

# VILLAGE OF SOMERSET

## 2043 COMPREHENSIVE PLAN

ADOPTED JANUARY 16, 2024

### VILLAGE PLAN COMMISSION

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### VILLAGE BOARD

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### PREPARED BY:

This document was prepared by MSA Professional Services, Inc. with assistance from Village of Somerset Staff & Todd Streeter, Community Collaboration





Ordinance No. \_\_\_\_\_

**An Ordinance to Update and Adopt the Comprehensive Plan of the Village of Somerset, St. Croix County, Wisconsin.**

The Village Board of the Village of Somerset, St. Croix County, Wisconsin, do ordain as follows:

**Section 1.** Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Somerset is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

**Section 2.** Prior to beginning the process to update the Village's previously adopted 2012-2032 Comprehensive Plan, the Village Board adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

**Section 3.** The Village Board of the Village of Somerset assigned the Plan Commission to prepare an update to the Village's Comprehensive Plan.

**Section 4.** The Plan Commission has recommended the draft 2043 Comprehensive Plan for adoption by the Village Board.

**Section 5.** The Plan Commission of the Village of Somerset has adopted a resolution recommending to the Village Board adoption of the document entitled "Village of Somerset, WI, 2043 Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

**Section 6.** The Village Board has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

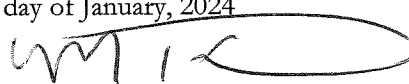
**Section 7.** The Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the Village of Somerset and its extraterritorial plat review area.

**Section 8.** The Village Board of the Village of Somerset, WI, 2040 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

**Section 9.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and [publication/posting] as required by law.

Adopted this 16th day of January, 2024

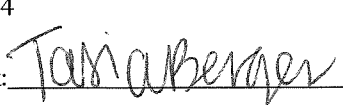
Village President: \_\_\_\_\_



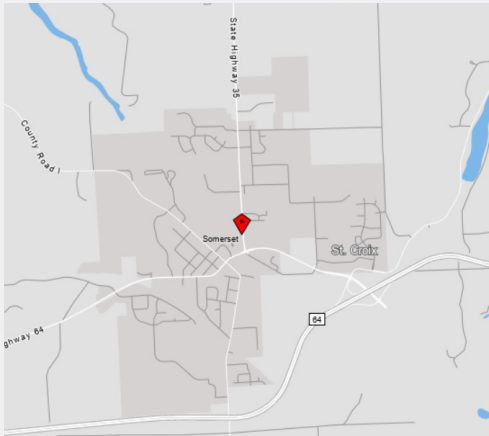
Published:

Approved: 01/16/24

Attest, Village Clerk: \_\_\_\_\_



# INTRODUCTION



## WHY PLAN

The purpose of this plan is to establish a shared vision for Somerset that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

## PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of Somerset. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

## PLAN MAINTENANCE

The plan represents the Villages's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

## WELCOME TO THE VILLAGE OF SOMERSET'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future, but focuses on action steps to guide the Village's near-term efforts to help realize the long-term goal. As a broad based plan, it relies on other more detailed plans, budgets and other processes that bring more clarity and specifics to everyday decisions.

### The Plan's recommendations are intended to:

- » Create a collective vision for the future of Somerset.
- » Establish priorities for public investment, including the Village's Operating Budget, Capital Budget, and 5-year Capital Improvement Program.
- » Inform policies that guide Village decision-making.
- » Align the work of Village agencies around the issues that matter most to our residents and stakeholders.
- » Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- » Guide private development through the Future Land Use map and policies.
- » Foster partnerships with other entities to address shared goals.

### Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be approved by resolution by the Plan Commission, and adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance *must be consistent* with the comprehensive plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence the day-to-day decision making that occurs at the local government level, and in the community in general. This plan should continue to be consulted to ensure that such decisions contribute to the established vision in this plan.

## 2043 VISION:

"The Village of Somerset is a vibrant, family-friendly community that has a strong sense of pride. Somerset has a variety of recreational amenities available, ample public infrastructure and facilities to support growth, and good working relationships with the School District, County, and surrounding Townships. While the Village will grow over time, the community will continue to celebrate its history and maintain its small town charm."

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction (P.2-5)
2. Public Engagement (P.6-9)
3. Agricultural, Natural & Cultural Resources (P.10-11)
4. Utilities & Community Facilities (P.12-15)
5. Intergovernmental Cooperation (P.16-17)
6. Economic Development (P.18-21)
7. Housing (P.22-25)
8. Mobility & Transportation (P.26-29)
9. Land Use (P.30-41)
10. Implementation (P.42-43)

Each section includes issues and opportunities (identified during the process), voices from the community (public input gathered), 2020 snapshot (of existing conditions), and goals, policies and actions.

**Appendix A:** Plan Adoption & Amendments

**Appendix B:** Action Plan

**Appendix C:** CAP Presentations

**Appendix D:** Community Survey Results

**Appendix E:** Maps

### Goals, Policies & Actions

The policy content of this plan is organized into Goals, Policies and Actions.

#### Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

#### Policies

Policies are rules of conduct to be used to achieve the goals of the plan. They are intended to be used regularly to guide Village decisions. Some of the policies in the plan could also be stated as actions, but have not yet been assigned to anyone to pursue action.

#### Actions

Actions are specific activities that someone within Village government should actively pursue, sometimes in coordination with non-governmental agencies. All actions are repeated in Section 10 (Implementation) with approximate deadlines and responsible parties assigned.

## CENSUS DATA

The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as “estimates” and every estimate has a certain amount of error calculated based on the number of responses in the sample.

## EXISTING PLANS REVIEWED

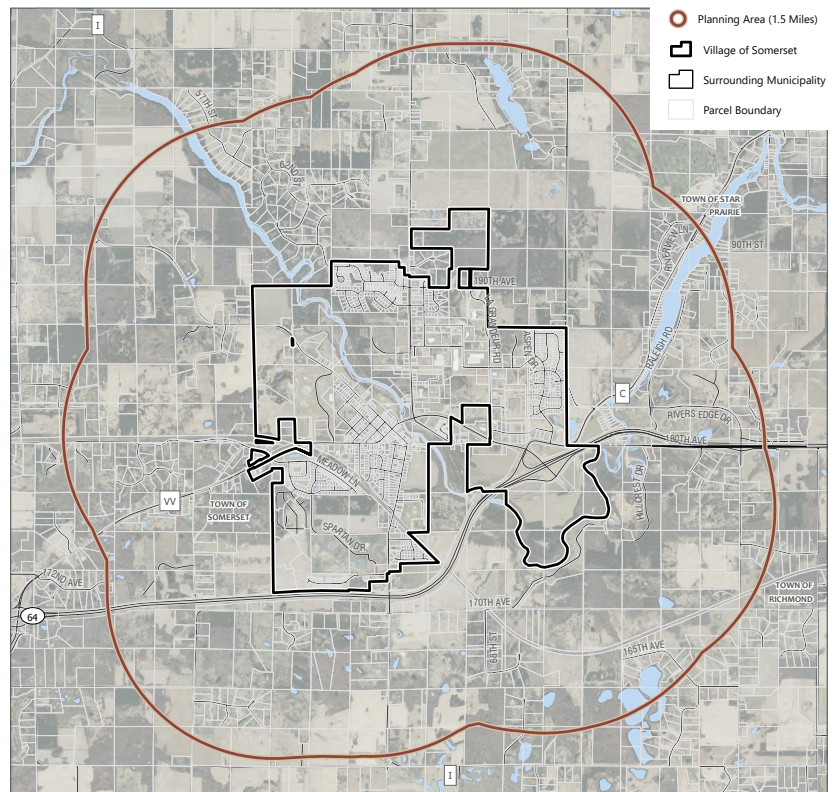
- Comprehensive Outdoor Recreation Plan (2019-2023)
- Comprehensive Plan (2012-2032)
- Zoning Map (2019)
- Existing Land Use Map (2012)

## Planning Jurisdiction

The study area for this plan includes all lands in which the Village has both a short- and long-term interest in planning and development activity.

Wisconsin state law divides municipalities into four classes relating to government administration and local governmental power. Somerset is a village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The Village's extraterritorial plat review jurisdiction extends into St. Croix County. The Village itself is approximately 3.31 square miles in size with the planning jurisdiction covering approximately 16.35 square miles. The Village itself is approximately 2,120 acres in size with the planning jurisdiction covering approximately 10,464 acres.

## Planning Jurisdiction Map



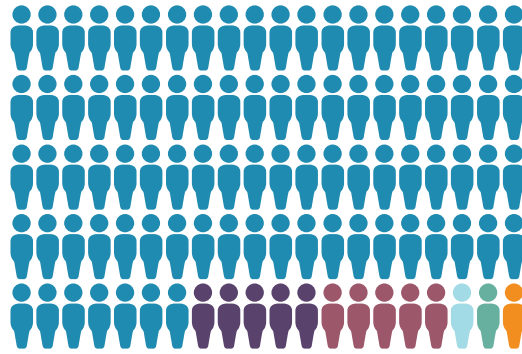
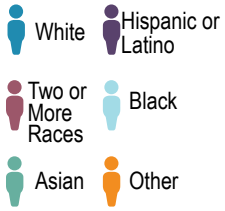
## Regional Context

Somerset is a community of about 3,115 located on the banks of the Apple River. The Village is well-situated regionally, with access to major transportation routes and facilities. It is located approximately 35 miles east of Minneapolis, 75 miles west of Eau Claire.

Known by the surrounding area as a recreational hub with water-oriented activities such as fishing and tubing, locals enjoy the several area campsites. Secured by its close proximity to the Minneapolis/St. Paul metro area and major employers such as SMC Ltd. (manufacturing) and Somerset School District, the Somerset area economy has shown consistent and steady growth over the past several decades.

## 2023 SNAPSHOT OVERVIEW

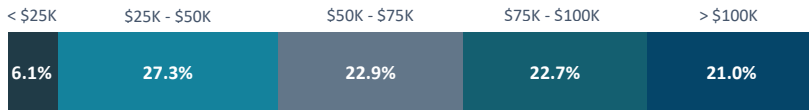
### RACE AND ETHNICITY TRENDS



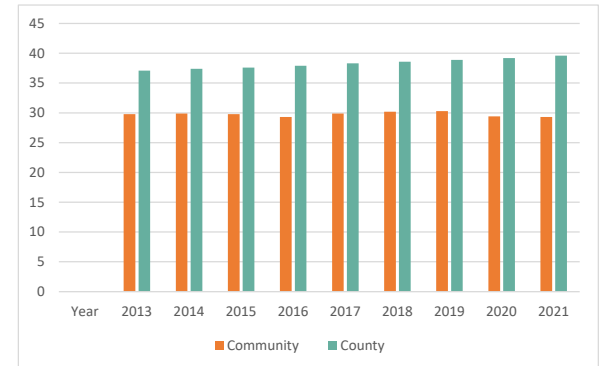
2020 TOTAL POPULATION **3,019**

Somerset's population has increased 193% in the past 20 years. This aligns with the trends of community growth around St. Croix County.

