

**Village of Somerset
Plan Commission Minutes
Regular Meeting
Thursday, April 2, 2026 | 6:00 PM**

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

PUBLIC COMMENT

No one from the public spoke.

Vanasse closed the Public Hearing at 6:02 pm.

Vanasse opened the regular meeting at 6:02 pm.

MINUTES

Motion by Forrest, second by Kern to approve the minutes of the February 5, 2026 regular meeting and the March 26, 2026 special meeting. Motion carried unanimously.

NEW BUSINESS

Proposed Amendments to the Comprehensive Plan's Future Land Use Map and to update designations for several properties in the Village based on re-evaluation of development and community needs including diversity of uses, environmental conditions, market conditions, and adjacent land uses

Motion by Kern, second by Vanasse to approve the amendments to the Comprehensive Plan's Future Land Use Map, as presented. Motion carried unanimously.

ETZ Application in the Town of Star Prairie – PID 038-1127-80-040. Applicant: Joseph Granberg. Owner(s): Daniel Ellyson.

Motion by Kern, second by Wolner to approve the ETZ Application in the Town of Star Prairie – PID 038-1127-80-040. Motion carried unanimously.

Site Plan Review - PIDs 181-4084-15-000 & 181-4060-30-150. Applicant: Andrew Kociscak/Preferred Properties and Management LLC.

Motion by Kern, second by Wolner to table the Site Plan Review - PIDs 181-4084-15-000 & 181-4060-30-150 until the previous developer's agreement (pond maintenance) and additional details on further developments have been resolved. Motion carried unanimously.

ADJOURNMENT

Motion by Kern, second by Forrest to adjourn. Motion carried unanimously. The meeting adjourned at 6:36 pm.

Village of Somerset
BUILDING INSPECTOR'S REPORT
FOR THE MONTH OF MARCH 2026

<u>PERMIT #</u>	<u>APPLICANT</u>	<u>ADDRESS</u>	<u>PROJECT</u>	<u>VALUE</u>	<u>FEE</u>	<u>ADMIN FEE</u>
26-104	Timothy Hyde	207 Red Pine Drive	Storage Shed	\$7,000.00	\$170.00	\$25.00
26-105	Capstone Homes	968 Willow Glen Avenue	New Home	\$348,290.00	\$1,788.00	\$75.00
26-106	Capstone Homes	970 Willow Glen Avenue	New Home	\$354,385.00	\$1,812.00	\$75.00
26-108	Eli Thompson	837 Juniper Drive	Alteration	\$44,781.00	\$322.00	\$25.00
26-110	Paul Sheley	453 Alex Court	Alteration	\$20,000.00	\$322.00	\$25.00
26-111	Preston Paulson	336 Aspen Drive	Alteration	\$32,000.00	\$370.00	\$25.00
26-112	Capstone Homes	992 Willow Glen Avenue	New Home	\$348,530.00	\$1,788.00	\$75.00
26-113	Capstone Homes	994 Willow Glen Avenue	New Home	\$348,290.00	\$1,788.00	\$75.00
26-114	Capstone Homes	998 Willow Glen Avenue	New Home	\$570,400.00	\$2,676.00	\$75.00
26-115	Rapid Marine	102 Aspen Drive	Sign	\$5,000.00	\$90.00	\$25.00
26-116	Preferred Builders	837 Sutherland Street	New Home	\$298,460.00	\$1,588.00	\$75.00
26-120	Preferred Builders	873 Sutherland Street	New Home	\$269,800.00	\$1,472.00	\$75.00
26-121	Capstone Homes	906 Pine Vale Avenue	New Home	\$570,400.00	\$2,676.00	\$75.00
26-122	Capstone Homes	999 Willow Glen Avenue	New Home	\$481,400.00	\$2,320.00	\$75.00
26-124	Capstone Homes	996 Willow Glen Avenue	New Home	\$331,075.00	\$1,720.00	\$75.00
26-125	Chris Ide	845 Sutherland Street	Deck	\$26,400.00	\$200.00	\$25.00
26-126	Village of Somerset	270 Main Street	Raze	\$5,000.00	\$0.00	\$0.00
26-127	Village of Somerset	302 Main Street	Raze	\$5,000.00	\$0.00	\$0.00
26-128	Jeff Handevidt	809 Fox River Road	Deck	\$31,000.00	\$200.00	\$25.00
26-129	Michael Kovs	827 Jack Pine Trail	Alteration	\$4,776.00	\$262.00	\$25.00
26-130	Kristi McGuire	332 Harriman Street	Alteration	\$21,422.00	\$330.00	\$25.00
26-131	Terry Melhorn	567 Somerset Lane	Alteration	\$6,631.00	\$270.00	\$25.00
26-132	Deb Busson	442 Meadow Lane	Fence	\$5,000.00	\$90.00	\$25.00
26-135	Jonathan Shir	547 LaGrandeur Road	Deck	\$30,000.00	\$200.00	\$25.00
26-136	Paige Schutt	400 Bruce Larson Way	Fence	\$5,000.00	\$200.00	\$25.00

