

**Village of Somerset
Plan Commission Minutes
Regular Meeting
Thursday, September 3, 2026 | 6:00 PM**

Donald Kern called the meeting to order at 6:04 p.m. Present at the village hall was Laine Belter, Brenda Forrest, Donald Kern, Jessica Plourde, Kim Putz, Brent Stanley, and Dan Vanasse.

PUBLIC COMMENT

Robert Bambach, 2180 59th St, Town of Somerset, cited his concerns about data centers and their potential impacts on human health, wildlife, and the environment.

MINUTES

Motion by Forrest, second by Plourde to approve the minutes of the August 6, 2026 regular meeting. Motion carried unanimously.

NEW BUSINESS

**Site Plan Review Application, parcel #181-1001-45-1700 located at 395 Reed Street.
Applicant: Tim Butterfield, Butterfield Drilling and Irrigation**

Motion by Vanasse, second by Plourde to approve the Site Plan Review Application, parcel #181-1001-45-1700 located at 395 Reed Street. Applicant: Tim Butterfield, Butterfield Drilling and Irrigation, contingent on final engineering review of storm water, sewer, and drain. Motion carried unanimously.

OLD BUSINESS

Data Centers in the Village of Somerset

The Commission discussed the Village's current 12-month moratorium on data centers and noted that St. Croix County has also enacted a moratorium and is conducting studies regarding data center development. The Village will continue to monitor the County's work and coordinate with other agencies as information and recommendations become available.

The Commission discussed the potential need for future ordinance amendments addressing data centers. Topics identified for consideration included facility size and acreage, power and water usage, noise and decibel limits, impacts on wells and Village utilities, fire protection capabilities, self-sufficiency requirements, taxes or fees, and decommissioning bonds to protect taxpayers from future removal costs. The Commission also discussed potential spacing or density restrictions to prevent multiple data centers from being developed in close proximity.

The Commission expressed interest in beginning the ordinance review process within the next several months so that potential regulations can be considered before the Village's moratorium expires.

Part-time Zoning Administrator Update

The Planning Commission discussed options for addressing zoning administration and enforcement responsibilities. Discussion included the possibility of contracting with an outside individual for an initial one- to two-year period to address existing zoning compliance issues, establish an enforcement process, and provide continuity while determining whether the duties could eventually be handled internally. Potential candidates could include a retired law enforcement officer, building inspector, or someone familiar with municipal ordinances.

The proposed role would include reviewing Conditional Use Permits, investigating and triaging complaints, conducting property inspections, identifying zoning violations, reporting findings to the Village, and escalating enforcement matters to the appropriate department, attorney, or Police Department when necessary. The position could eventually become more proactive in identifying compliance issues rather than responding only to complaints.

The Commission also discussed notifying businesses with Conditional Use Permits that a zoning enforcement process was being established and that properties would be reviewed for compliance.

The discussion concluded with agreement to develop a job description and proposed duties for review at the next Planning Commission meeting. A proposed \$10,000–\$15,000 budget line item will be included for consideration, with the final amount and structure to be determined by the Board/Finance Committee.

ADJOURNMENT

Motion by Plourde, second by Belter to adjourn. Motion carried unanimously. The meeting adjourned at 6:40 pm.

Jessica Lehman, Village Clerk/Deputy Treasurer
(Minutes are not official until approved at next meeting)

VILLAGE OF SOMERSET
PLAN COMMISSION – EXTRATERRITORIAL REVIEW
FEE \$100 Certified Survey Map (4 OR LESS LOTS)
\$100 Plat PLUS \$10/lot (5 OR MORE LOTS)

Office Use Only
Received 9/1/26
Fee Received \$ 100

PROPERTY INFORMATION

Site Address: 2021 Hwy 35
Parcel #: 032-1066-40-125, 032-1066-40-125 & 032-1067-10-205
Current Zoning District: R-2
Statement of Intent (describe what will be done with the property):
SEE ATTACHED NARRATIVE