### INCOME DISTRIBUTION



### MEDIAN AGE



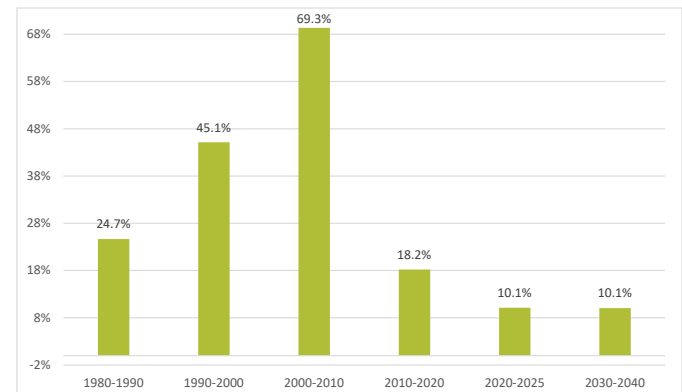
### HOUSEHOLD GROWTH AND PROJECTIONS

	Village of Somerset		Town of Somerset		St. Croix County		Wisconsin	
	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH
2000	635	2.45	927	2.85	23,410	2.66	2,086,304	2.50
2010	990	2.64	1391	2.90	31,799	2.63	2,279,768	2.43
2015	1062	2.57	1500	2.83	33,976	2.56	2,371,815	2.38
2020	1214	2.54	1706	2.80	37,933	2.53	2,491,982	2.35
2025*	1355	2.51	1894	2.76	41,420	2.49	2,600,538	2.32
2030*	1494	2.47	2083	2.71	44,851	2.46	2,697,884	2.30
2035*	1602	2.43	2228	2.67	47,316	2.42	2,764,498	2.28
2040*	1687	2.40	2342	2.64	49,074	2.38	2,790,322	2.26

### POPULATION GROWTH AND PROJECTIONS

	Village of Somerset	Town of Somerset	St. Croix County	Wisconsin
1980	860	1,833	43,262	4,705,642
1990	1,072	1,968	50,251	4,891,769
2000	1,556	2,644	63,155	5,363,675
2010	2,635	4,036	84,345	5,691,047
2020	3,115	4,770	93,536	5,806,975
2025*	3,430	5,220	104,450	6,203,850
2030*	3,725	5,650	111,470	6,375,910
2035*	3,935	5,945	115,900	6,476,270
2040*	4,100	6,175	119,010	6,491,635

### POPULATION GROWTH RATE BY DECADE



Sources: 2021 ACS 5-Year Estimates, Decennial Census, DOA Population and Household Projections  
\*indicates projected future population and household data

# PUBLIC ENGAGEMENT

## COMMUNITY ACTION PLAN (CAP) SUMMARY

In the fall of 2022 Village residents and business owners were invited to learn about the Community Action Plan | Comprehensive Plan (CAP) project and how they could participate on the citizen-driven committee. From the attendees who initially signed up approximately 14 citizens created the core members of the CAP committee. This core group of volunteer citizens met twice a month from October through March to identify solutions to resolve existing issues and to identify new ideas and opportunities to make the Village of Somerset thrive for the next 10-15 years.

The committee initially reviewed the results of a comprehensive public survey that was completed by 147 individuals from the Village and the greater Somerset community. The committee also completed several exercises from the CAP process to help generate more insights of the community. The committee's feedback to the exercises along with the survey analysis helped form the focus of three CAP subcommittees.

These subcommittees met between the regularly facilitated CAP meetings to further develop their ideas and conduct internet research for potential solutions and new ideas from other communities. These ideas were expanded upon and vetted by each subcommittee as well as input and feedback from the larger committee.

In March 2023, the CAP process was concluded with each subcommittee presenting their final recommendations to the Village Board with general public attendance as well.

See **Appendix C** for the full presentation.

### CAP Subcommittees

1. **Downtown Revitalization** - Develop great opportunities to reimagine and reinvigorate downtown so the Village has a place for everyone to enjoy at any age and at any time of year.
2. **Quality of Life** - Improve, modify and expand Somerset's park spaces and natural features to provide 'places' for the community to gather for recreation while protecting and preserving them for future generations.
3. **Community Pride** - Define Somerset's brand related to the quality of community safety, schools, facilities and social services, all supporting the community's health and well-being.







## GUIDING PRINCIPLES

- » Create a town "center" with park space which brings a focus to community interaction.
- » Develop economic and social opportunities, strengthening the community fabric of both businesses and residents.
- » Create village-themed and cohesive wayfinding to highlight parks, businesses, schools, churches, etc.
- » Take care of and beautify what we have: new town square, sidewalks, curbs, paint, lights, flowers, decorations, signs etc.
- » Seek opportunities to blend downtown and village park to create a natural flow to the riverfront.
- » Recapture, share, teach and celebrate our community history and continually find ways to do more of that.
- » Create opportunities to personify downtown's unique vibe.

# AG, NATURAL & CULTURAL RESOURCES

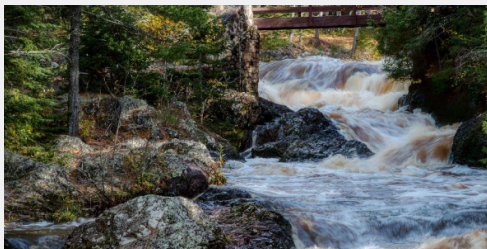
## ISSUES & OPPORTUNITIES

### Revitalize Downtown



There is interest in further improve the downtown through more historic preservation, events, and public art.

### Water Features



The waterfront is a draw for recreation, guiding these activities to suit the community is key.

### Community Pride



Residents value family oriented activities such a youth sporting events.

## VOICES FROM THE COMMUNITY

### Connect to the River

The Apple River river holds significant cultural importance to the village, being the reason for its settlement and playing a role in the logging industry. Recognizing the river's significance and the interest in developing the riverfront, it's important to honor the history of the Native Americans and explore ways to incorporate their legacy into initiatives such as the river walk, aligning with the vision of the quality of life group. By celebrating this rich history, the village can create an engaging riverfront that enhances the community's connection to its roots and provides a valuable recreational and cultural resource.

## AG, NATURAL & CULTURAL RESOURCES GOAL #1

Balance conservation of and increased access to natural resource amenities.

### Policies

- #1- Preserve and protect key environmental corridors, native vegetation, and wildlife.
- #2- Encourage site development and infrastructure improvements in areas with least possible impact to natural environments and restrict development in the floodplain and wetlands through the Village's development review process.
- #3- Promote landscaping practices that incorporate a variety of noninvasive, native species, especially within private stormwater facilities.
- #4- Partner with other regional governments on key restoration initiatives that will protect natural environments and proactively address flood mitigation.

### Actions

- A. Develop and maintain a list of preferred native plants and trees for landscaping to be used in development review and project planning.
- B. Update the Comprehensive Outdoor Recreation Plan (CORP) as needed to be eligible for grant funding.
- C. Maintain and update, as needed, the Village's Wellhead Protection Ordinance.

## AG, NATURAL & CULTURAL RESOURCES GOAL #2

Preserve the Apple River and create new places and events that contribute to the identity of Somerset.

### Policies

- #5- Promote placemaking initiatives to activate spaces, engage the community, and create exceptional public areas and integrated public art.
- #6- Commit to safeguard and maintain significant historic buildings, landmarks, and sites that contribute to the character and identity of our community.
- #7- Continue to support community organizations and seasonal events.
- #8- Consider the use of land purchase, easements and cooperative agreements to acquire or provide access to the Village's natural resources (e.g., Apple River).

### Actions

- D. During the budgeting process consider funding recommendations that enhance unique cultural characteristics of the Village.
- E. Develop branding and marketing that promote civic pride and clarify the Village's cultural identity as a great place to live, work and experience community.
- F. Support community events and programming year-round that activate the downtown, attracting residents, patrons and visitors alike, especially programming that appeals to all members of the community including youth and older adults.
- G. Inventory and survey historic sites and structures in the Village.

# 2023 SNAPSHOT

## Physical Characteristics

### Geology:

Closed depressions are common features in St. Croix County. According to the UW-River Falls Department of Plant and Earth Science, depressions are due in part to the formation of Karst. Karst development occurs in highly soluble bedrock and results in distinctive landforms such as sinkholes.

### Topography:

The topography of the Village of Somerset was formed by glacial activity over time, resulting in rolling and sloping terrain. Elevation data from aerial photography shows the surface elevation ranges from 786 to 1076 feet above sea level, and the surrounding lands drain into the Lower Apple River, with some areas draining into the Lower Willow River.

### Minerals:

There is one gravel pit in the Village of Somerset which is owned by St. Croix County. It is unlikely that additional gravel pits are viable in the Village.

## Water Resources

### Groundwater:

Groundwater is the primary source for water used for domestic, industrial, and agricultural purposes. It is stored in underground aquifers and recharged through rainfall and melt water. Groundwater contamination potential is influenced by soil characteristics and land use practices. Within the planning district, contamination concerns should be focused on areas where the bedrock depth is shallow. Development in areas where the soil has a limited capacity to attenuate contaminants or within the groundwater recharge areas should be monitored to ensure protection of the resource.

### Watersheds:

The Village of Somerset is located in the Lower Apple River and Lower Willow River watersheds, which drain to the Mississippi River. Land uses within a watershed can significantly impact water quality, which is critical to maintaining the diversity of life and attracting tourism and recreation. Best management practices such as shoreland buffers and preservation of natural corridors can address potential pollution problems.

### Wetlands:

The planning district has various types of wetlands, including forested, emergent/wet meadow, and scrub/shrub wetlands.

### Rivers:

The Apple River runs through the Village of Somerset and is a tributary of the St. Croix River. It is approximately 77 miles long, with a watershed area of 440 square miles. The river is popular for recreational activities such as tubing, canoeing, and fishing. The Village of Somerset has several parks along the river that offer access to these activities.

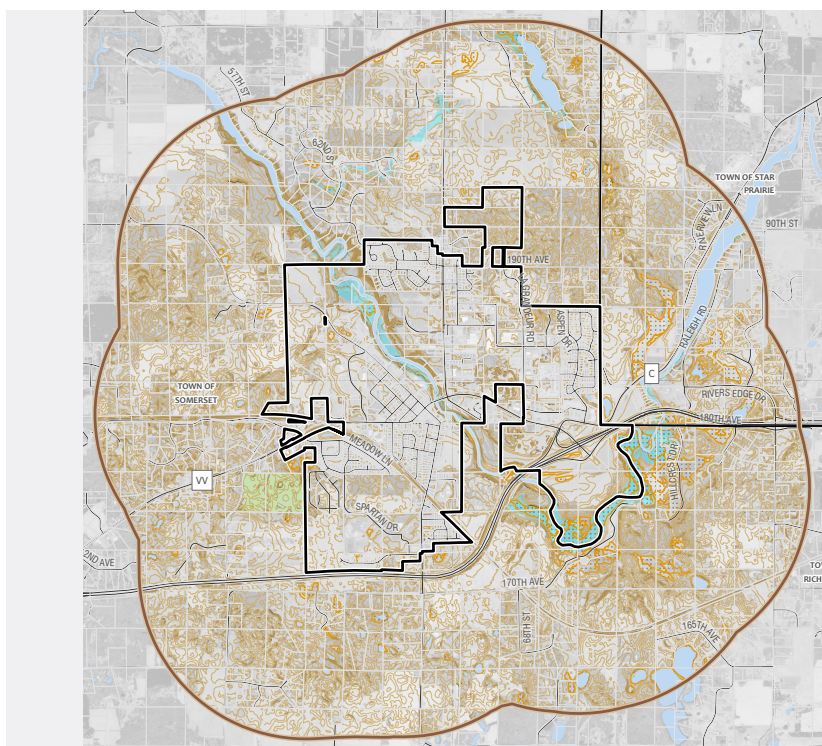
## Cultural Resources

### Register of Historic Places:











Four historical or archaeological sites are identified in the planning district, their location should be confirmed with the Wisconsin State Historical Society. Development should not harm these sites. The Village of Somerset has several homes listed with the Wisconsin Architecture and History Inventory.