TOTAL PERMITS 25

<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>
\$4,170,040.00	\$22,654.00	\$1,075.00

10 NEW HOMES	0 COMMERCIAL
1 STORAGE SHED	2 FENCE
3 DECK(S)	0 REPAIR(S)
0 ADDITION	0 PORCH
0 FIREPLACE	0 ELECTRIC
6 ALTERATION	2 RAZE
0 HVAC	1 SIGNS

DRIVEWAY PERMITS

26-105	Capstone Homes	968 Willow Glen Avenue	\$90.00
26-106	Capstone Homes	970 Willow Glen Avenue	\$90.00
26-112	Capstone Homes	992 Willow Glen Avenue	\$90.00
26-113	Capstone Homes	994 Willow Glen Avenue	\$90.00
26-114	Capstone Homes	998 Willow Glen Avenue	\$90.00
26-116	Preferred Builders	837 Sutherland Street	\$90.00
26-120	Preferred Builders	873 Sutherland Street	\$90.00
26-121	Capstone Homes	906 Pine Vale Avenue	\$90.00
26-122	Capstone Homes	999 Willow Glen Avenue	\$90.00
26-124	Capstone Homes	996 Willow Glen Avenue	\$90.00

FEE

-
-
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-
-
-
-
-

TOTAL
\$900.00

TOTAL PERMITS 10

Village of Somerset

Administrative Fee	\$1,075.00
FINES	\$0.00

TOTAL **\$1,075.00**

Inspection Agency

FEE	\$22,654.00
10 DRIVEWAY PERMIT	\$900.00
10 SEAL @ \$40	\$400.00

TOTAL **\$23,954.00**

**CONDITIONAL USE PERMIT
VILLAGE OF SOMERSET**

ISSUED TO: Jason Reed

SITE ADDRESS: 523 Jackson Circle
Somerset, WI 54025

Permit No.: 25-01

Parcel Number: 181-4115-00-046

Zoning: Residential-R1

Conditional Use: Service Based Business - Firearm customizing, engraving, and gunsmithing

**Approved By
Village Board:** May 20, 2025

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) Comply with all Bureau of Alcohol, Tobacco, Firearms, & Explosives regulations.
- 2) Maintain, in good standing, Federal Firearm and Special Occupational Taxpayer Licenses and provide proof of licensing to the Village Clerk each time a license is renewed
- 3) Allow inspections of business by ATF and other regulation authority either scheduled or unscheduled
- 4) All firearms in possession of the business must be legally owned and registered as required by law
- 5) Adhere to AFT regulations on all transfers of firearms
- 6) Abide local regulations and ordinances related to firearm possession and use
- 7) Conduct and maintain any necessary communication/cooperation with local and federal law enforcement
- 8) Storage of firearms must be in a lockable container or safe
- 9) All firearms transported to and from the business must be appropriately cased and unloaded
- 10) No business sign whether free standing or wall mounted is allowed
- 11) No outside employment generation
- 12) Limit of 5 customer vehicles per week, no more than 20 in a month
- 13) No commercial vehicle generation

