



**Resolution No. 8 (2019)**  
**RESOLUTION APPROVING ALTERATION OF SUPERVISORY**  
**DISTRICT BOUNDARY - VILLAGE OF SOMERSET (PLOURDE**  
**PROPERTY - 273 ACRES)**

1       **WHEREAS**, in 2011 the St. Croix County Board of Supervisors adopted a 10-year  
2       supervisory district plan creating county supervisory districts, municipal aldermanic districts and  
3       election wards following the 2010 Census; and

4  
5       **WHEREAS**, Wisconsin Statutes § 59.10(3)(c) allows a county board, in its discretion, to  
6       alter the boundaries of supervisory districts based on annexations which occur after the  
7       adoption of the 10-year supervisory district plan, as long as the number of supervisory districts  
8       is not changed; and

9  
10       **WHEREAS**, the Village of Somerset completed an annexation in November 2018 of 273.4  
11       acres described on the attached ordinance; and

12  
13       **WHEREAS**, maps of the annexed parcels, along with a copy of the annexation ordinance  
14       and amended ordinance has been filed with the St. Croix County Clerk and are attached; and

15  
16       **WHEREAS**, the parcel annexed by the Village of Somerset is part of County Supervisor  
17       District 2, consisting of Ward 6, in the Town of Somerset; and

18  
19       **WHEREAS**, it is appropriate to move the annexed parcel into County Supervisor District  
20       1 in Ward 3, Village of Somerset; and

21  
22       **WHEREAS**, the parcel annexed by the Village of Somerset and made part of Ward 3  
23       does not cross an assembly district or congressional district line.

24  
25       **WHEREAS**, the population of the annexed parcel is three; and

26  
27       **WHEREAS**, this resolution does not change the number of supervisory districts.

28  
29       **NOW, THEREFORE, BE IT RESOLVED** by the St. Croix County Board of Supervisors that  
30       the supervisory district boundaries are hereby altered by moving the annexed parcel of land  
31       from County Supervisor District 2 to County Supervisor District 1 consisting of Ward 3 in the  
32       Village of Somerset as shown on the attached.

33  
34       **BE IT FURTHER RESOLVED** that the St. Croix County Clerk is hereby directed to forward  
35       all notices required under Wisconsin Statutes, Chapter 59, to the Secretary of State for the  
36       purpose of advising that office of said supervisory district boundary changes.



**Legal – Fiscal – Administrative Approvals:**

Legal Note:

Fiscal Impact: None.

  
Scott L. Cox, Corporation Counsel 3/12/2019

  
Ken Witt, Assistant County Administrator 3/12/2019

  
Patrick Thompson, County Administrator 3/12/2019

03/18/19 Administration Committee RECOMMENDED

**RESULT:** RECOMMENDED [UNANIMOUS]  
**AYES:** Roy Sjoberg, Dan Fosterling, David Peterson  
**ABSENT:** Tammy Moothedan, Nancy Hable

Vote Confirmation.

  
David Peterson Administration, Chairman 3/19/2019

**St. Croix County Board of Supervisors Action:**

Roll Call - Vote Requirement –

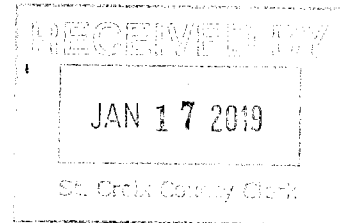
**RESULT:** ADOPTED BY CONSENT VOTE [17 TO 0]  
**MOVER:** Tom Coulter, Supervisor  
**SECONDER:** Andy Brinkman, Supervisor  
**AYES:** Schachtner, Endle, Miller, Coulter, Sjoberg, Malick, Moothedan, Fosterling, Feidler, Ostness, Larson, Hansen, Brinkman, Peterson, Anderson, Achterhof, Peavey  
**ABSENT:** District 13  
**AWAY:** Nancy Hable

This Resolution was Adopted by the St. Croix County Board of Supervisors on April 2, 2019