### Parks:

La Grandeur Natural Area, Somerset Village Park, Veterans Park, Larry Forrest Memorial Park.



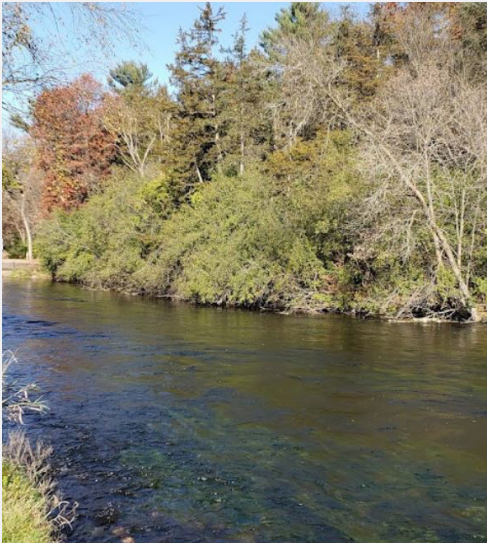
## Development Limitations (See Appendix C)

-  Planning Area (1.5 Miles)
-  Parcel Boundary
-  Village of Somerset
-  Surrounding Municipality
-  10-ft Contour
-  Steep Slopes (> 20%)
-  Wetland Class Areas
-  Public Land
- Flood Hazard Zones (FEMA)**
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard

# UTILITIES & COMMUNITY FACILITIES

## ISSUES & OPPORTUNITIES

### Flooding & Stormwater Management



Weather patterns are shifting toward more frequent storms with heavy rainfalls. The Village's regulations on stormwater management systems may not be adequate to protect people and property from these large storms, as they are based on data from a time with fewer such storms.

### Sustainability and Renewable Energy

The Village's greatest opportunity to implement change are in its own facilities, services and infrastructure. Sustainability initiatives in the private market will largely be achieved by cost reduction and savings through market forces, but can be encouraged incrementally through zoning and other regulations.

## UTILITIES GOAL #1

**The Village of Somerset will have a high-quality, cost-effective, well-planned and efficient system of public utilities.**

### Policies

- #1** - Maintain and improve the utility infrastructure to ensure adequate capacity and integrity to serve existing users and accommodate new service areas. The first priority will be maintaining the reliability of existing systems and services.
- #2** - Consider methods to recover the costs of new Village utility facilities necessitated by new growth. In general, the Village shall require new growth to pay its fair share of the costs associated with providing essential Village utility infrastructure.
- #3** - Avoid environmentally sensitive areas when planning the location of utilities to minimize adverse impacts, to the greatest extent possible.
- #4** - Discourage inefficient "leap frog" development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.

### Actions

- A.** Conduct regular inspections and maintenance of existing utility systems, including water, sewer and stormwater management, to ensure their integrity and reliability.
- B.** Share information with resident and businesses about available incentives, energy audits and appliance recycling offered through Focus on Energy, Xcel Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.
- C.** Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.

## COMMUNITY FACILITIES GOAL #1

The Village of Somerset will have high quality community facilities for residents, businesses and visitors alike.

### Policies

- #1-** Promote the co-location of facilities and services to maximize the efficient provision of services, reduce capital costs and operation costs.
- #2-** Prioritize the incorporation of green building technologies, energy saving measures and renewable/alternative energy technologies into all new and remodeled Village-owned buildings. Seek grant opportunities to support this.
- #3-** Develop and maintain parks facilities that meet a wide range of recreational needs, both passive and active.
- #4-** Preserve and improve water-related recreational opportunities and facilities to create safe, family-friendly amenities.
- #5-** Encourage and support the provision of charitable organizations in the community and private recreation, daycare and other facilities and services to serve the needs of the youth, the elderly and those with special needs.

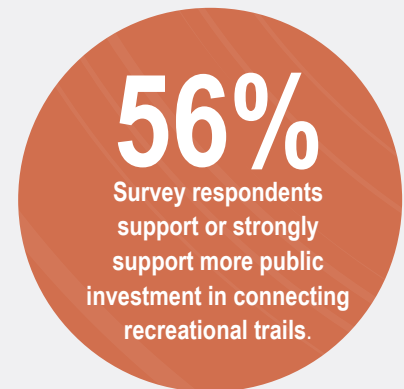
### Actions

- A.** Hold an annual meeting with the School District to discuss issues and concerns in serving the community, especially related to growth and development.
- B.** Collaborate with private organizations that are serving the recreation needs of families.
- C.** Update the 2019-2023 Comprehensive Outdoor Recreation Plan to remain eligible for Wisconsin Department of Natural Resources (WDNR) grant funding.

## VOICES FROM THE COMMUNITY

### Trail Connections

The Community Survey indicated a strong desire for more bike/ped facilities in the community, with 47% of respondents indicating a need for more off-road walking and biking trails. Overall, 56% of respondents support more public investment in off-road bike/ped facilities. There is also strong support for improved public facilities and community services, including parks and additional recreational programming.



### Public Safety

Safety was reported as one of the top three factors that make for a good neighborhood, and 35% of respondents indicated they would support or strongly support an increase in taxes to improve and expand public safety in the Village.



# 2023 SNAPSHOT

## Schools & Education

### Public Schools:

The Somerset School District consists of one elementary school, one middle schools, and one high school. Most recent enrollment numbers (2021-2022) reported 557 elementary school students, 434 middle school students, and 464 high school students in the district.

### Private Schools:

As of the 2019-2020 school year, there is 1 private school that serves residents of Somerset. St. Anne Catholic School offers prekindergarten through 8th grade. Approximately 100 students are enrolled at St. Anne's for the 2019-2020 school year.

### Technical Colleges:

There are no technical colleges within the Village of Somerset, however Century College and Pine Technical College are a short

drive away offering a variety of courses for students seeking an Associate Degree, Basic Education, Community Services, Technical Diploma, or Vocational Adult classes.

### Colleges / Universities:

There are no colleges/universities in the Village of Somerset, though Macalester College, the University of Minnesota Twin Cities, and UW - River Falls are within driving distance. Macalester College is a private, 4-year institution, while UW - River Falls campus is a 4-year university in the University of Wisconsin system.

## Parks/Recreation

### Village Parks:

The Village of Somerset has 11 village parks facilities serving recreation needs of residents. Village-owned parks total 126.7 acres including natural areas with La Grandeur Natural Area comprising 20% of this acreage.

There are also four privately owned facilities including the Somerset Youth Civic Center, Apple River Campground, Float-Rite Park and Somerset Amphitheater.

### Village Trails:

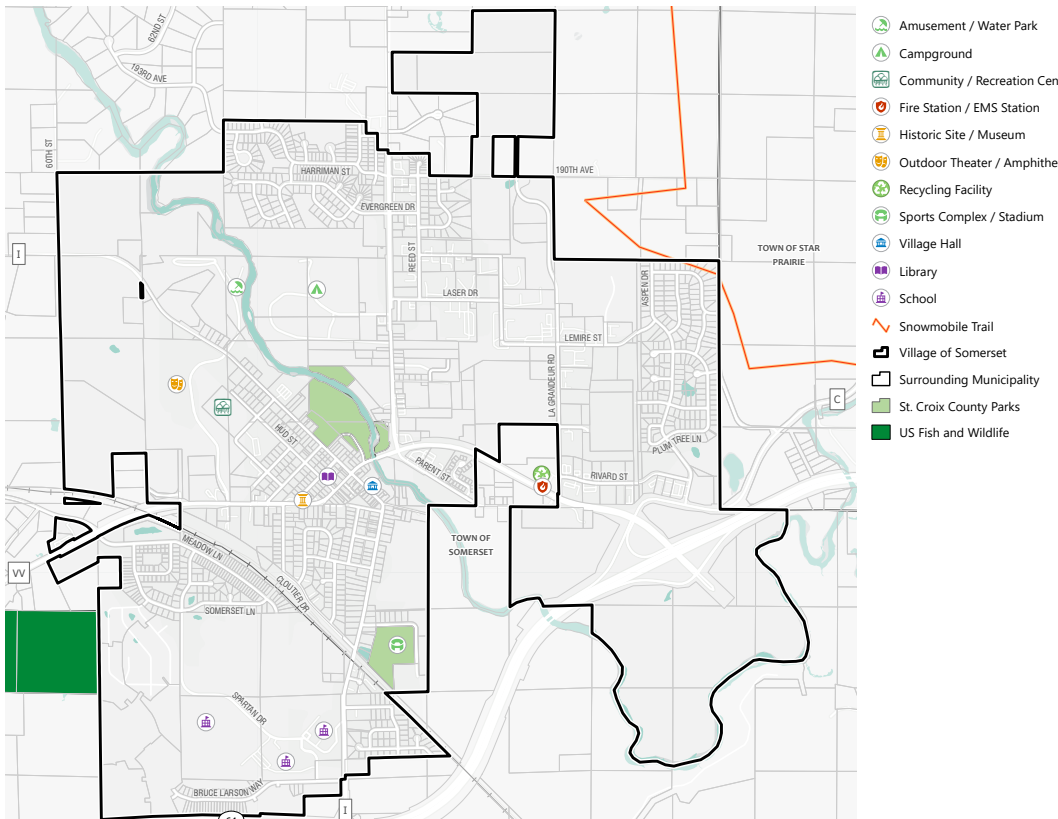
The Village of Somerset has a Bike-Pedestrian Plan to expand trail development and access as well as one trail located on the Somerset Area School District Campus.

## Public Safety, Health & Welfare

### Police Department:

The Somerset Police Department consists of seven full-time police officers and one part-time administrative staff member to provide public safety services to the Village of Somerset. The Police Department is currently undergoing a space and facilities planning effort to more efficiently utilize space in providing services to residents. Police calls for service increased 41% between 2018 and 2022, from 1,931 to 3,280

## COMMUNITY FACILITIES (SEE APPENDIX C)



**Fire / Rescue:**

The Village currently has an agreement with the Town of Somerset to provide fire protection in the township.

**Somerset Municipal Court:**

The Village of Somerset Municipal Court oversees non-criminal traffic and ordinance violation and is located at 110 Spring Street PO Box 313.

**Healthcare Facilities:**

The St. Croix County Health Care Campus is located in New Richmond, Wisconsin about 7 miles away. HealthPartners Clinic Somerset offers primary care, specialty care, laboratory testing and radiology.

**Utilities**

**Electric:**

Village electric service is operated by Xcel Energy.

**Refuse/Recycling Collection:**

Waste disposal, refuse collection and recycling is provided through the Village's Utility Department through a contract with Olson Sanitation, providing curbside collection for residents.

**Natural Gas:**

Natural gas is provided and distributed by Midwest Natural Gas.