APPLICANT CONTACT INFORMATION

Applicant is: ☐ Property Owner ☒ Owner's Agent ☐ Developer ☐ Other _____
Applicant's Name: Louis Germain Jr
Business Name: _____
Mailing Address: 2021 State Road 35
City / State / Zip Code: Somerset WI 54025
Daytime Phone: [REDACTED] Cell Phone: _____
Email: [REDACTED]

PROPERTY OWNER CONTACT INFORMATION (if applicable)

Property Owner(s) Name(s): Lorraine Germain
Mailing Address: 2021 State Road 35
City / State / Zip Code: Somerset WI 54025
Daytime Phone: [REDACTED] Cell Phone: _____
Email: _____

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:

Louis Germain Jr
Applicant's Signature

08/05/2026
Date

Lorraine E. Germain

Property Owner's Signature (if applicable)

8-5-2026
Date

**VILLAGE OF SOMERSET
PLAN COMMISSION - EXTRATERRITORIAL REVIEW**

CHECKLIST

- ☐ Completed Application & Fee
- ☐ Site plan/Map 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

ETZ REVIEW PROCEDURE

1. Submit Application for Review.
 - a. Application is reviewed by Staff (Clerk, Village Engineer, Public Works Director, and Planning Commission Chair)
 - b. After initial review, it will be determined if the application will need to be reviewed by the Plan Commission.
2. Plan Commission reviews ETZ application. The Plan Commission meets on the first Thursday of each month.
3. Village Board action. The Village Board meets on the third Tuesday of each month.

§ 14-1-10(a)(19) EXTRATERRITORIAL PLAT APPROVAL JURISDICTION

The unincorporated area within one and one-half (1 1/2) miles of a fourth-class city or a village and within three (3) miles of all other cities. Wherever such statutory extraterritorial powers overlap with those of another city or village, the jurisdiction over the overlapping area shall be divided on a line all points of which are equidistant from each community so that not more than one (1) community exercises extraterritorial powers over any area.

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

Extraterritorial Narrative

It is proposed to create 3 new 3-acre residential lots on the west side of 72nd Street with the remaining 53 acres of the parent parcel being the 4th lot to remain in agriculture production. Improving the existing driveway in the 72nd Street right-of-way to town road standards will allow for future connections to the Village for future growth. The land split complies with the village residential zoning districts. The west side of the property abuts State Highway 35.

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 19 WEST, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

LEGEND



FOUND COUNTY SECTION CORNER, ALUMINUM CAPPED MONUMENT, UNLESS NOTED

SCALE: 1 INCH = 250 FEET
250 125 0 250



FOUND 1 INCH DIAMETER IRON BAR
SET 1 INCH OUTSIDE DIAMETER BY 18 INCH LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT

LOT 2
CERTIFIED SURVEY MAP, VOLUME 24, PAGE 5707

S89°44'46"E 2109.17'

NORTH LINE OF THE SOUTH HALF OF THE SW1/4

NOTE: THE WETLAND LOCATION WITHIN LOT 7 IS APPROXIMATE. IT'S LOCATION IS PER THE WISCONSIN DNR SURFACE WATER DATA VIEWER MAP. IF CONSTRUCTING NEAR MAPPED WETLANDS, A WETLAND DELINEATION MAY BE REQUIRED.

LOT 9
2,316,720 SQ. FT.
53.185 ACRES



746.78'
S89°54'17"W
LOT 2
C.S.M.
VOL. 21
PG. 5222
N00°26'51"E 350.02'