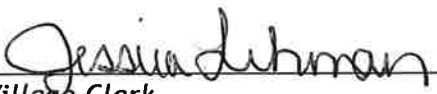
14) No retail sales of firearms or other goods

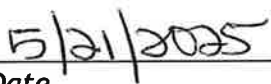
15) Business to be conducted indoors only

16) Customer delivery or collection hours shall be between 9am to 5pm, 7 days a week

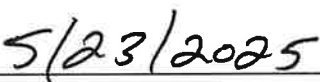
17) Noise shall conform to the R1 zoning regulations at all times

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

Jessica Lehman

From: jason reed <jmreed1673@yahoo.com>
Sent: Saturday, April 25, 2026 10:13 AM
To: Jessica Lehman
Subject: Re: Review of Conditional Use Permit

Nothing has changed on my end. Look forward to the result of their review.

Jason Reed
2nd Amendment Tactical- Wisconsin LLC.
651-308-5198

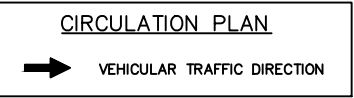
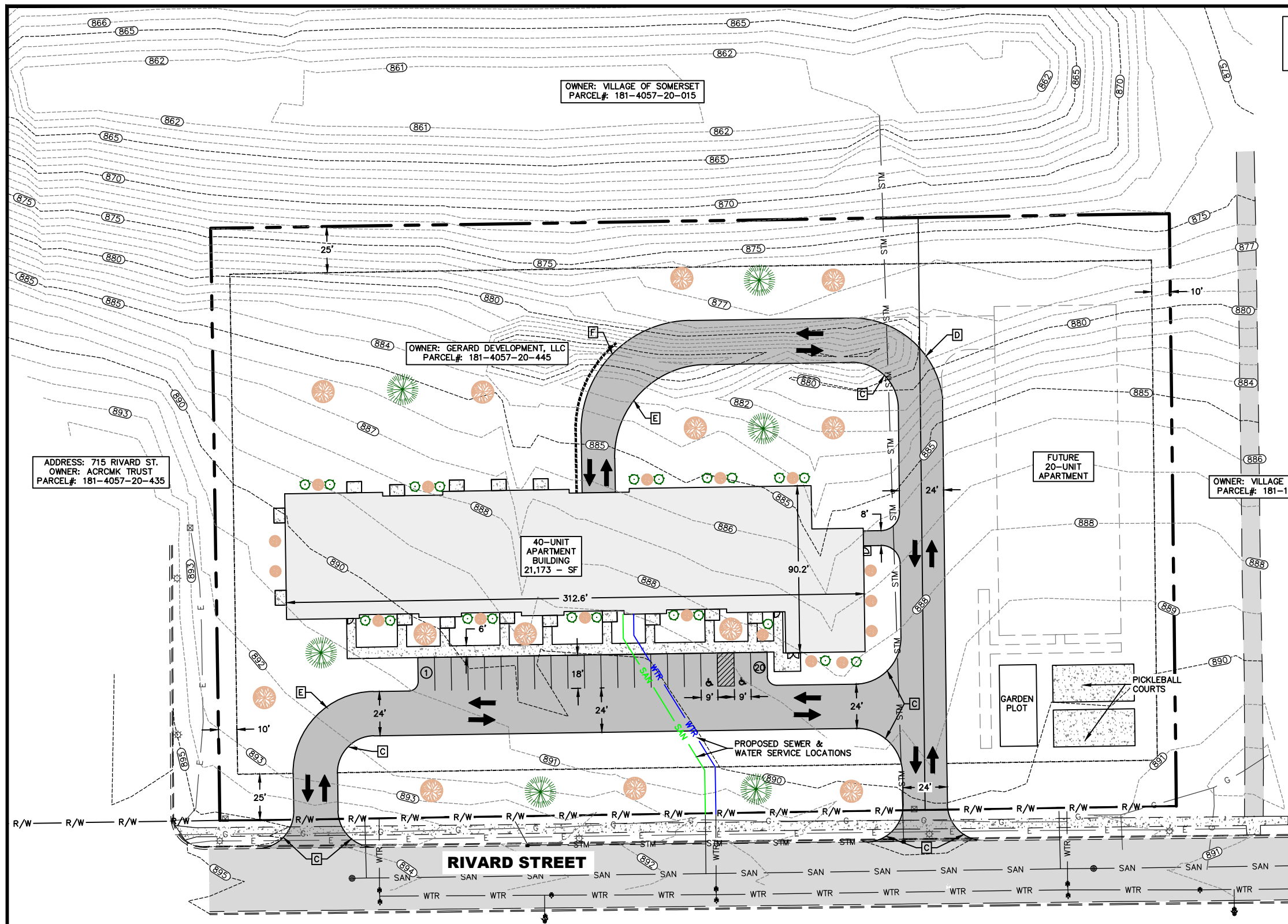
On Friday, April 24, 2026 at 11:06:52 AM CDT, Jessica Lehman <jlehman@villageofsomerset.us> wrote:

Hi Jason,

The Village of Somerset's Plan Commission will be reviewing your CUP at their May 7, 2026 meeting. Do you have any updates on 2nd Amendment Tactical-Wisconsin LLC that you would like to provide? I have attached your application and the CUP for your reference.

Thank you,

Jessica Lehman
Clerk/Deputy Treasurer
(715) 247-3395
Village of Somerset Office Hours
Monday – Thursday 8-4pm
Friday 8-12pm



Know what's below.
Call before you dig.

NORTH

0 15 30 60

LANDSCAPING LEGEND

- DECIDUOUS 'STREET TREE' (MIN. 2" CALIPER)
- SMALL MIXED SHRUBS
- CONIFEROUS TREE
- LANDSCAPED BED W/ FOUNDATION PLANTINGS PER VILLAGE OF SOMERSET LANDSCAPE MANUAL

**ALL OTHER DISTURBED AREAS TO BE RESTORED WITH A MINIMUM 4" TOPSOIL SEED & MULCH AND/OR SOD

SOMERSET ECO APARTMENTS
RIVARD ST.

CURRENT ZONING: C-3

LOT SIZE: 166,041 SF (3.81 AC.)

EXISTING IMPERVIOUS AREA: 00,000-SF (0.0%)

PROPOSED USE: RESIDENTIAL

PROPOSED BUILDING: 21,173-SF (12.8%)

PROPOSED PAVEMENT: 24,808-SF (14.9%)

PROPOSED PATIO/SIDEWALK: 4,646-SF (2.8%)

OVERALL IMPERVIOUSNESS: 50,627-SF (30.5%)

GREEN SPACE: 115,414-SF (68.5%)

PARKING STALLS: 61 TOTAL (4 ACCESSIBLE)
41 INTERIOR STALLS
20 EXTERIOR STALLS

STORM WATER TREATMENT: REGIONAL FACILITY

SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

RADIUS KEY

A	5'
B	15'
C	20'
D	44'
E	50'
F	60'

- LANDSCAPING & E.C. NOTES:
- LANDSCAPING WILL CONSIST OF SHRUBS AND GROUND COVER PLANTED ADJACENT TO THE EXTERIOR OF THE BUILDING. THE LANDSCAPING WILL BE PROFESSIONALLY INSTALLED PRIOR TO OCCUPANCY.
 - ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL, SEED & STRAW MULCH, 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.
 - LANDSCAPING AND PLANT SPECIES ARE TO MEET VILLAGE OF SOMERSET LANDSCAPE STANDARDS.
 - EROSION CONTROL WILL BE COMPLETED UPON FULL PROJECT DESIGN BUT WILL CONSIST OF A STONE TRACKING PAD, SILT FENCE, EROSION MAT, AND NECESSARY INLET PROTECTION. THESE ITEMS ALONG WITH OTHER APPLICABLE BMP'S WILL HELP PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE & SEDIMENT BUILDING UP IN THE REGIONAL STORMWATER FACILITY.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
25100

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2026 AEC LLC.