**Telecommunications:**

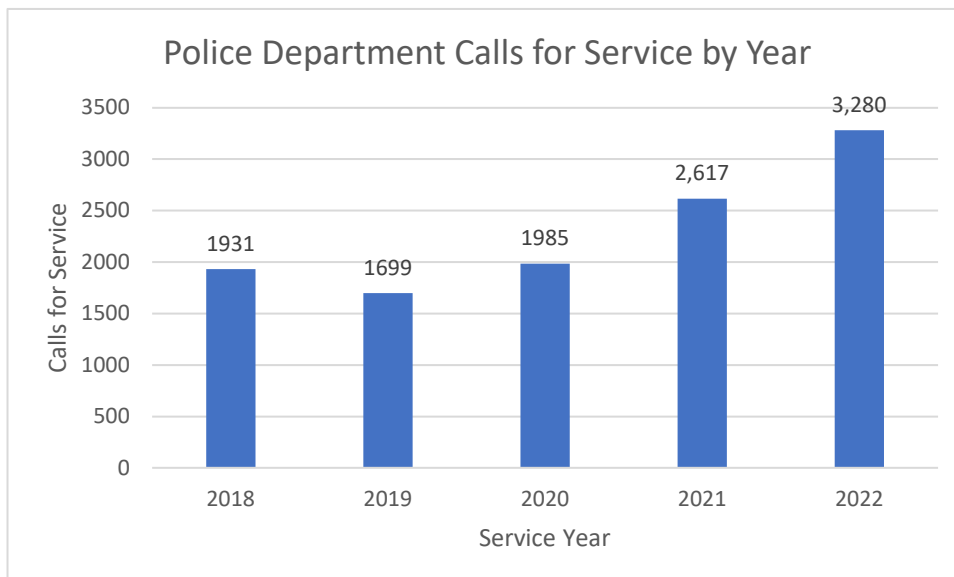
Somerset Telephone Company provides service to residents. DSL broadband internet, cable modem broadband and gigamax is supplied by Northwest Communications. Verizon, AT&T, T-Mobile, Visible, US Mobile and Cricket provide cell phone service.

**Stormwater:**

Residents are billed monthly for sewer and water services.

**Other Government Facilities**

- » Village Hall & Police Department
- » Municipal Well
- » Water Tower
- » Wastewater Treatment Plant
- » Post Office
- » Somerset Public Library
- » St. Croix County Highway Department



# INTERGOVERNMENTAL COOPERATION

## ISSUES & OPPORTUNITIES

### School Districts



The appeal of the Village of Somerset as an attractive place to reside is closely linked to the success and reputation of its school district. The Village and the School District have a symbiotic relationship, collaborating to meet the community's diverse needs and fostering a thriving environment for residents.

### Collaborative Recreational Investments



Sharing costs for recreational spaces is essential to foster efficient resource allocation and maximize the benefits for the community. By collaborating with neighboring municipalities and entities, the Village of Somerset can pool resources and expertise, reducing financial burdens and promoting a balanced distribution of recreational amenities.

## INTERGOVERNMENTAL COOPERATION GOAL #1

**Collaborate with neighboring communities and other government entities to achieve sustainable growth patterns in the Somerset area.**

### Policies

- #1-** Openly communicate and work closely with surrounding local government entities to manage land use/zoning environmental/stormwater and extraterritorial boundary issues.
- #2-** Work closely with the Somerset School District to foster communication, relationships and knowledge about planning and growth activities.
- #3-** Promote development of a greenway corridor and non-motorized trail network between Somerset and surrounding communities.

### Actions

- A.** Schedule regular working sessions involving elected officials and key staff from the Village, School District, and other relevant entities to discuss issues of concern and opportunities for collaboration. Analyze ways to enhance the sharing of recreational areas between the School District and the Village.
- B.** Meet at least semi-annually with representatives from the Town of Somerset to coordinate projects and address shared challenges.

## INTERGOVERNMENTAL COOPERATION GOAL #2

**Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.**

### Policies

- #4-** Work cooperatively with other units of government and seek intergovernmental agreements that can provide cost-effective and/or higher-quality public facilities and services.
- #5-** Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.

### Actions

- C.** Explore opportunities for state and federal grants to develop joint services with contiguous municipalities to reduce costs and improve services.



## 2023 SNAPSHOT

### Surrounding Units of Government

#### Town of Somerset

The Village meets quarterly with the Town of Somerset to discuss issues of mutual concern. Past joint planning efforts include the creation of an Official Map and potential future park locations.

#### Town of Richmond

#### Town of Star Prairie

### Other Jurisdictions

#### Somerset School District:

The school district serves all of the Village. The Village worked with the Somerset School District to create the Safe Routes to School Plan.

#### Twin Cities Metropolitan Planning Organization (MPO):

The Twin Cities MPO is the closest MPO to Somerset, but the Village is not included in the MPO.

#### West Central Wisconsin Regional Planning Commission (WCWRPC):

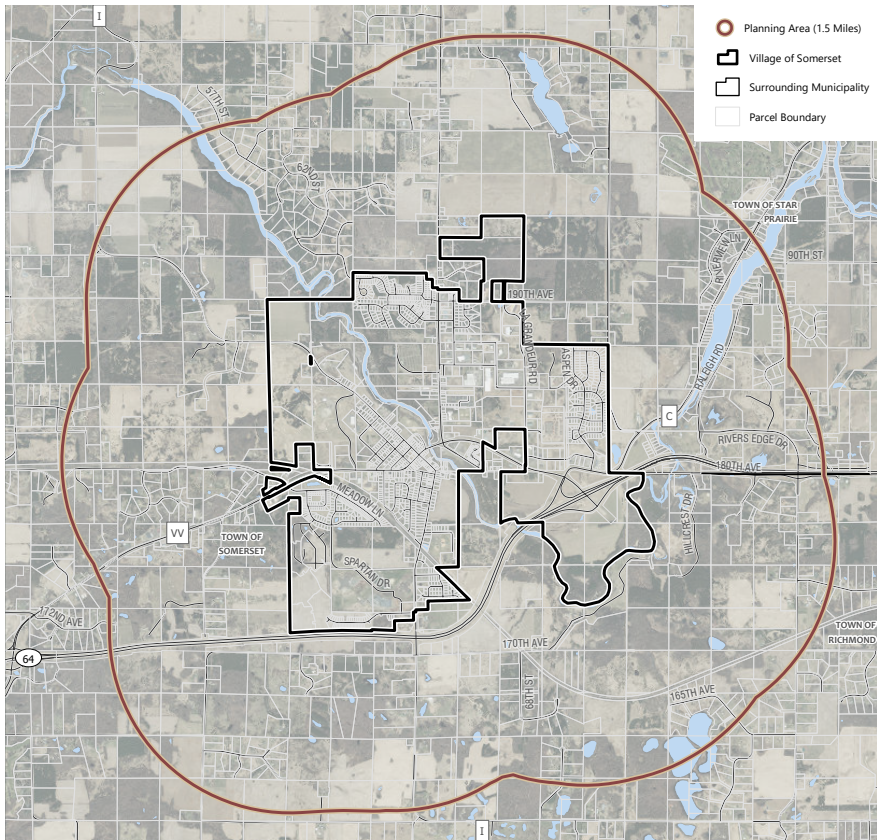
WCWRPC serves as the advisory body to the Wisconsin DNR in recommending amendments to Somerset Urban Service Area boundaries. In addition, WCWRPC provides valuable demographic services, research, and special studies to assist municipalities across St. Croix County - along with Polk, Barron, Chippewa, Clark, Eau Claire, and Dunn Counties with their planning efforts.

Urban service areas are identified in WCWRPC's Sewer Service Area Plan which provides a policy framework and guidance for state and local water quality management.

#### St. Croix County

The Village maintains an ongoing relationship with the County. The Village coordinates the purchase of salt and sand with St. Croix County.

### VILLAGE EXTRATERRITORIAL JURISDICTION (PLANNING AREA)



# ECONOMIC DEVELOPMENT

## ISSUES & OPPORTUNITIES

### Support Downtown



The downtown has tremendous potential to become the magnet, drawing people near and far. Currently there are many vacant spaces in the downtown with aging streetscape features. More public spaces are desired that provide increased activity throughout the day and year.

### Attracting & Retaining Business



To foster a thriving economy, the village aims to support existing business and encourage new business growth. There is also a need for additional lands for business park users.

### Apple River Tubing



There is a lot of tubing history in Somerset - some good and some not so good. If we are going to continue tubing in Somerset, we would like to see a successful tubing community that can be a source of pride and a foundation for growth for our village.

## ECONOMIC DEVELOPMENT GOAL #1

Develop and support a comprehensive approach to development activities in the Village of Somerset that will expand and diversify the local economy.

### Policies

- #1- Ensure there is an adequate supply of development and redevelopment sites ready for new business investment to maintain and expand the tax base.
- #2- Maintain existing infrastructure to support current and potential commercial activities.
- #3- Encourage development that is financially sound, environmentally friendly, fits the community character, and does not create land use conflicts.
- #4- Support locally owned businesses, small businesses and start up businesses.
- #5- Encourage retail commercial development and services to locate in existing commercial districts, especially in the downtown area and near the STH 35/64 interchange.
- #6- Encourage new industry and heavier nonretail commercial uses and services to locate in the Somerset Industrial Park, and promote opportunities for industrial park expansion.

### Actions

- A. Consider utilizing incentives like Tax Incremental Financing Districts, revolving loan funds, and reduced land costs to support commercial businesses and industries.
- B. Implement feasible recommendations from the Apple River Waterfront Development Plan and the Village Park Master Plan.
- C. Consider purchasing additional land to expand or build a new business park.

## ECONOMIC DEVELOPMENT GOAL #2

Revitalize the downtown as a place for the community to gather day and night, seven days a week.

### Policies

- #7- Promote a mix of businesses that align with the community's needs and aspirations, while preserving the historical character and small town charm of the downtown.
- #8- Strengthen the downtown identity, providing for economic and social opportunities.
- #9- Seek opportunities to connect the downtown, Village Park and the riverfront to create a cohesive, expanded downtown district.

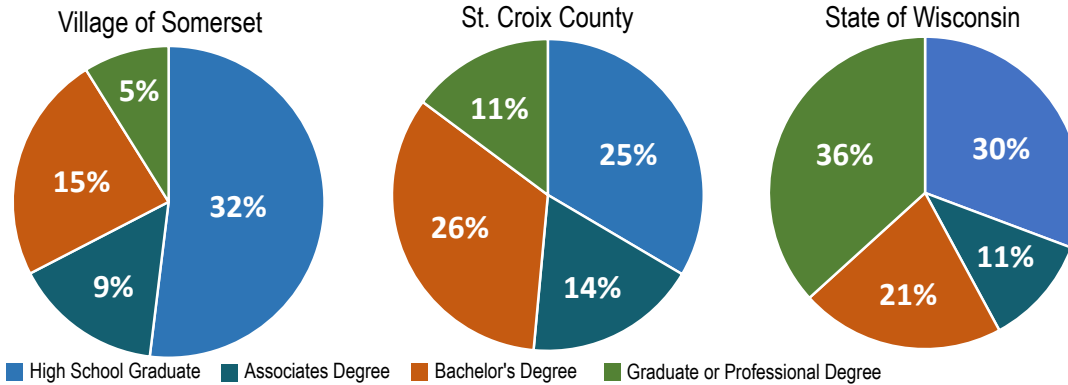


# 2023 SNAPSHOT

Economic development activities play a key role in the quality of life of the community and the long-term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.