1076.79'
SW CORNER SECTION 24
GEARHEAD SPIKE

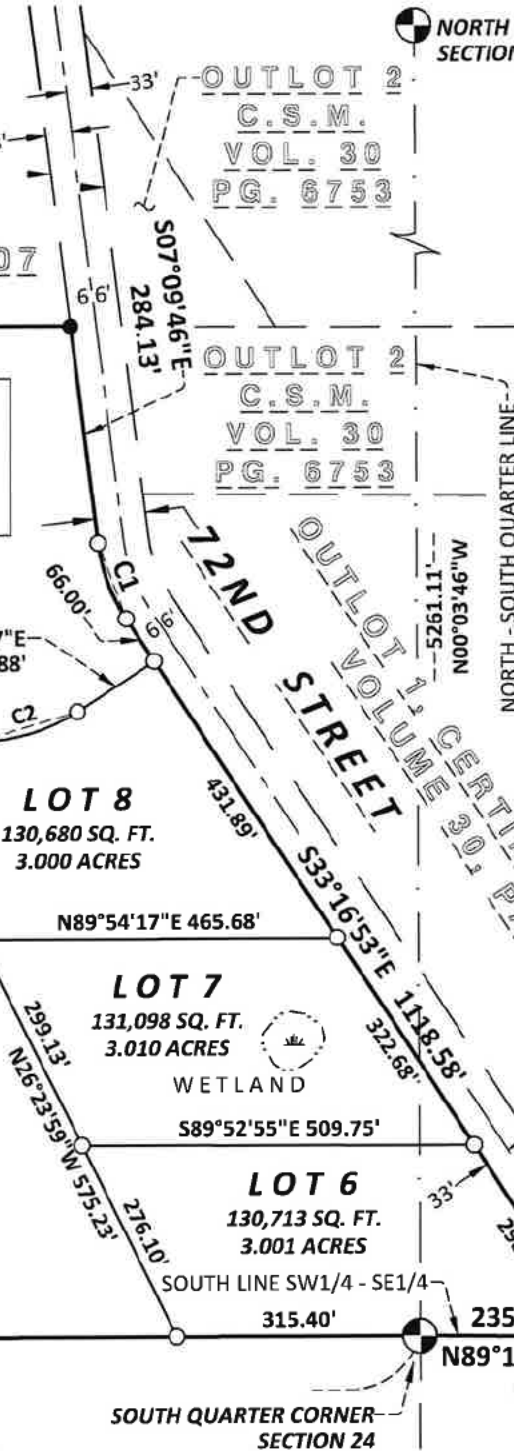
UNPLATTED

LANDS

SOUTH LINE SW1/4-
1244.13'

S89°54'17"W 1559.53'

UNPLATTED LANDS



NORTH QUARTER CORNER
SECTION 24



THE SOUTH LINE SW1/4 SECTION 24
BEARS S89°54'17"W
AS REFERENCED TO THE ST. CROIX
COUNTY COORDINATE SYSTEM

PREPARED FOR:
LOUIS GERMAIN, JR.
2021 STATE ROAD 35
SOMERSET, WI 54025

OWNER:
LORRAINE GERMAIN
2021 STATE ROAD 35
SOMERSET, WI 54025

LOT 1
C.S.M.
VOL. 30
PG. 6753

UNPLATTED
LANDS

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 19 WEST, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
LORRAINE GERMAIN
2021 HIGHWAY 35
SOMERSET, WI 54025

OWNER:
LORRAINE GERMAIN
2021 STATE ROAD 35
SOMERSET, WI 54025

THE SOUTH LINE SW1/4 SECTION 24
BEARS S89°54'17"W
AS REFERENCED TO THE ST. CROIX
COUNTY COORDINATE SYSTEM

UNPLATTED
LANDS

LOT 3
C.S.M.
VOL. 30
PG. 6820

STATE HIGHWAY NUMBER 35

WEST LINE SW1/4 - SW1/4

(EAST) PREVIOUSLY RECORDED DIMENSION

N00°43'06"E 633.10'

LOT 1

S89°54'17"W 266.73'

UNPLATTED
LANDS

UNPLATTED
LANDS

UNPLATTED
LANDS

UNPLATTED
LANDS

SW CORNER SECTION 24
GEARHEAD SPIKE

1076.79'

S89°54'17"W 746.78'
(S89°54'21"W)

LOT 2
C.S.M.
VOL. 21
PG. 5222

LOT 9
2,316,720 SQ. FT.
53.185 ACRES

(N00°26'55"E)
N00°26'51"E 350.02'

--S89°54'17"W 2636.32'--
(S89°54'21"W 2636.37')

UNPLATTED LANDS

CERTIFIED SURVEY MAP, VOLUME 24, PAGE 5707

(S89°44'XX"E 2109.XX')
S89°44'46"E 2109.17'

NORTH LINE OF THE SOUTH HALF OF THE SW1/4

SCALE: 1 INCH = 250 FEET
250 125 0 250

72ND STREET

616'
284.13'