SITE PLAN

SOMERSET ECO APARTMENTS
GERRARD COMPANIES
RIVARD ST.
SOMERSET, WI 54025

DWG NAME
25100 PG3
SITE

DATE
04/2026

4
7

PROJECT INFORMATION

18,675 S.F. BASEMENT	DWELLING UNIT MIX:	MAIN FLOOR PLAN:	SECOND FLOOR PLAN:
21,175 S.F. 1ST FLOOR	22 - ONE BEDROOMS	11 - ONE BEDROOMS UNITS	11 - ONE BEDROOM UNITS
18,905 S.F. 2ND FLOOR	18 - TWO BEDROOMS	9 - TWO BEDROOM UNITS	9 - TWO BEDROOM UNITS
58,755 TOTAL S.F.	40 TOTAL UNITS		

SOMERSET ECO

40 UNIT APARTMENT BUILDING
RIVARD STREET, SOMERSET, WISCONSIN 54025



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS

DREAM ARCHITECTURE
272 Indian Road
Burlington, Wisconsin 53188
Phone: 414-588-5213

GERRARD CORPORATION
272 Indian Road
Burlington, Wisconsin 53188
Phone: 414-588-5213

SOMERSET ECO
RIVARD STREET
SOMERSET, WISCONSIN 54025

SCALE: 3/32" = 1'-0"
PRINTED ON 30x42
DATE: 23, 2026
DRAWN BY: JWP/TUG

PERSPECTIVE IMAGES

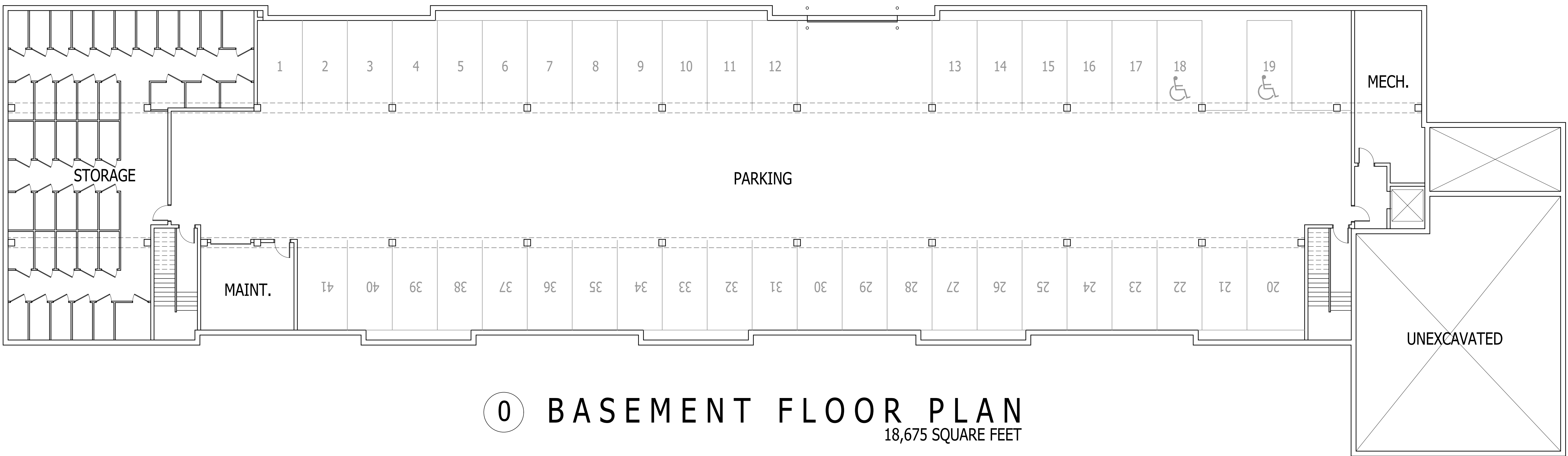
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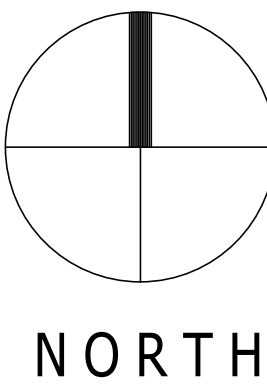
2 UPPER LEVEL FLOOR PLAN
18,905 SQUARE FEET