## EDUCATION ATTAINMENT

for Population Age 25 and Over



## TOP 20 EMPLOYERS, 2020

Major Employers	
Employer	# of Employees
SMC	700
Somerset School District	234
Preco, Inc	140
Schwing Bioset	100
American Structural	90
Big Bad Toy Store	60
Apollo Bath	50
Waste Management	50
Village of Somerset	41
St. Ann Parochial	30
Wittstock Home Builders	22
Vercomm	25
Prime Direct	20
St. Croix Machine Tool	15
Miscellaneous Metals	15
Health Partners Medical Clinic	12
Sonshine Learning Center	11
K-Sun	10
Park Apple River Dental	8

## TOP 5 GROWTH INDUSTRIES (2010-2021)

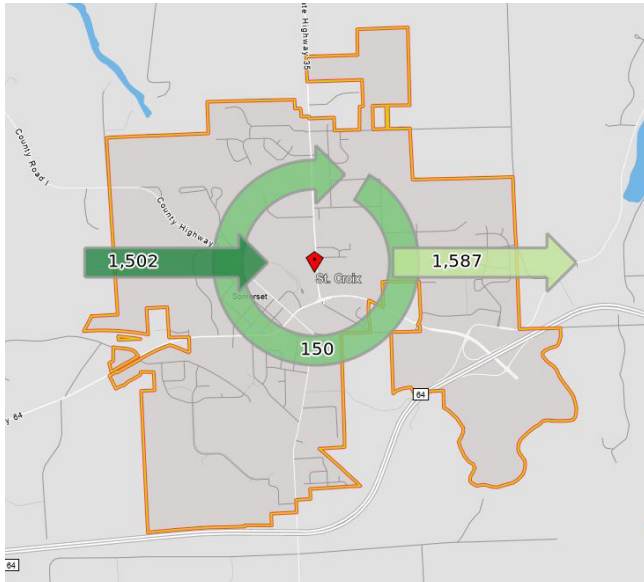
Industry	% Increase
Finance and insurance, and real estate and rental and leasing	297%
Wholesale trade	244%
Professional, scientific, and management, and administrative and waste management services	164%
Arts, entertainment, and recreation, and accommodation and food services	102%
Information	88%

## EMPLOYMENT BY INDUSTRY

Source: 2021 5-Year ACS Estimate

Industry	Community	County
Agriculture, forestry, fishing and hunting, and mining	1%	2%
Construction	6%	8%
Manufacturing	16%	19%
Wholesale trade	3%	3%
Retail trade	12%	10%
Transportation and warehousing, and utilities	3%	5%
Information	1%	1%
Finance and insurance, and real estate and rental and leasing	6%	7%
Professional, scientific, and management, and administrative and waste management services	8%	9%
Educational services, and health care and social assistance	17%	21%
Arts, entertainment, and recreation, and accommodation and food services	12%	8%
Other services, except public administration	10%	4%
Public administration	5%	4%

**COMMUTING PATTERNS**



**Economic Development Programs**

There are many local, county, regional, and state programs available to provide incentives or financial help for attracting businesses. The most common are listed below.

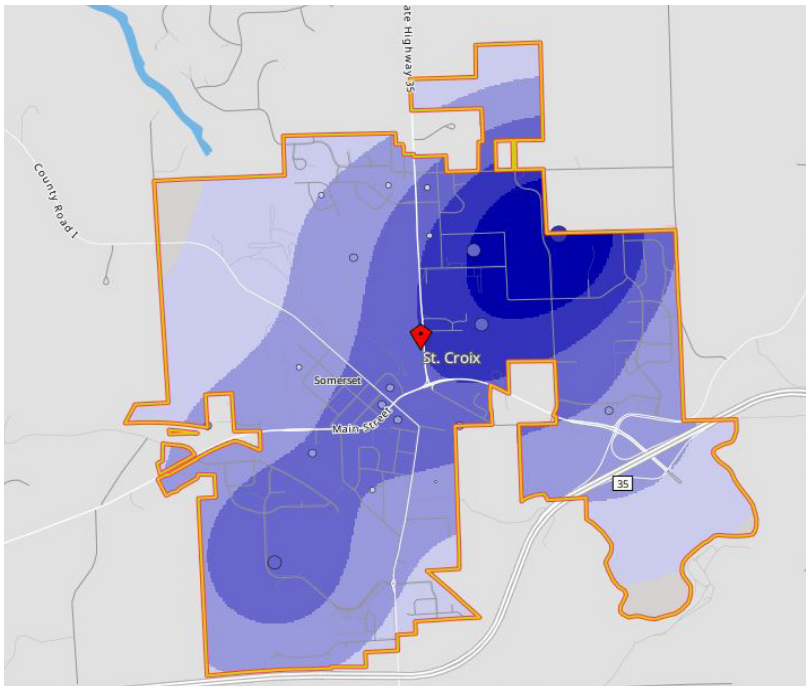
**LOCAL/REGIONAL RESOURCES**

- » Industrial Revenue Bonds
- » TIF Districts
- » Downtown Facade Loan Program
- » Regional Business Fund (RBF)

**STATE/FEDERAL PROGRAMS**

- » WEDC
- » CBDG
- » Community Development Zones
- » Rural Economic Development (RED) Early Planning Grant Program
- » WI Development Fund (WDF)
- » Transportation Facilities Economic Assistance and Development Program
- » Opportunity Zones
- » Focus On Energy

**EMPLOYMENT DENSITY**



# HOUSING

## ISSUES & OPPORTUNITIES

### Neighborhood Design



Residents in the village prioritize preserving the traditional neighborhood design, emphasizing community, reduced land consumption, and small-town character. They advocate against large, homogeneous housing developments and support smaller, mixed variety housing options when suitable. This preserves the village's charm, character, and close-knit feel while fostering a strong sense of community.

### Home Affordability



Ensuring affordable housing options for working families is a key priority for residents in the village. Locally about 23% of owners and 42% of renters in Somerset pay more than 30% of the Area Median Income (which is the affordable threshold). By prioritizing policies and actions that promote affordability, such as incentivizing affordable housing developments and implementing regulations to prevent excessive price increases, residents aim to preserve housing options that are within reach for working families.

## HOUSING GOAL #1

**Housing and neighborhoods throughout the Village will provide a range of affordable, accessible, safe and desirable housing options for existing and future residents.**

### Policies

- #1-** Review and approve housing development proposals based on consistency with the Land Use Chapter of this plan, including the Future Land Use Map.
- #2-** Ensure the availability of affordable housing options for residents across various income groups, avoiding the concentration of any income group in specific areas of the village.
- #3-** Foster the development of high-quality housing that meets the standards and expectations of the community that protect property values and the community's small town character.
- #4-** Encourage and promote housing developments that aligns with the projected needs of the Village, especially independent adult/senior housing to support the growing senior population.
- #5-** Encourage the maintenance and repair of existing housing units to promote the utilization of existing structures and to safeguard the health, safety, and welfare of Village residents.

### Actions

- A.** Regularly evaluate and revise zoning regulations to consider providing a wide range of housing options, accommodating the diverse needs and preferences of residents. For example, consider permitting accessory dwelling units in all residential districts.
- B.** Implement programs or incentives to support the creation of affordable housing, such as tax credits, grants, or partnerships with developers and housing organizations. Consider the following initiatives:
  1. Utilize "Affordable Housing" TID extension in expiring districts to capture additional funds that support housing initiatives. 75% of additional funds must be utilized to address affordable housing challenges and may be used for programs such as owner-occupied rehabilitation, new home construction, or the creation of revolving loan funds.
  2. Proactively seek out and partner with non-profit and public partners that specialize in creation and preservation of affordable housing stock and providing housing assistance to income-qualified households, and create a list of resources that can be utilized by residents in need of assistance.
  3. Encourage both State and Federal housing tax credit projects that result in new or rehabilitated income-qualified units. Proactively seek out and recruit developers that are fluent and successful in State and Federal application processes administered by the Wisconsin Housing and Economic Development Authority (WHEDA).
  4. Work with local mortgage lenders and the Wisconsin Housing and Economic Development Authority (WHEDA) to ensure all income-qualified residents have access to and knowledge of State subsidized and insured mortgage and loan programs.

## HOUSING GOAL #2

Housing developments will be sensitive to the integrity of existing and future neighborhoods.

### Policies

- #6-** Discourage large, homogeneous housing developments, in favor of smaller, mixed-variety housing options where appropriate.
- #7-** Encourage the integration of mixed-use development along collectors and arterials, especially in the downtown, to promote a vibrant and walkable community.
- #8-** Encourage new housing starts in areas that are already served by public services including sanitary sewer and water.
- #9-** Encourage maintenance of identified historical housing structures to preserve the Village's heritage.
- #10-** Continue to enforce regulations to safeguard the health, safety, and welfare of housing occupants, and to protect community character.

### Actions

- C.** Reach out to historical organizations (state, county and local) to ensure that rehabilitation, remodeling, and new additions to historic buildings and housing structures protect the integrity of the buildings/structures.

## VOICES FROM THE COMMUNITY

69%

Survey respondents agree that there needs to be more housing in the Village affordable to working families and individuals.

### Home Type Desired

In a question allowing multiple responses per person, 93% of respondents to a 2022 Community Survey desire a single-family home should they move in the next five years. Nine percent of respondents would consider townhomes with 5 percent considering duplex/side-by-side and senior housing (independent living).

64%

Survey respondents who are likely to move in the next 5 years do not plan to remain in the Village.

# HOUSING

## 2023 SNAPSHOT

The following numbers illustrate those conditions in Somerset most relevant to the formation of housing goals and policies for the next 10 years.

**56%** - The percentage of units that are single-family detached housing, lower than the County total.

**59%** - The percentage of all units that are owner-occupied, based on American Community Survey (ACS).

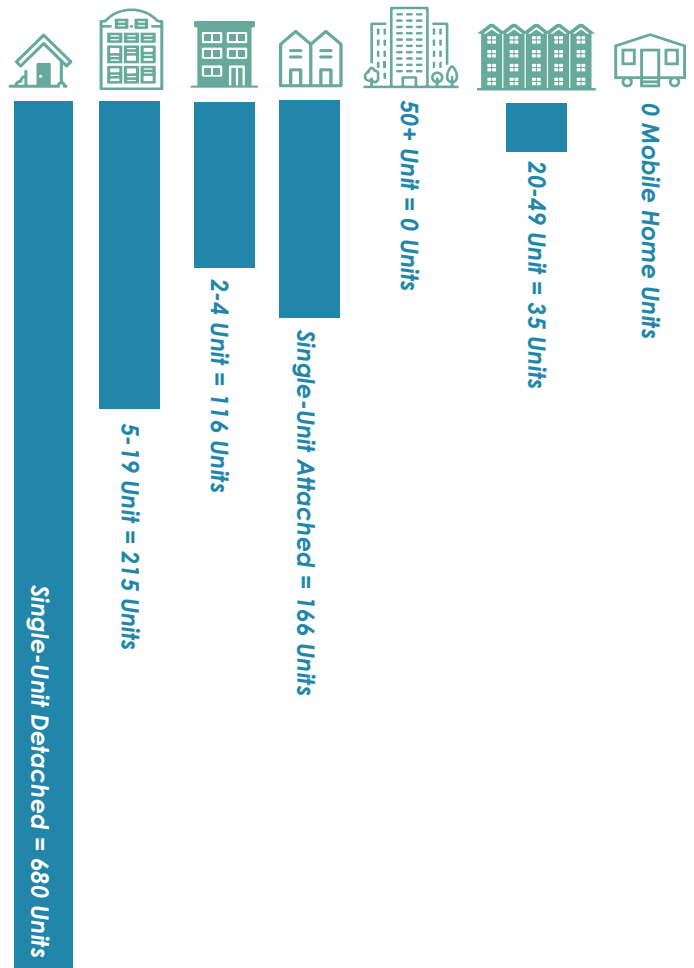
**10%** - The percentage of all units that are attached units (e.g. townhomes, twinhomes), based on ACS. Attached and two-unit building forms are becoming more common, and are important to adding gradual density in land use decisions.

**7.4%** - The total housing vacancy rate in 2020, which is an increase from 6.0% vacancy recorded in 2013. While owner-occupied housing is seeing tighter markets and fewer available units.