S07°09'46"E



S89°44'46"E 156.53'

N31°15'46"W 302.44'

LOT 8

LOT 7

SOUTH QUARTER CORNER-
SECTION 24

SOUTH LINE SW1/4
S89°54'17"W 1559.53'

UNPLATTED LANDS

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 19 WEST, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

CURVE DATA TABLE							
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	233.00'	26°07'07"	S20°13'19.5"E	105.30'	106.21'	S7°09'46"E	S33°16'53"E
C2	233.00'	33°32'07"	N73°29'10.5"E	134.44'	136.38'	S89°44'46"E	N56°43'07"E

SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the Louis Germain, Jr., I have surveyed, divided and mapped part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin; described as follows:

Beginning at the south quarter corner of said Section 24, thence S89°54'17"W, along the south line of the Southwest Quarter of said section, 1559.53 feet to the east line of Lot 2 of that Certified Survey Map recorded in Volume 21 of said maps on Page 5222, as Document Number 827577, in the office of the St. Croix County Register of Deeds; thence N00°26'51"E, along the east line of said Lot 2, a distance of 350.02 feet to the north line of said lot; thence S89°54'17"W, along said north line, 746.78 feet; thence N00°26'51"E a distance of 343.01 feet; thence S89°54'17"W a distance of 266.73 feet to the east right of way of State Highway Number 35; thence N00°43'06"E, along said east right of way, 633.10 feet to the north line of the south half of said Southwest Quarter; thence S89°44'46"E, along said north line of the south half, 2109.17 feet to the east right of way of 72nd Street; thence S07°09'46"E, along said east right of way, 284.13 feet to a point of curvature; thence southeasterly, along said right of way, 106.21 feet along the arc of a curve, concave to the east, with a central angle of 26°07'07", a radius of 233.00 feet and a chord which bears S20°13'19.5"E for a distance of 105.30 feet to the point of tangency; thence S33°16'53"E, along said right of way, 1118.58 feet to the south line of the Southwest Quarter of the Southeast Quarter; thence N89°10'24"W, along the south line of said Southwest Quarter of the Southeast Quarter, 235.14 feet to the Point of Beginning.

Containing 62.195 acres of land, more or less. Subject to all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that field surveying has been completed as of the signed date hereon; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Somerset in surveying and mapping the same.

Mark McClenathan PLS #3285
Auth Consulting & Associates
2920 Enloe St. Hudson, WI 54016
(715) 386-2007
MMcClenathan@authconsulting.com

08/03/2026
Date



ST. CROIX COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE
This Certified Survey Map is hereby approved by the St. Croix County Community Development Department.

St. Croix County Community
Development Department

Date

PID Numbers: 032-1066-40-125, 032-1066-90-000 and 032-1067-10-205
The parcel identification numbers are shown for reference only.
Said numbers may not be current and will change at the time of parcel divisions.

Contact St. Croix County Real Property Lister for additional information.

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 19 WEST, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

LORRAINE GERMAIN
2021 STATE ROAD 35
SOMERSET, WI 54025

LOT 8: CBA = 2.19 ACRES

CERTIFIED SURVEY MAP, VOLUME 24, PAGE 5707

NOTE: THE WETLAND LOCATION WITHIN LOT 7 IS APPROXIMATE. IT'S LOCATION IS PER THE WISCONSIN DNR SURFACE WATER DATA VIEWER MAP. IF CONSTRUCTING NEAR MAPPED WETLANDS A WETLAND DELINEATION MAY BE REQUIRED.