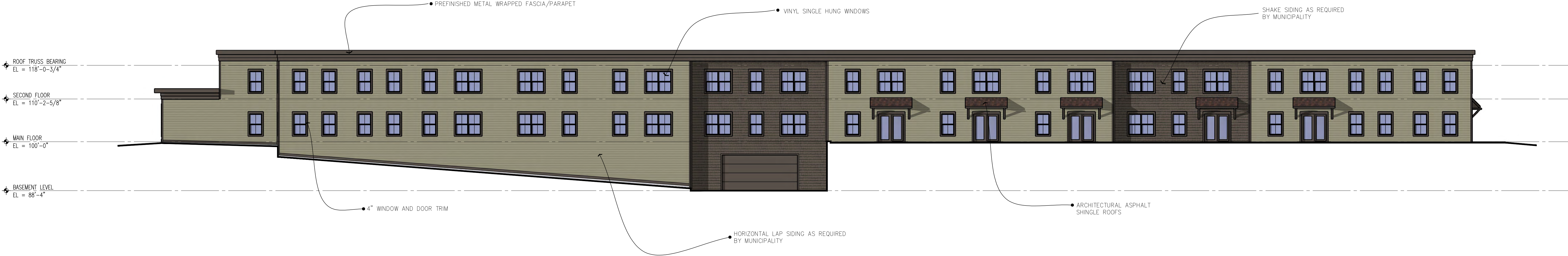


1 MAIN LEVEL FLOOR PLAN
21,175 SQUARE FEET

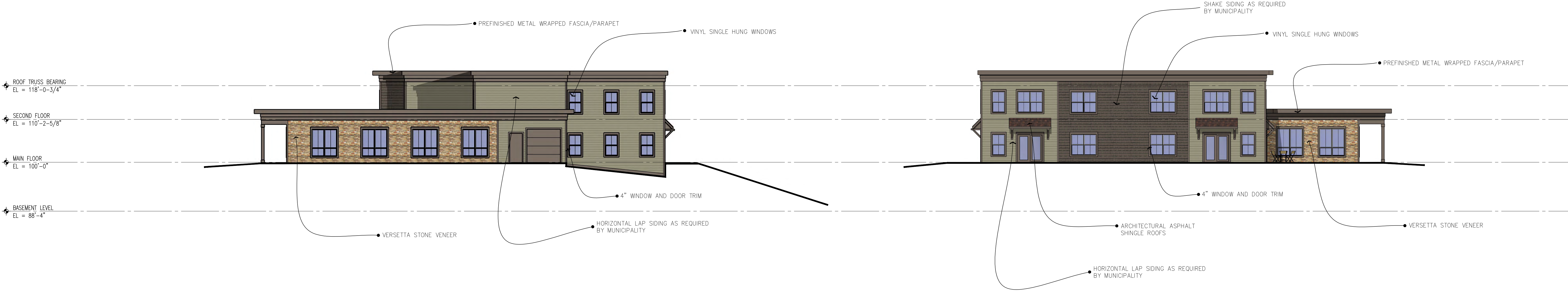


0 BASEMENT FLOOR PLAN
18,675 SQUARE FEET





4 NORTH ELEVATION



3 EAST ELEVATION

2 WEST ELEVATION



1 SOUTH ELEVATION

DREAM ARCHITECTURE
272 Indian Mound Road
Burlington, Wisconsin 53188
Phone: 414-584-5211