Cindy Campbell, County Clerk

# CERTIFICATE OF ANNEXATION

Felicia Germain, Village Clerk  
Village of Somerset  
St. Croix County  
Wisconsin



-to-

The Public,

I, Felicia Germain, Village Clerk of the Village of Somerset, do certify that the following described territory was detached from the Town of Somerset, St. Croix County, Wisconsin and was annexed to the Village of Somerset, pursuant to Section 66.0217 of the Wisconsin Statutes, by an ordinance adopted by the Village Board of the Village of Somerset at a regular meeting held on the 15<sup>th</sup> day of January, 2019.

## Parcel Description:

Located in part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 30 North, Range 19 West; and the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 30 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin; described as follows:

BEGINNING at the northwest corner of said Section 2; thence South 89 degrees 17 minutes 57 seconds East 2599.40 feet along the north line of the northwest quarter to the north quarter corner of said Section 2; thence South 89 degrees 28 minutes 51 seconds East, along the north line of the Northeast Quarter of said Section 2, a distance of 502.59 feet; thence South 00 degrees 08 minutes 11 seconds West, parallel with the North - South Quarter line of said Section 2, a distance of 72.95 feet to a point on the meander line; thence South 59 degrees 14 minutes 33 seconds West, along the meander line, 98.35 feet; thence South 30 degrees 37 minutes 12 seconds West, along the meander line, 199.31 feet; thence South 57 degrees 22 minutes 58 seconds West, along the meander line, 480.78 feet; thence South 06 degrees 29 minutes 20 seconds East, along the meander line, 252.38 feet; thence South 43 degrees 10 minutes 20 seconds East, along the meander line, 430.13 feet; thence South 30 degrees 22 minutes 07 seconds East, along the meander line, 167.97 feet; thence South 20 degrees 44 minutes 31 seconds East, along the meander line, 241.56 feet; thence South 42 degrees 33 minutes 17 seconds East, along the meander line, 325.29 feet; thence South 18 degrees 03 minutes 30 seconds East, along the meander line, 312.68 feet; thence South 11 degrees 56 minutes 02 seconds West, along the meander line, 288.89 feet; thence North 87 degrees 52 minutes 23 seconds West, along the meander line, 187.73 feet; thence North 73 degrees 27 minutes 05 seconds West, along the meander line, 378.57 feet; thence South 63 degrees

03 minutes 21 seconds West, along the meander line, 364.22 feet; thence South 52 degrees 02 minutes 28 seconds West, along the meander line, 621.08 feet; thence South 27 degrees 16 minutes 18 seconds West, along the meander line, 284.22 feet; thence South 10 degrees 17 minutes 37 seconds East, along the meander line, 348.88 feet; thence South 02 degrees 57 minutes 55 seconds East, along the meander line, 382.65 feet; thence South 66 degrees 21 minutes 53 seconds West, along the meander line, 477.40 feet; thence North 82 degrees 30 minutes 08 seconds West, along the meander line, 418.94 feet; thence North 43 degrees 18 minutes 35 seconds West, along the meander line, 218.72 feet; thence North 07 degrees 25 minutes 06 seconds East, along the meander line, 228.52 feet; thence North 39 degrees 47 minutes 14 seconds West, along the meander line, 470.70 feet; thence North 05 degrees 58 minutes 14 seconds East, along the meander line, 484.54 feet; thence North 20 degrees 22 minutes 40 seconds West, along the meander line, 293.10 feet; thence North 41 degrees 54 minutes 22 seconds West, along the meander line, 493.98 feet; thence North 51 degrees 16 minutes 33 seconds West, along the meander line, 261.28 feet to a point on the west line of the Northwest Quarter of said Section 2; thence North 00 degrees 21 minutes 49 seconds East, along the west line of said Section 2, a distance of 302.40 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence South 88 degrees 25 minutes 20 seconds West, along the south line of the Northeast Quarter of the Northeast Quarter of said Section 3, a distance of 621.20 feet to a point on the meander line; thence North 33 degrees 05 minutes 11 seconds West, along the meander line, 306.96 feet; thence South 80 degrees 36 minutes 26 seconds West, along the meander line, 415.56 feet; thence South 56 degrees 56 minutes 31 seconds West, along the meander line, 136.03 feet to a point on the west line of the Northeast Quarter of the Northeast Quarter of said Section 3; thence North 00 degrees 10 minutes 48 seconds East, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 3, a distance of 1,470.12 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence South 89 degrees 24 minutes 19 seconds East, along the north line of the Northeast Quarter of said Section 3, a distance of 1317.86 feet to the POINT OF BEGINNING. This parcel contains, as measured along the meander line, 10,545,446 square feet (242.09 acres), more or less; and is subject to all easements, restrictions and covenants of record. Description of property extends to the thread of the Apple River. Approximate acreage to the thread of the Apple River is 11,907,962 square feet (273.4 acres).