- FOUND COUNTY SECTION CORNER,
ALUMINUM CAPPED MONUMENT,
UNLESS NOTED
- FOUND 1 INCH DIAMETER IRON BAR
- SET 1 INCH OUTSIDE DIAMETER BY 18 INCH
LONG IRON PIPE, WEIGHING 1.13 LBS. PER
LINEAR FOOT

BUILDING SETBACK LINE
FRONT: 50 FEET
SIDE: 10 FEET
REAR: 25 FEET

INDEX CONTOUR

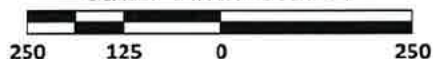
INTERMEDIATE 2 - FOOT CONTOUR

PROPOSED DRIVEWAY

CONTIGUOUS BUILDABLE AREA

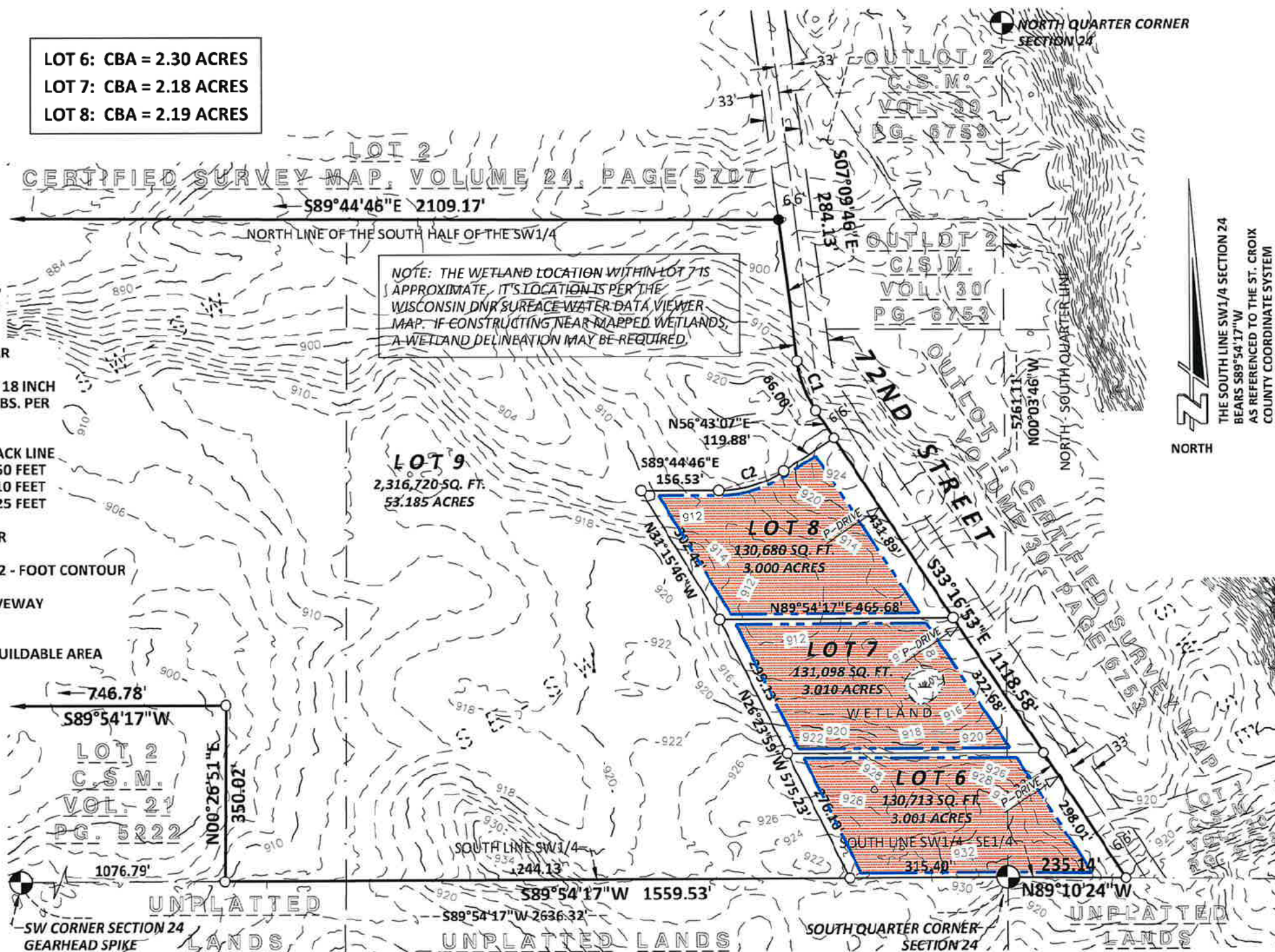
**NO SLOPES 25% OR GREATER
EXIST ON THIS PROPERTY**