GERARD
ARCHITECTS
www.gerardarchitects.com

SOMERSET ECO
RIVARD STREET
SOMERSET, WISCONSIN 54025

SCALE: 3/32" = 1'-0"
PRINTED ON 3042
DATE: APRIL 23, 2026
DRAWN BY: JUMP/TUG

EXTERIOR ELEVATIONS

A2

VILLAGE OF SOMERSET SITE PLAN CHECKLIST

Applicant Gerrard Development **Date Submitted** 04/23/2026

Location (Parcel No.) 181-4057-20-445

Current Zoning _____

Eight copies of a site plan must be sent to the Village Clerk and one copy to the Village engineer along with this site plan checklist. The site plan shall contain the following:

YES	NO	SHEET#	
<u>X</u>	_____	_____	1. Contain a vicinity map showing railroad, major streams or rivers, and public streets within 1,000' of the site.
<u>X</u>	_____	_____	2. Prepare at a scale of 1" = 10' to 1" = 60'.
<u>X</u>	_____	_____	3. Arranged so that the top or left of the plan represents north, directional arrows and appropriate scale shown clearly.
<u>X</u>	_____	_____	4. Show the date of preparation, name, address, and phone number of surveyor.
<u>X</u>	_____	_____	5. Provide the address and legal description of the site and show the boundaries and dimensions graphically.
<u>X</u>	_____	_____	6. Show the present and proposed topography of site and adjacent areas within 50' by 2' contour lines, and use directional arrows to show flow of drainage.
<u>X</u>	_____	_____	7. Show the total area of the site in acres or square feet, location of existing and proposed structures, indicate as applicable height and building dimensions, entrances, number of dwelling units, and square footage by category of use.
<u>X</u>	_____	_____	8. Show existing structures within 50' of the site and building line of existing buildings adjacent to any proposed structures.
<u>X</u>	_____	_____	9. Show building and parking setbacks.
<u>X</u>	_____	_____	10. Show the location and dimensions of existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways.
_____	_____	_____	11. Provide a landscaping schedule of all planting including grasses, shrubs, and trees showing the location.
_____	_____	_____	12. Show all exterior signs on site. Will need to apply for a sign permit for approval
_____	_____	_____	13. Show the location, height, and material for screening walls and fences.

- | | | | |
|---------------|---------------|---------------|--|
| <u> X </u> | <u> </u> | <u> </u> | 14. List the type of surfacing proposed for all parking, loading, and walkway areas. |
| <u> X </u> | <u> </u> | <u> </u> | 15. Describe the proposed use, list the number of required parking spaces, show the location and number of parking spaces provided, including handicap spaces. |
| <u> X </u> | <u> </u> | <u> </u> | 16. Show the existing and proposed public streets or right-of-way, easements or other reservations of land on the site. |
| <u> X </u> | <u> </u> | <u> </u> | 17. Show the location of all fire hydrants and all existing and proposed lines and facilities for water, telephone, sewer, electricity, natural gas, and storm drainage. |
| <u> X </u> | <u> </u> | <u> </u> | 18. Show adjacent property which is held under the same ownership and its zoning. |
| <u> </u> | <u> </u> | <u> </u> | 19. Show the location and method of screening outdoor trash areas. |
| <u> </u> | <u> </u> | <u> </u> | 20. Show the location, height and direction of proposed lighting. |
| <u> X </u> | <u> </u> | <u> </u> | 21. Show elevation views of proposed building and structures. |
| <u> X </u> | <u> </u> | <u> </u> | 22. Show the ultimate development of the site and indicate development phases when the site is developed in stages. |
| <u> </u> | <u> </u> | <u> </u> | 23. Include a copy of covenants or deed restrictions intended to cover all or any part of the site. |
| <u> X </u> | <u> </u> | <u> </u> | 24. Include a statement and plan describing erosion control during and following project completion and describing method to prevent tracking of dirt and other materials from the site onto public streets during construction. |

COMMENTS: