request is for site plan layout review to be followed with rezoning after initial inputs.

Will the proposed zoning change impact existing public infrastructure? Infrastructure may include but not limited to: roads, public utilities, power, or stormwater.

Additional connections to city sewer and water will be required. Existing stormwater pond is expected to adequately provide for any increases in stormwater, however review of stormwater will be completed at the time of project design.

Is the proposed zoning district compatible with the existing use of the property? Existing use can include natural features of the property like wetlands, surface water, groundwater, or other sensitive landscapes.

The proposed use is compatible with adjoining properties which are multifamily residential. The stormwater pond provides a natural separation by siting the proposed twin home adjacent to other twinhomes and 4plex units adjacent to neighboring 4plexes.

How is your proposed zoning compatible with the surrounding land uses?

Rezoning would be compatible with existing uses along the residential street(Meadow Lane) and the property is separated from other parcels by topographic features and County Road VV and the railroad.

VILLAGE OF SOMERSET

PLAN COMMISSION - REZONING APPLICATION

CHECKLIST

- ☒ Completed Application & Fee
- ☒ Aerial Photo (Can be obtained from County website at www.sccwi.gov - In the search box, type *Land Information*.)
- ☐ Property Survey with legal description (Register of Deeds)
- ☒ Site plan including name of project and owner/applicant, site address, date, scale, north arrow, yard setbacks, parking and loading areas, sidewalks and other pedestrian facilities, and location of buildings and signs

REZONING PROCEDURE

1. Submit Application for Review.
 - a. Application is reviewed by Staff (Clerk, Village Attorney, Economic Development Director)
 - b. Rezone applications require a public hearing. The public hearing is published for 2 successive weeks prior to the Plan Commission meeting. The Plan Commission meets on the first Thursday of each month. Notice of the hearing is also sent to all property owners within 200 feet of the subject rezoning property.
2. Plan Commission holds Public Hearing & reviews rezone application.
 - a. After review/discussion, Plan Commission will approve/reject the application. If approved, the application will be reviewed by the Village Board for final approval.
3. Village Board action. The Village Board meets on the third Tuesday of each month.