SCALE: 1 INCH = 250 FEET



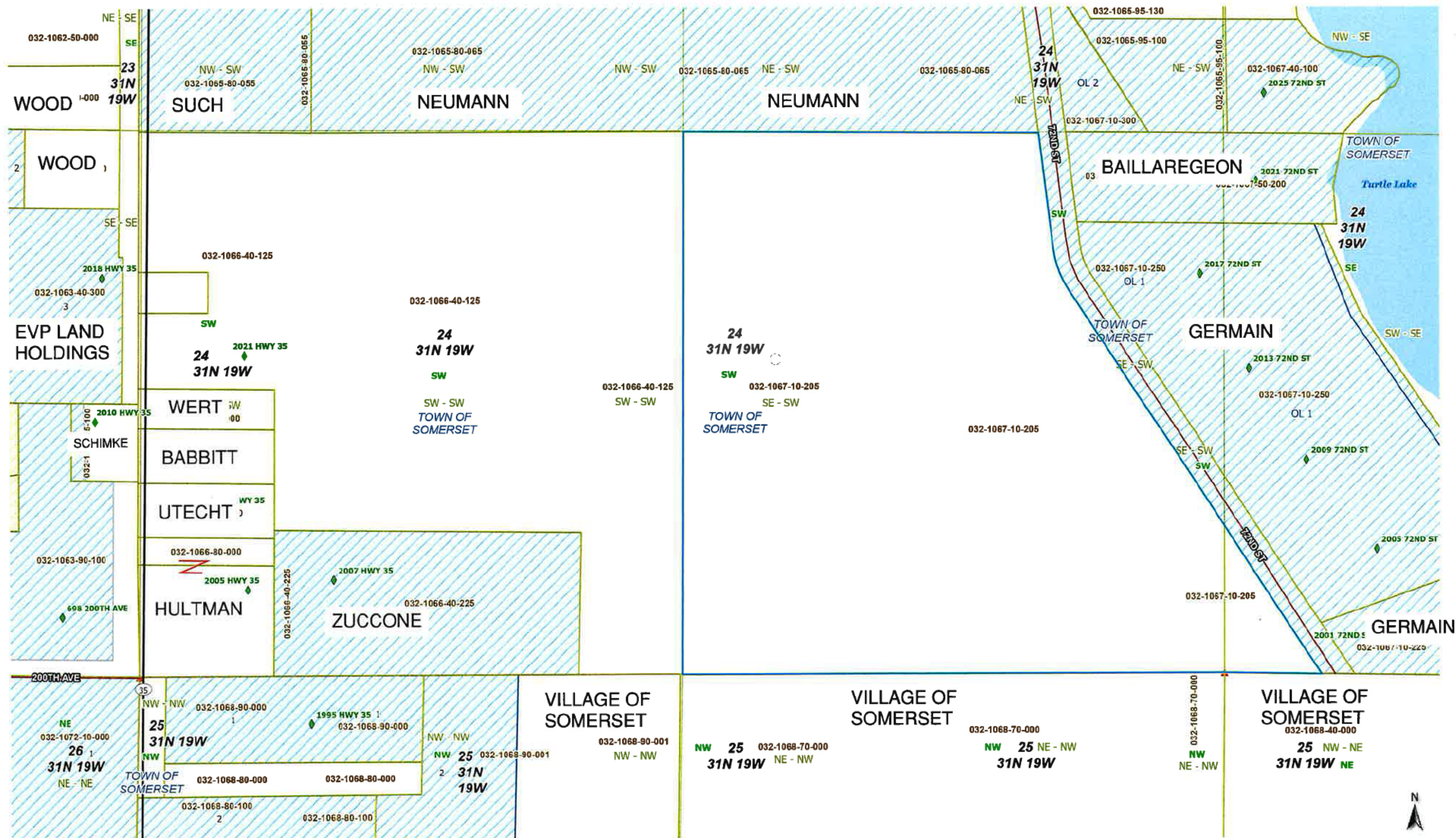
VERTICAL CONTROL DATUM: NAVD 1988

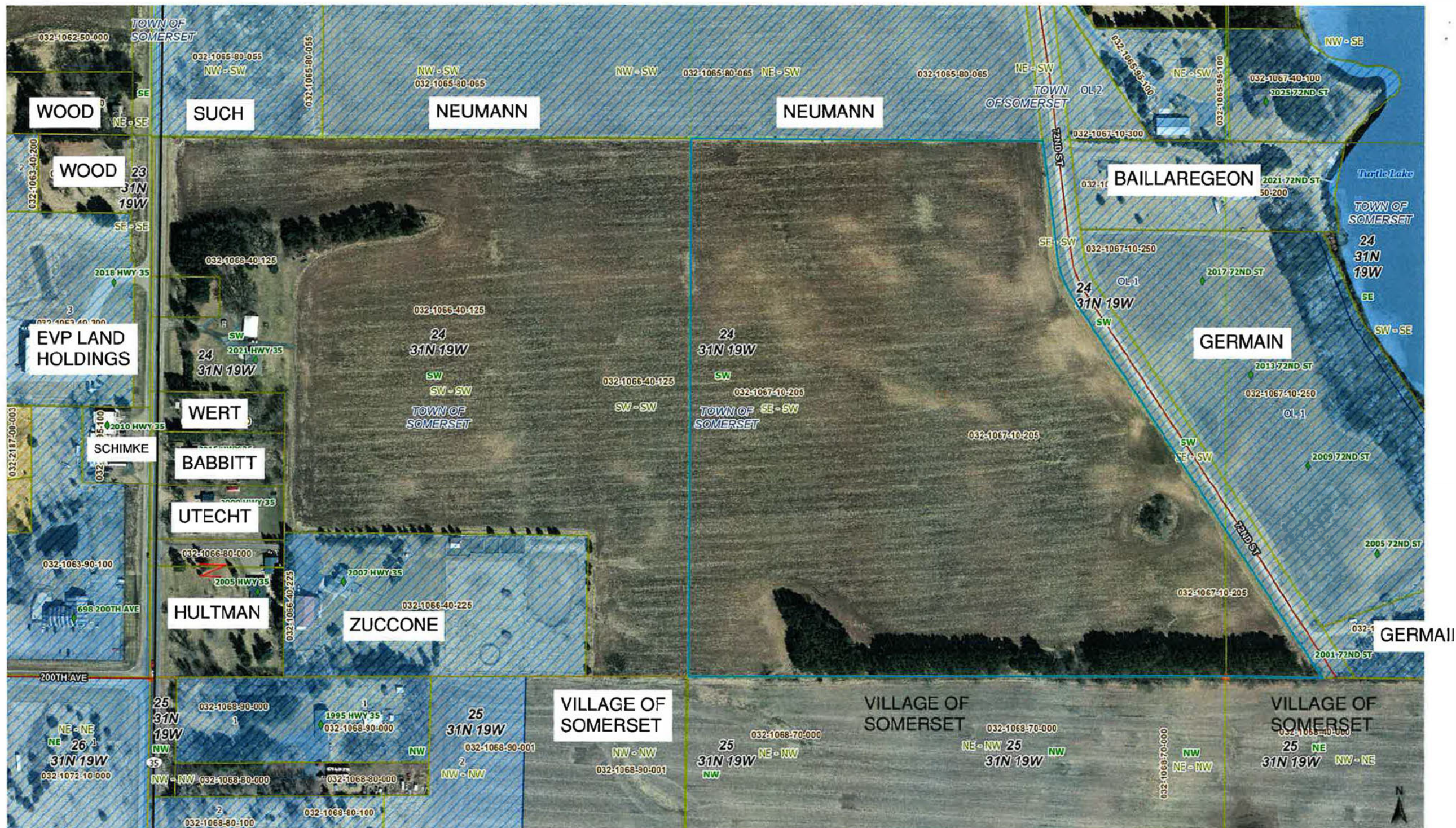
CONTOUR INTERVAL: 2 FEET



**THE SOUTH LINE SW1/4 SECTION 24
BEARS S89°54'17"W
AS REFERENCED TO THE ST. CROIX
COUNTY COORDINATE SYSTEM**

CONTROLLING CODES 2. C B A





Subject: Germain – CSM Extra-territorial Review
To: Village of Somerset Planning Commission
CC: Bob Gunther, Village Public Works/Economic Development Director
From: John Schwartz, Planner
 Stephen Tremlett, Principal-in-charge
Date: September 18th, 2026