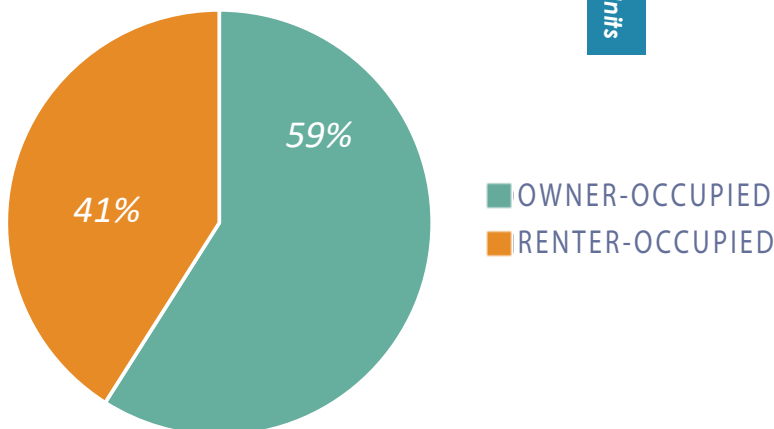
**23%, 42%** - The percentages of owner households and renter households, respectively, that pay more than 30% of their annual income on housing costs. 30% is the generally recognized housing "affordability limit" for households before budgets are cut for other essentials - food, healthcare, childcare, etc. These can be thought of as "families that cannot afford" housing in Somerset.

Total Units 2021  
=  
1,212

### STRUCTURE TYPES

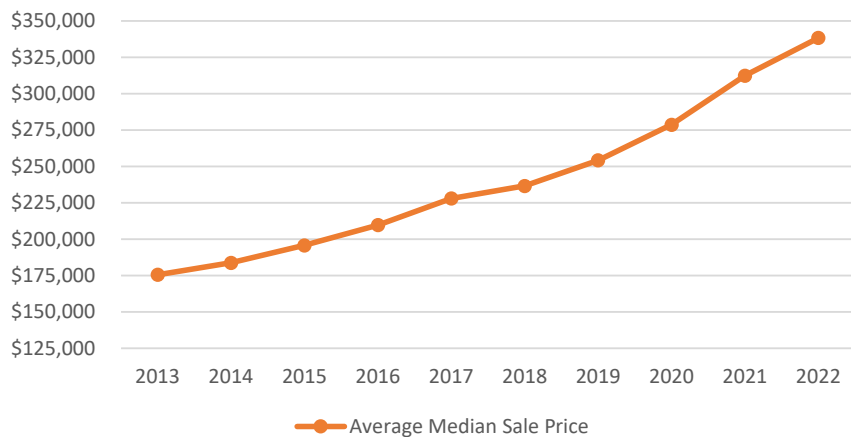


### TENURE





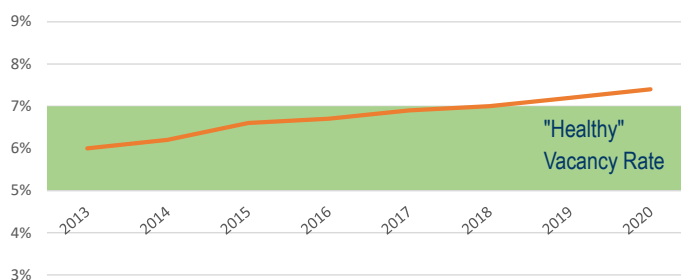
### COUNTY AVERAGE MEDIAN HOME PRICES



### RENTAL COST BY BEDROOM SIZE, 2021

Number of Bedrooms	Median Gross Rent	Number of Units
No bedroom	-	0
1 bedroom	\$ 438.00	53
2 bedrooms	\$ 890.00	255
3 bedrooms	\$ 1,364.00	80
4 bedrooms	\$ 1,720.00	47
5 or more bedrooms	-	6

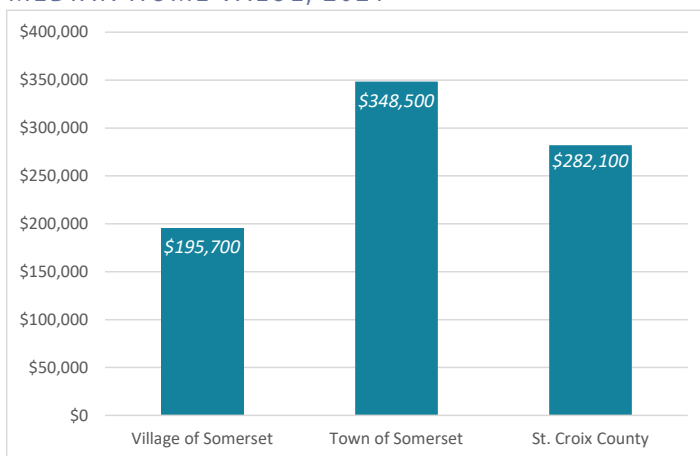
### RENTAL VACANCY RATE BY YEAR



### MEDIAN HOME VALUE BY YEAR BUILT

Year Built	Median Value
2020 or later	-
2010 to 2019	\$ 247,700.00
2000 to 2009	\$ 201,700.00
1990 to 1999	\$ 213,800.00
1980 to 1989	\$ 165,600.00
1970 to 1979	\$ 146,200.00
1960 to 1969	\$ 154,200.00
1950 to 1959	\$ 168,800.00
1940 to 1949	\$ 147,500.00
1939 or earlier	\$ 164,600.00

### MEDIAN HOME VALUE, 2021



# MOBILITY & TRANSPORTATION

## ISSUES & OPPORTUNITIES

### WAYFINDING SIGNAGE



Implementing clear and visually appealing signage along with intuitive wayfinding systems can greatly enhance navigation and accessibility within a small community.

### COUNTY RESOURCES



Proximity to the county highway department brings efficient infrastructure maintenance and prompt road repairs, benefiting the community.

## MOBILITY & TRANSPORTATION GOAL #1

**Create connected, livable neighborhoods that offer multi-modal transportation options for all residents.**

### Policies

- #1-** Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.
- #2-** Continue to promote walkable neighborhoods that provide transportation choices and convenient access in existing and future sections of the Village.
- #3-** Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street.
- #4-** Encourage active transportation connections and additional amenities (e.g., bike racks, bike repair stands, hydration stations, etc.) in new developments, public parks and other public facilities where feasible/appropriate. Explore funding sources and volunteer opportunities to meet the transportation needs for the elderly and disabled citizens of Somerset.

### Actions

- A.** Continue to implement a program to identify and repair broken and substandard sidewalks throughout the Village.
- B.** Biennially evaluate Village roads using the Pavement Surface Evaluation and Rating (PASER) program.
- C.** Update the Official Map as needed.

## MOBILITY & TRANSPORTATION GOAL #2

**Enhance pedestrian and bicycle safety and accessibility.**

### Policies

- #5-** Require new developments incorporate sidewalks or trails that connect to the future sidewalk and bike trail map.
- #6-** Ensure the safety of pedestrians and cyclists by implementing measures such as signs, lights, and unobstructed views at road crossings.
- #7-** Require future sidewalk and bike trail plans to continuously improve pedestrian and cycling infrastructure. Continue to participate in St. Croix County bicycle and pedestrian planning.

### Actions

- D.** Establish dedicated bike routes to promote safe cycling.
- E.** Clearly designate and mark pedestrian and bicycle crossings.
- F.** Improve access for pedestrians and cyclists to major traffic areas.

## MOBILITY & TRANSPORTATION GOAL #3

Enhance transportation efficiency and connectivity in the Village of Somerset.

### Policies

**#8-** Conduct thorough reviews of development plans to ensure sufficient access points.

**#9-** Encourage developers to align subdivision designs with the Village's long-term transportation goals. Pursue available grant monies to help offset the cost of infrastructure.

### Actions

**G.** Develop a cohesive wayfinding signage network plan, highlighting key resources, amenities and points of interest. Install signage once the plan is adopted.

**H.** Work with the Town of Somerset and St. Croix County to implement measures to minimize access points along major traffic routes, including consolidating driveways and entrances.

## VOICES FROM THE COMMUNITY

### DOWNTOWN SAFETY & ACCESSIBILITY



Improved transportation and pedestrian safety are essential for revitalizing a small downtown, as they enhance accessibility, attract foot traffic, and create an inviting atmosphere. By prioritizing multi-modal connectivity, well-designed streetscapes, and a positive pedestrian experience, downtown areas can experience increased economic activity and community engagement.

# 2023 SNAPSHOT

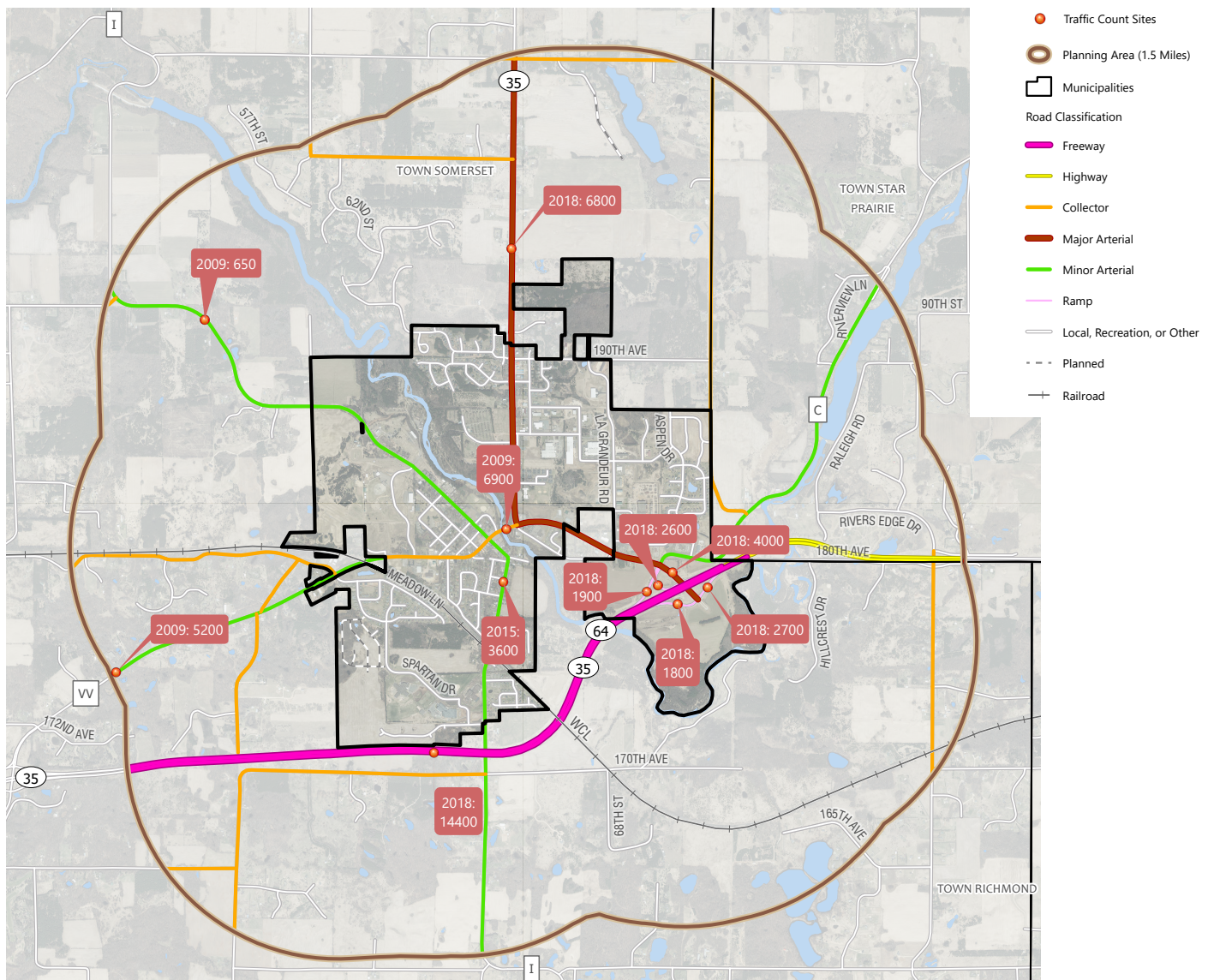
## Road Network

**Regional Highway System:** The Village of Somerset is located in St. Croix County, Wisconsin. The main highways that serve the village are State Highway 35 and State Highway 64. State Highway 35 is a north-south highway that runs through the village, providing access to neighboring communities and larger cities such as Hudson and River Falls. The highway is also known as the Great River Road, as it follows the Mississippi River for much of its route in Wisconsin. In the village, State Highway 35 is known as Main Street. State Highway 64 is an east-west highway that intersects with State Highway 35 in the village. It provides access to communities such as New Richmond, Amery, and Turtle Lake. In the village, State Highway 64 is known as Spring Street.