Dated this 15<sup>th</sup> day of January 2019

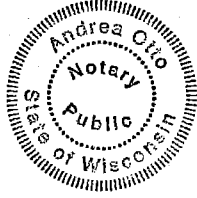
PRINTED MAP – ATTACHED

Felicia Germain  
Felicia Germain, Village Clerk  
Village of Somerset, Wisconsin

Subscribed and sworn to before me  
this 16<sup>th</sup> day of January 2019.

Andrea Otto

Notary Public  
St. Croix County, Wisconsin  
My commission expires  
May 2, 2021



## ORDINANCE A-651

JAN 17 2019

### AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF SOMERSET, WISCONSIN

THE VILLAGE BOARD OF THE VILLAGE OF SOMERSET, WISCONSIN, DOES  
ORDAIN AS FOLLOWS:

**SECTION 1. TERRITORY ANNEXED.** In accordance with Section 66.0217 of the Wisconsin Statutes and the petition for Unanimous annexation filed with the Village Clerk on the 19<sup>th</sup> day of November 2018, signed by the owners, the following described territory in the Town of Somerset, St. Croix County, Wisconsin, is annexed to the Village of Somerset, Wisconsin:

**Parcel Description:**

Located in part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 30 North, Range 19 West; and the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 30 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin; described as follows:

BEGINNING at the northwest corner of said Section 2; thence South 89 degrees 17 minutes 57 seconds East 2599.40 feet along the north line of the northwest quarter to the north quarter corner of said Section 2; thence South 89 degrees 28 minutes 51 seconds East, along the north line of the Northeast Quarter of said Section 2, a distance of 502.59 feet; thence South 00 degrees 08 minutes 11 seconds West, parallel with the North - South Quarter line of said Section 2, a distance of 72.95 feet to a point on the meander line; thence South 59 degrees 14 minutes 33 seconds West, along the meander line, 98.35 feet; thence South 30 degrees 37 minutes 12 seconds West, along the meander line, 199.31 feet; thence South 57 degrees 22 minutes 58 seconds West, along the meander line, 480.78 feet; thence South 06 degrees 29 minutes 20 seconds East, along the meander line, 252.38 feet; thence South 43 degrees 10 minutes 20

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**SECTION 2. EFFECT OF ANNEXATION.** From and after the date of this ordinance the territory described in Section 1 shall be a part of the village of Somerset for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Somerset.

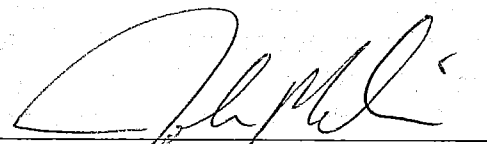
**SECTION 3. ZONING CLASSIFICATION.** The territory annexed hereby to the Village of Somerset is zoned Agricultural and is subject to all provisions of the zoning ordinance of the village of Somerset.

**SECTION 4. SEVERABILITY.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.

**SECTION 5. WARD DESIGNATION.** The territory described in Section 1 of this ordinance is hereby made a part of the First ward of the Village of Somerset.