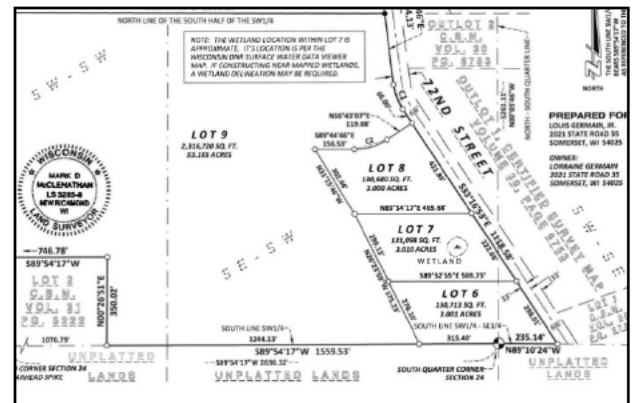
BACKGROUND

The subject property, PID 032-1067-10-205, is located at 2021 State Road 35 within the Town of Somerset and the Village of Somerset's extraterritorial review area. The application identifies the property as being zoned R-2 under St. Croix County zoning. The applicant is Louis Germain Jr., and the property owner is Lorraine Germain.

The proposed Certified Survey Map (CSM) encompasses approximately 62.2 acres and creates three new residential lots along the west side of 72nd Street:

- Lot 6: 3.001 acres
- Lot 7: 3.010 acres
- Lot 8: 3.000 acres
- Lot 9: 53.185 acres

The applicant indicates that the three new lots are intended for residential development and that the remaining approximately 53 acres will remain in agricultural production. The applicant also proposes improving the existing driveway within the 72nd Street right-of-way to Town road standards to accommodate future connections toward the Village.



The CSM shows Lots 6, 7, and 8 directly abutting the existing 66-foot 72nd Street right-of-way. The supporting exhibit identifies approximately 2.30 acres of contiguous buildable area on Lot 6, 2.18 acres on Lot 7, and 2.19 acres on Lot 8. A small approximate wetland area is identified within Lot 7. The exhibit also states that no slopes of 25 percent or greater exist on the site.

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.

Extraterritorial subdivision authority is not the same as zoning authority. 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.

Consistency With the Comprehensive Plan.

The Future Land Use Plan in the 2043 Village Comprehensive Plan designates the property as Rural Lands (RL). The RL designation emphasizes long-term agricultural use and discourages premature development. At the same time, the designation recognizes limited rural residential development on private well and septic systems as a typical use. Staff therefore finds that the proposal is generally compatible with the overall intent and rural development pattern of the RL designation.

Note that the Comprehensive Plan may guide future utility and street planning that would affect extraterritorial land divisions, but the Future Land Use designation alone is not a basis to deny the CSM based on residential use.

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.

Section 14-1-73(a) also requires unsewered building sites to contain sufficient area for an onsite sewage disposal system and establishes a minimum width of 150 feet and minimum area of 40,000 square feet for lots on soils suitable for onsite sewage disposal. The proposed lots satisfy this requirement.

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. Each of the proposed residential lots directly fronts the existing 72nd Street right-of-way. The CSM shows substantial frontage for Lots 6, 7, and 8, well in excess of the 50-foot minimum. Lot 9 also retains access to the existing public road network.

RECOMMENDATION

Staff recommends approval of the proposed Germain Certified Survey Map, subject to the following conditions:

1. The applicant shall obtain all applicable St. Croix County and Town of Somerset approvals required for the land division and future development of the property, including for any improvements within or affecting the 72nd Street right-of-way.
2. The applicant shall address any remaining technical comments from the Village Engineer and other reviewing agencies prior to recording the CSM.
3. The approved CSM shall be recorded with the St. Croix County Register of Deeds, and the recording information shall be provided to the Village following recording.