**Truck Routes:** The Village of Somerset does not have designated truck routes or restrictions. However, due to the village's location at the intersection of State Highway 35 and State Highway 64, there may be some truck traffic that passes through the village.

**Workforce commuting Data:** In Somerset, the majority (92.1%) of workers commute to work in a car, truck, or van, with 82.6% of them driving alone. 4.4% of workers work from home. A small percentage of workers walk (1%) or bike (1.3%) to work, and 0.6% use public transportation. The mean travel time to work is 26.7 minutes, with 24.2% of workers having a commute time between 15-19 minutes.

## EXISTING TRANSPORTATION INFRASTRUCTURE (SEE APPENDIX C)



## Bicycle & Pedestrian Network

Regional Trails: There are several trails in the Village of Somerset, WI, including the Apple River Trail, the St. Croix County Trail, and the Somerset Amphitheater Trail. The Apple River Trail is a popular hiking and biking trail that runs for over 17 miles through St. Croix and Polk Counties, with a portion of the trail passing through Somerset. The St. Croix County Trail is a 52-mile trail system that includes a segment in Somerset. The Somerset Amphitheater Trail is a short nature trail that loops around the amphitheater and provides views of the Apple River.

## Rail Transportation Network

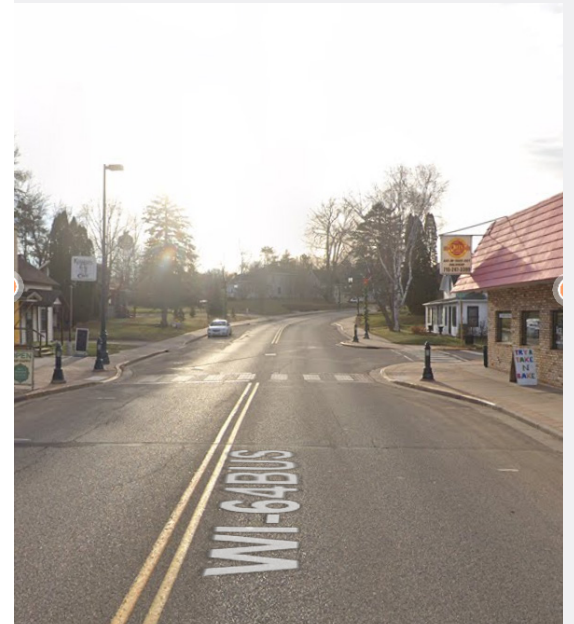
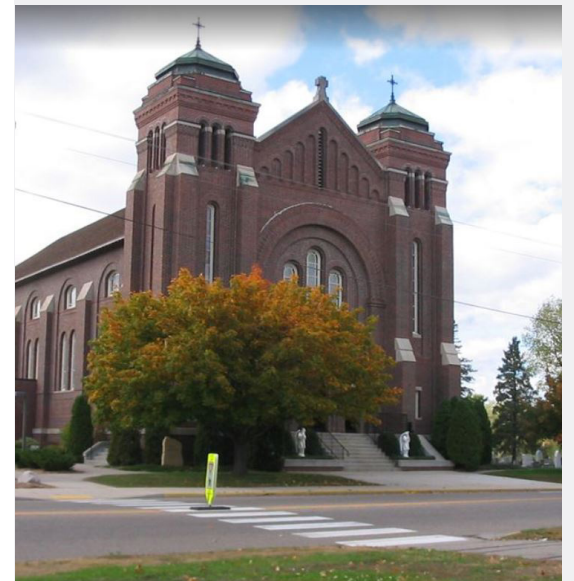
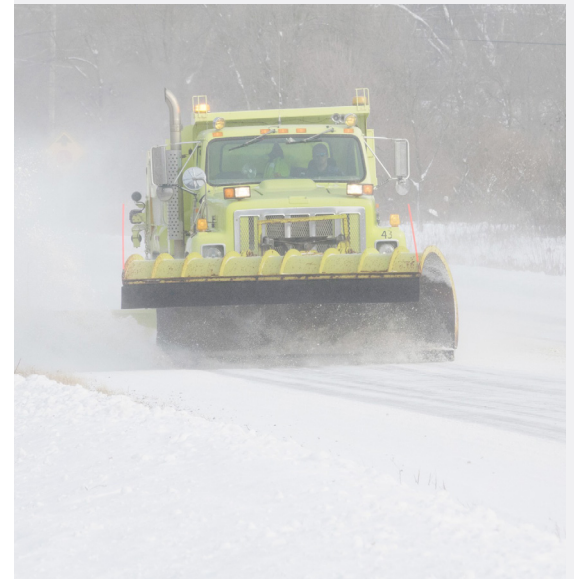
The Canadian National Railway runs through the Village of Somerset and makes regularly scheduled stops but does not offer passenger service. The railway can be contacted to drop off or pick up freight. Amtrak passenger rail service is accessible from St. Paul, MN.

## Transit Service

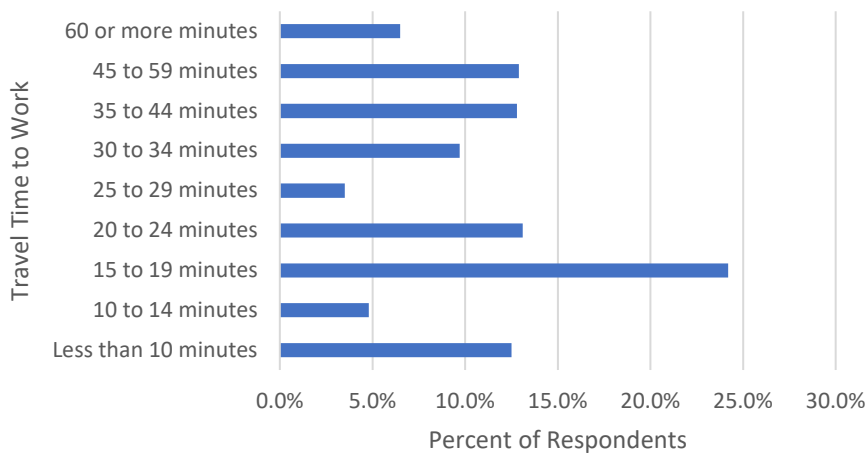
The Village of Somerset currently does not have bus services for the disabled, a taxi service, shuttle service to the Twin Cities, or a designated park and ride lot for carpooling.

## Air Transportation

The closest public air access facility is located two miles north of the City of New Richmond. The New Richmond Regional Airport (NRRRA) is the only public use airport in St. Croix County. NRRRA is located in the City of New Richmond and is approximately 30 miles northeast of Minneapolis-St. Paul.



Commute Time



# LAND USE

## ISSUES & OPPORTUNITIES

### Attracting Workforce

Prior to COVID-19, unemployment rate was extremely



low and local employers reported have unfilled roles. Given these conditions, economic development professionals have been focused on workforce attraction and workforce development. This focus is consistent with a strong national economic development trend towards attracting people first and businesses second.

### Attracting & Retaining Business



Many stakeholders have noted a desire to attract and grow industries that are growing in the wider economy—especially those with higher-paying jobs. While the challenge of workforce availability is currently inhibiting a focus on employer attraction, economic shifts will likely change this perspective.

## LAND USE GOAL #1

Create a sustainable development pattern.

### Policies

**#1-** New development within the Village's jurisdiction should support the efficient use of public services and infrastructure.

1. Land development will be coordinated with capital planning for efficient public facilities and services.
2. Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions across undeveloped lands is discouraged.
3. The Village will collaborate with St. Croix County and adjacent townships to enable new development within the identified priority growth areas. Any development in the planning area should be consistent with the Village Subdivision and Zoning Ordinances.

**#2-** Encourage development that uses land efficiently.

1. Encourage infill development and higher density residential on sites already surrounded by urban uses.
2. Promote the inclusion of a mix of residential types in every neighborhood that minimize land consumption, including small lots, attached units, and multifamily units.
3. Enable and encourage the incorporation of mixed use development in the downtown and at edges of neighborhoods along major roadways and intersections.
4. Encourage industry and heavier non-retail commercial uses to locate in the business park and expansion areas.

**#3-** Protect and respect natural resources and systems in all development decisions. Avoid developing in areas rich in natural resources.

### Actions

**A.** Work closely with the West Central Regional Planning Commission to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate anticipated and planned growth.

**B.** Exercise extraterritorial plat review powers to help ensure orderly future annexation and development.

## LAND USE GOAL #2

Establish balanced neighborhoods throughout the Village.

### Policies

**#4-** Provide a mix of housing types to accommodate every stage of life in every neighborhood (see Housing goals and policies).

**#5-** Use Village planning and zoning review processes to encourage design for land use compatibility.

**#6-** Enforce property maintenance codes to maintain neighborhood quality and prevent blight.

### Actions

**C.** Update the Zoning and Subdivision Ordinances, considering the following possible changes:

1. Review the zoning code related to housing density. Consider allowing multifamily housing in the commercial district.
2. Review and strengthen landscaping, signage, lighting and building design standards in the Village's Zoning Ordinance, considering the standards outlined in the side bar on the right.

## LAND USE GOAL #3

Create places that are vibrant, attractive and unique, especially along the Village's Main Street and WIS 35 corridors.

### Policies

**#7-** Foster the development of the downtown as a mixed use district, encouraging development of shopping, employment, housing and community gathering opportunities.

**#8-** Work to achieve a balance among various commercial areas along Main Street and WIS 35 with design formats and business mixes that allow each area to complete successfully and sustainably in the market.

**#9-** Discourage commercial strip development along primary highways and arterials entering Somerset.

**#10-** Encourage infill development of vacant or underutilized lands or buildings. Work with property owners along Main Street to bring forward projects consistent with this Comprehensive Plan and other relevant documents.

### Actions

**D.** Develop and implement a plan to make the Village current/future entry corridors attractive and inviting through the use of such things as landscaping and lighting. Consider working with the The Somerset Downtown Alliance (SDA) when planning for these important corridors.

## RECOMMENDATIONS FOR DESIGN REQUIREMENTS

### Land Use Planning

- » Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing active mobility connections.
- » Locate community facilities such as schools, churches, libraries, parks, etc. in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

### Site Design

- » Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets.
- » Use landscaping-based screening to create separation when distance alone is not possible or sufficient between land uses.
- » Design the site so that major activity areas such as building entrances, service and loading areas, and parking lots are oriented away from less intensive land uses (to the greatest extent possible).
- » Reduce the impact of parking areas with physical separation, physical barriers, and landscaping elements.