**SECTION 6. POPULATION.** The current population of the area is three (3).

**SECTION 7. EFFECTIVE DATE.** This ordinance shall take effect upon passage and publication as provided by law.

  
John Melvin, Village President

Attest:

Felicia Germain  
Felicia Germain, Village Clerk

MBR#: 14176  
Adopted: January 15, 2019  
Effective: January 15, 2019

I certify that this is a true and correct copy of Ordinance A651 adopted by the Village Board on January 15, 2019.

Felicia Germain  
Felicia Germain, Village Clerk

1/15/19  
Date

## **ORDINANCE A-651**

### **AN ORDINANCE AMENDING SECTION 5: WARD DESIGNATION WITHIN THE ANNEXING TERRITORY TO THE VILLAGE OF SOMERSET, WISCONSIN**

**THE VILLAGE BOARD OF THE VILLAGE OF SOMERSET, WISCONSIN, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. TERRITORY ANNEXED.** In accordance with Section 66.0217 of the Wisconsin Statutes and the petition for Unanimous annexation filed with the Village Clerk on the 19<sup>th</sup> day of November 2018, signed by the owners, the following described territory in the Town of Somerset, St. Croix County, Wisconsin, is annexed to the Village of Somerset, Wisconsin:

**Parcel Description:**

Located in part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 30 North, Range 19 West; and the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 30 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin; described as follows:

BEGINNING at the northwest corner of said Section 2; thence South 89 degrees 17 minutes 57 seconds East 2599.40 feet along the north line of the northwest quarter to the north quarter corner of said Section 2; thence South 89 degrees 28 minutes 51 seconds East, along the north line of the Northeast Quarter of said Section 2, a distance of 502.59 feet; thence South 00 degrees 08 minutes 11 seconds West, parallel with the North - South Quarter line of said Section 2, a distance of 72.95 feet to a point on the meander line; thence South 59 degrees 14 minutes 33 seconds West, along the meander line, 98.35 feet; thence South 30 degrees 37 minutes 12 seconds West, along the meander line, 199.31 feet; thence South 57 degrees 22 minutes 58 seconds West, along the meander line, 480.78 feet; thence South 06 degrees 29 minutes 20 seconds East, along the meander line, 252.38 feet; thence South 43 degrees 10 minutes 20

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**SECTION 2. EFFECT OF ANNEXATION.** From and after the date of this ordinance the territory described in Section 1 shall be a part of the village of Somerset for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Somerset.

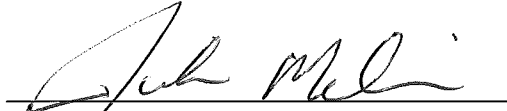
**SECTION 3. ZONING CLASSIFICATION.** The territory annexed hereby to the Village of Somerset is zoned Agricultural and is subject to all provisions of the zoning ordinance of the village of Somerset.

**SECTION 4. SEVERABILITY.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.


**SECTION 5. WARD DESIGNATION.** The territory described in Section 1 of this ordinance is hereby made a part of the First Third (3) ward of the Village of Somerset.

**SECTION 6. POPULATION.** The current population of the area is three (3).

**SECTION 7. EFFECTIVE DATE.** This ordinance shall take effect upon passage and publication as provided by law.


  
John Melvin, Village President

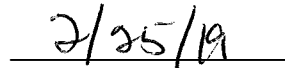
Attest:

  
Felicia Germain, Village Clerk

MBR#: 14176  
Adopted: February 19, 2019  
Effective: February 19, 2019

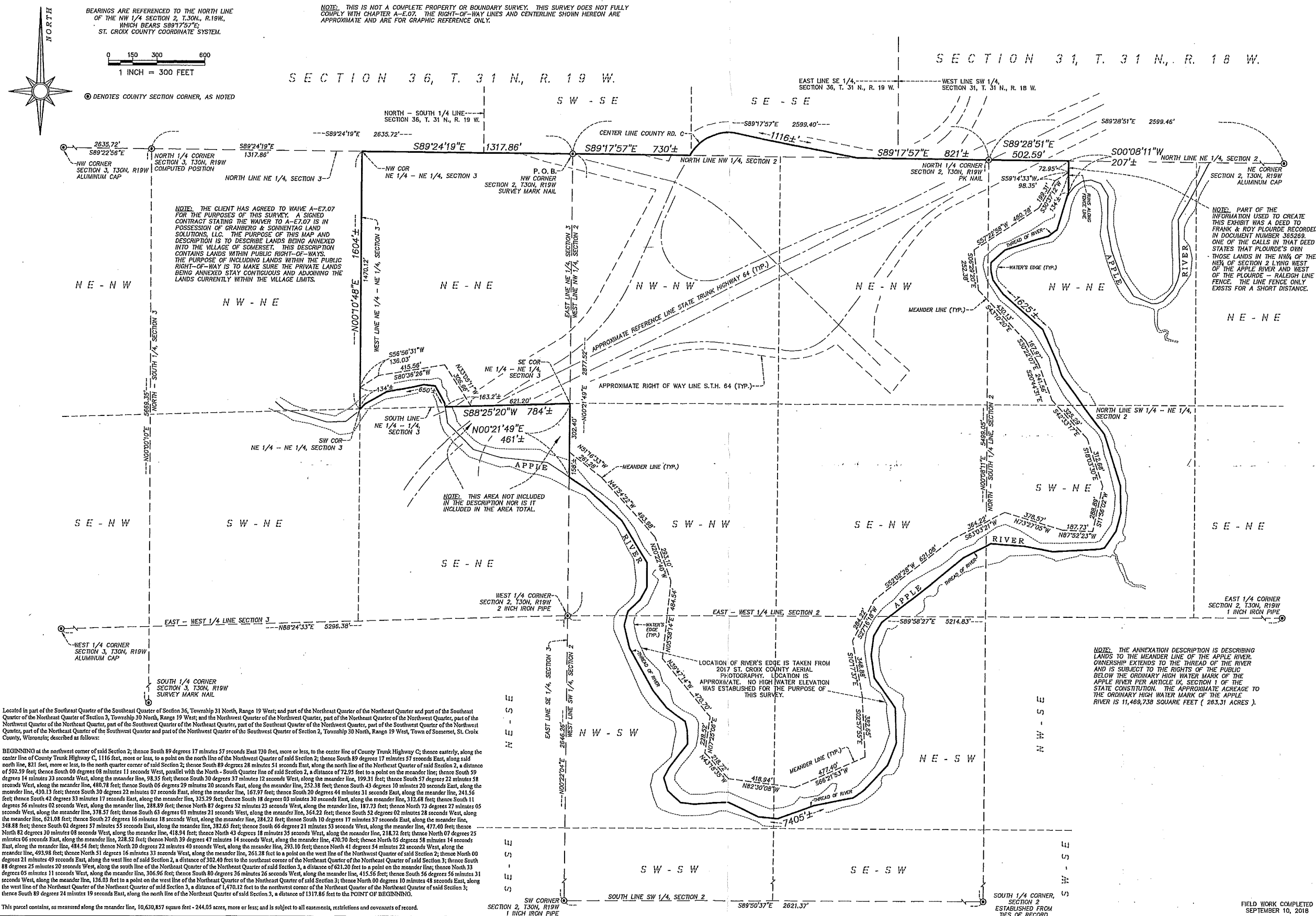
I certify that this is a true and correct copy of Ordinance A651 adopted by the Village Board on February 19, 2019.

  
Felicia Germain, Village Clerk

  
Date

# ANNEXATION DESCRIPTION EXHIBIT

Located in part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 31 North, Range 19 West; and part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 30 North, Range 19 West; and the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 30 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin.