ZONING DISTRICTS

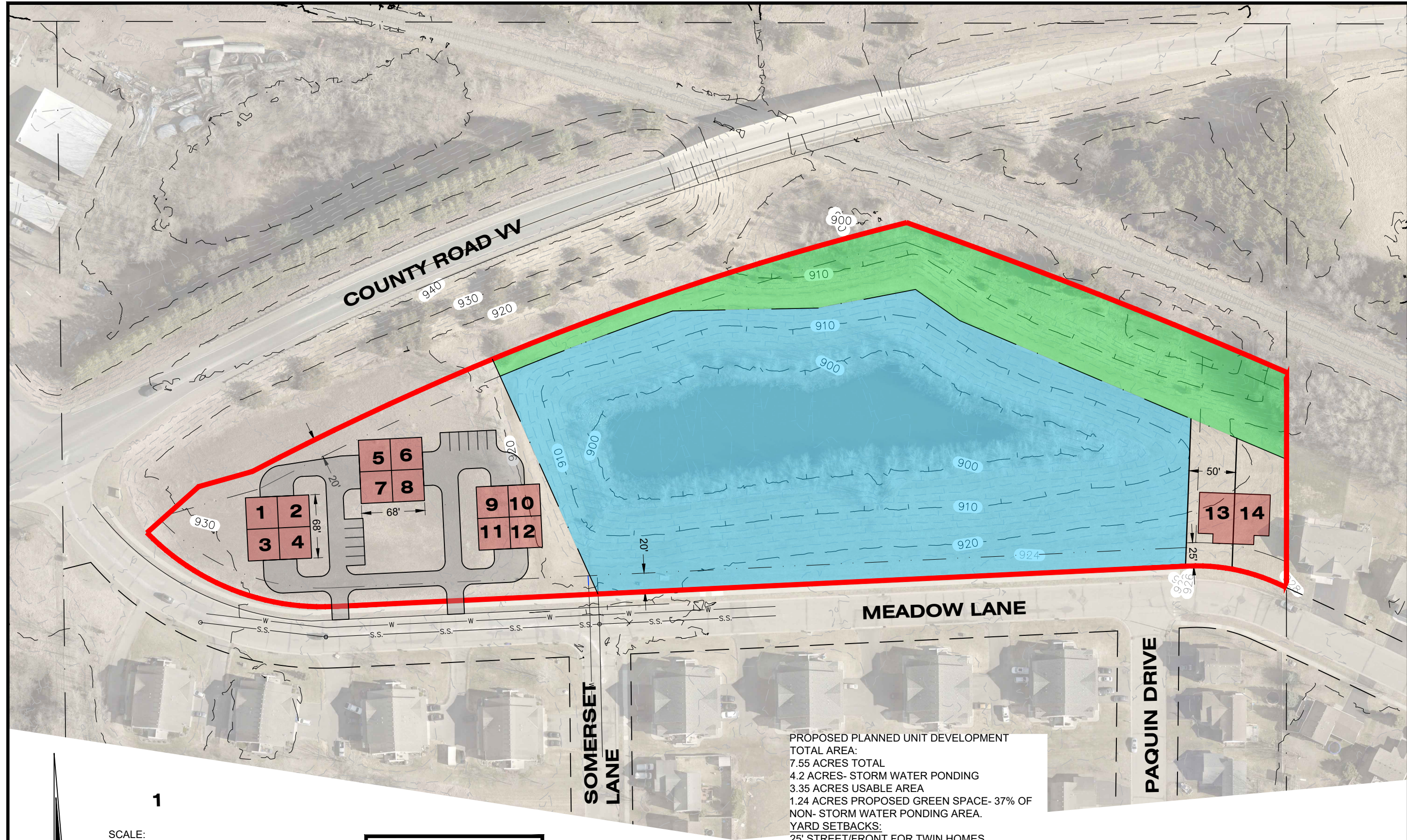
R-1 Single-Family Residential District	I-1 Industrial District
R-2 Two-Family Residential District	A-1 Agricultural District
R-3 Multiple Family Residential District	W-1 Conservancy District
R-4 Residential Estate District	PUD Planned Unit Development District
R-5 Twin Home District	Groundwater Protection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

AUTHORIZATION

The Village Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby: ☐ Approve the application ☐ Reject the application

Village President Signature

Date



1

SCALE:
0 100 200

ELEVATIONS SHOWN ARE
NAVD 1988 DATUM.

**PRELIMINARY
FOR DISCUSSION**

PROPOSED PLANNED UNIT DEVELOPMENT
TOTAL AREA:
7.55 ACRES TOTAL
4.2 ACRES- STORM WATER PONDING
3.35 ACRES USABLE AREA
1.24 ACRES PROPOSED GREEN SPACE- 37% OF
NON- STORM WATER PONDING AREA.
YARD SETBACKS:
25' STREET/FRONT FOR TWIN HOMES
20' STREET/FRONT FOR 4 UNIT BUILDINGS
10' SIDE YARD
20' REAR YARD
YARD SETBACKS MEASURED TO (CHECK ONE):
☐ FOUNDATION
☐ EAVE/OVERHANG

PROJECT:		PREFERRED BUILDERS PUD CONCEPT, SOMERSET MEADOWS SEC. 04, T30N, 19W, VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN	
SHEET NO.		1 OF 1	
CONCEPT			
Auth-Consulting/associates		S&N Land Surveying	
CORPORATE OFFICE 400 Technology Drive East Suite 100 Keweenaw, WI 54951 Tel 715-525-4400 Fax 715-525-4401 www.authconsulting.com		BRANCH OFFICE 2920 Kabe Street Suite 100 Bismarck, WI 54016 Tel 715-381-5577 Fax 715-381-5578 www.authconsulting.com	
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DWG FILE: 1333401.ALT2		REF FILE:	
JOB NUMBER:		REVISION DESCRIPTION:	
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