1428 134TH AVENUE  
NEW RICHMOND, WI 54017  
PH. 715-246-7529

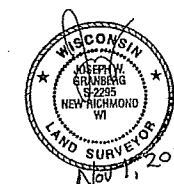
SURVEYED AT THE REQUEST OF:  
FRANK PLOURDE  
2508 BUFFALO STREET  
WHITE RIVER LAKE, MN 55110

## PROJECT:

ANNEXATION DESCRIPTION:  
SECTIONS 2 & 3, T30N, R19W AND  
SECTION 36, T31N, R19W, ALL IN  
THE TOWN OF SOMERSET, ST.  
CROIX COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JOSEPH W. GRANBERG, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON AS PART OF AN ANNEXATION DESCRIPTION FOR LANDS TO BE ANNEXED INTO THE VILLAGE OF SOMERSET. THE DESCRIPTION IS ONLY INTENDED FOR ANNEXATION PURPOSES AND IS NOT INTENDED TO REPRESENT THE FULL BOUNDARIES OF THE LANDS OWNED BY THE CLIENT. THIS MAP IS AN ACCURATE REPRESENTATION TO SCALE OF THE LANDS INVOLVED IN THE ANNEXATION.



DRAWN BY: JLV-JWG

CHECKED BY:

DATE: SEP. 13, 2015

DWG FILE: 100-548

REF FILE:

JOB NUMBER: 100-548

REVISION DESC.	STAFF	DATE
REVISE BOUNDARY IN THE NW 1/4 OF THE NE 1/4	JWG	10/31/2018

## ANNEXATION DESCRIPTION

SHEET NO.  
1 OF 1

The amount of land needed for the projected housing units depends on the density of the development. Table 8-3 shows the number of acres needed if future residential development will be single family housing and that 987 new households will be added over the next 20 years.

**Table 8-3: Additional Acreage Needed for Housing by 2030**

<b>Density</b>		<b>Acreage Needed</b>
<b>High</b>	<b>(0.33 acres per household)</b>	<b>325 Acres</b>
<b>Medium</b>	<b>(0.5 acres per household)</b>	<b>494 Acres</b>
<b>Low</b>	<b>(1.0 acres per household)</b>	<b>987 Acres</b>

Source: Cedar Corporation

Table 8-3 represents the maximum amount of land needed under each density. Any future multi-family housing will reduce the acreage needed because they are built to a much higher density and require less land.

Currently there are not enough developed residential lots to accommodate this future growth. There are four main areas outside the Village Limits identified as suitable for residential growth (see Map 8-2). These were chosen because they represent the largest parcels of vacant land adjacent to the Village. The areas are:

- East of the River Hills subdivision.
- Surrounding the interchange south and east of the Village for high density residential.
- West of the Village between the railroad tracks and County Highway I.
- West of the Somerset Meadows Subdivision.

At this time, the Village of Somerset would prefer to see existing subdivisions provide future residential in order to maximize the capacity of the Wastewater Treatment Plant.

## **Future Commercial**

The need for commercial land in the Village of Somerset will increase as the population increases. Sites must be made available for expanded retail, services, and wholesale operations. It is difficult to predict the amount of land that will be needed for commercial expansion, but the need should be anticipated and suitable land must be identified to accommodate the growth.

As illustrated in Map 8-2, there are three distinct areas for commercial expansion. Small areas of commercial have been located near CTH VV, the CTH I overpass, and a continuing adjacent to existing commercial development in the Village will accommodate future commercial needs.

## **Future Interchange Mixed Use**

Located around the State Trunk Highway 35/64 interchange, and east along the highway, this category was created to accommodate the unique growth and type of development associated with the four-lane highway and associated interchange and its large volume of traffic. This district will provide land appropriate for highway-commercial uses, well designed for the capacity of large volumes of traffic. It also provides the opportunity for high density residential units. Most of the projects within this district should be developed through a Planned Unit Development (PUD) to ensure best use practices of connectivity of land uses, transportation, and utilities.

## **Future Industrial**

# Village of Somerset Annexation