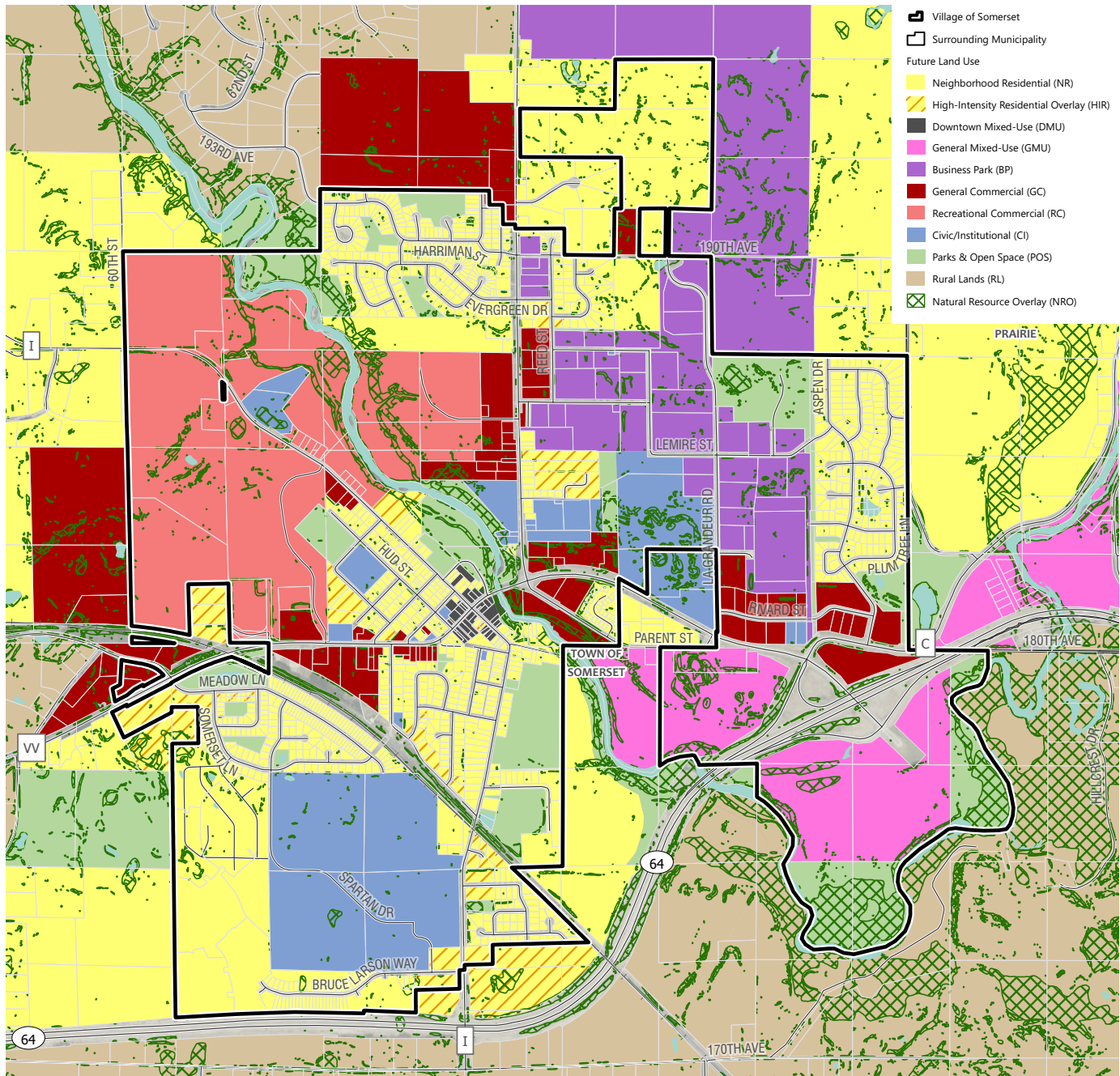
### Building Design

- » Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses—such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building (in accordance with the local design character).
- » Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings.
- » Encourage underground parking facilities when feasible to prioritize nearby land for future development.

### Lighting Design

- » Outdoor lighting of parking, storage, and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

## FUTURE LAND USE MAP (see Appendix E)



## USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Somerset and its extraterritorial jurisdiction. This map and the associated policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a

zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.



## Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts—they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification.

Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided.

The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan. The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

## Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Somerset Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

## Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

## Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

## ISSUES & OPPORTUNITIES



### Downtown Gateways

Gateway monuments and/or wayfinding signage are a design element that can help distinguish and identify a specific neighborhood or downtown district.

Image source: [thinkconfluence.com](http://thinkconfluence.com)



### Streetscaping

Streetscaping elements such as brick or colored concrete crosswalks, bump-outs, landscaping, lighting, outdoor patios, and angled parking can calm traffic and make the downtown core a more inviting place to visit.

Image source: [siloamsprings.com](http://siloamsprings.com)

## AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See **Implementation** section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

### Compatibility

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

### Natural Resources

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, noise pollution or soil erosion. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

### Transportation

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

### Ability to Provide Services

Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

### Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

### Adherence to Other Portions of this Plan

The proposed amendment/development is consistent with the general vision for the Village and the other goals, policies and actions of this plan.

## FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

### FLU Categories:

- » Neighborhood Residential (NR)
- » High-Intensity Residential Overlay (HIR)
- » 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)
- » Natural Resource Overlay (NRO)

## Neighborhood Residential (NR)

**NR** areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities.

Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

The purpose of the **NR** designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms.

**Potentially Acceptable Zoning Districts:** R-1 – R-5 Residential Districts & Planned Unit Development (PUD)

### Policies

The following policies include design guidelines to ensure compatibility:

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 3-10 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
  - a. Accessory dwelling units should be permitted in any single-family housing district.
  - b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
    - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
    - i. In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
    - ii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of

### What is a Cottage Cluster?

This housing type provides a community-oriented option with a group of detached homes (typically smaller than the average home – 800-1,200 SF) grouped together around a common green space. Units are typically offered under condominium ownership or as rentals.



- form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.
- c. Townhomes or rowhouses with up to 4 contiguous units are appropriate in any neighborhood, as follows:
  - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
  - ii. When facing a public park or permanent green space.
- d. Small multi-unit buildings with up to 4 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
  - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
  - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
  - iii. There must be off-street parking consistent with Village ordinance and on-street parking adjacent to the lot to accommodate visitors.
  - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
- e. Larger multi-unit buildings exceeding 4 units or 10 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as High-Intensity Residential (HIR) Overlay on the Future Land Use Maps, and additional policies apply.

## High-Intensity Residential Overlay (HIR)

**HIR** Overlay identifies properties or areas in the Neighborhood Residential future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas.

For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

**Potentially Acceptable Zoning Districts:** R-3 Multi-Family District & Planned Unit Development (PUD)

### Policies

1. This classification is intended to function as an overlay district with Neighborhood Residential (NR) as the underlying future land use classification.
2. **HIR** development in the NR areas are expected to range 10-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Compatibility Standards outlined below, or as required in the Village's zoning ordinance (should the ordinance be amended to include standards) Standards identified in the zoning ordinance shall supersede those outlined below.
  - A. **Compatibility Standards Applicability.** These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Unit Development (PUD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.
  - B. **Standards.** All development subject to this section shall comply with the following standards:
    1. **Use Intensity.** In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
    2. **Building Height.** The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
      - a. Fifty (50) feet of a single-family or duplex lot.
      - b. Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).
    3. **Bulk and Mass.** Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
      - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
      - b. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave).
    4. **Architectural Features.** At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:
      - a. Porches or porticos
      - b. Balconies
      - c. Dormers
      - d. Gables
      - e. Bay Windows
      - f. Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.
    5. **Garages.** Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
    6. **Parking.** Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
    7. **Refuse Areas.** Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in

height, shall be required. Additional landscaping around trash enclosures is encouraged.

## Downtown Mixed Use (DMU)

The **DMU** category represents the entirety of Downtown Somerset, and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing opportunities for increased activity and density. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

**Potentially Acceptable Zoning Districts:** R-3 Multi-Family District, C-1 Central Business District & Planned Unit Development (PUD)

### Policies

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically residential densities in **DMU** areas will be 25-40 units per net acre (excluding streets, parks, outlots, etc.).
2. **DMU** is best suited for densely populated residential developments, mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues).
3. Building heights may range from two-to-four-stories, except new development adjacent to lower-intensity uses along side streets shall be restricted to three-stories in height. Other architectural design considerations (e.g., greater rear setbacks, upper story rear setbacks, etc.) may be required to mitigate negative impacts to the neighboring residential areas.
4. Restrict new residential uses on the street level along Main Street and discourage on adjoining commercially zoned streets. Office users may locate on the street level; however, upper-level office use is preferred on Main Street.
5. Encourage site planning that is "pedestrian-friendly" and provides both sidewalks and interior pedestrian circulation pathways.

## General Mixed-Use (GMU)

The **GMU** category includes existing and planned areas supporting an intensive mix of residential, commercial and civic uses serving residents and visitors from the surrounding area and the community as a whole. **GMU** areas are generally located at major intersections and along relatively high-capacity transit corridors.

**Potentially Acceptable Zoning Districts:** R-3 Multi-Family District, C-2 Highway Commercial District, C-3 Professional Office District & Planned Unit Development (PUD)

### Policies

1. The zoning approval process should determine the appropriate mix of land uses, unit density, and building size and configuration. Typically residential densities in MU areas will be 15-25 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and non-residential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. However, special attention should be paid to maintaining commercial street frontages along mixed-use streets.
3. Gas stations and drive-thru establishments are permitted in **GMU** areas.
4. Mixed use and other intensive development will require special attention to the design where the use adjoins less intense residential development per the recommended Compatibility Standards in this chapter (or as adopted in the Village's zoning ordinance).

## Business Park (BP)

**BP** areas provide the Village's population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

**Potentially Acceptable Zoning Districts:** C-3 Professional Office District, I-1 Industrial District and Planned Unit Development (PUD)

### Policies

1. **BP** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. **BP** areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of **I** land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping.
3. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
4. There is no limit on the size of establishments that may be constructed within a **BP** area, but all uses should be compatible with the density and scale of the surrounding development and landscaped appropriately.

## General Commercial (GC)

**GC** areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities.

**GC** areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

**Potentially Acceptable Zoning Districts:** C-1 Central Business District, C-2 Highway Commercial District, C-3 Professional Office District and Planned Unit Development (PUD)

### Policies

1. **GC** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While **GC** areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.
  - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

## Recreational Commercial (RC)

The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, **RC** areas may include hunting, fishing, sports clubs, campgrounds, golf courses, amphitheaters, and other recreational facilities.

**Potentially Acceptable Zoning Districts:** A-1 Agricultural District, C-2 Highway Business District, W-1 Conservancy District and Planned Unit Development (PUD)

### Policies

1. The Village shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.

2. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
3. Development should be designed and developed in a manner that addresses/mitigates adverse consequences to existing development in the immediate vicinity of the project.
4. Development shall be designed to integrate into the topography of the site, including suitable provision for the preservation of watercourses, drainage areas, wooded areas, steep slopes and other natural features.

## Civic & Institutional (CI)

**CI** areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

**Potentially Acceptable Zoning Districts:** Permitted or Conditional use in most of the Village's residential and commercial zoning districts.

### Policies

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

## Parks & Open Space (POS)

This category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

**Potentially Acceptable Zoning Districts:** W-1 Conservancy District and Residential Districts (R-1 through R-5); Village's natural resource protection zoning standards apply to most of these areas.

### Policies

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as **POS**. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.

2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connection.

## Rural Lands (RL)

**RL** areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses with private, on-site septic systems.

## Natural Resource Overlay (NRO)

This overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

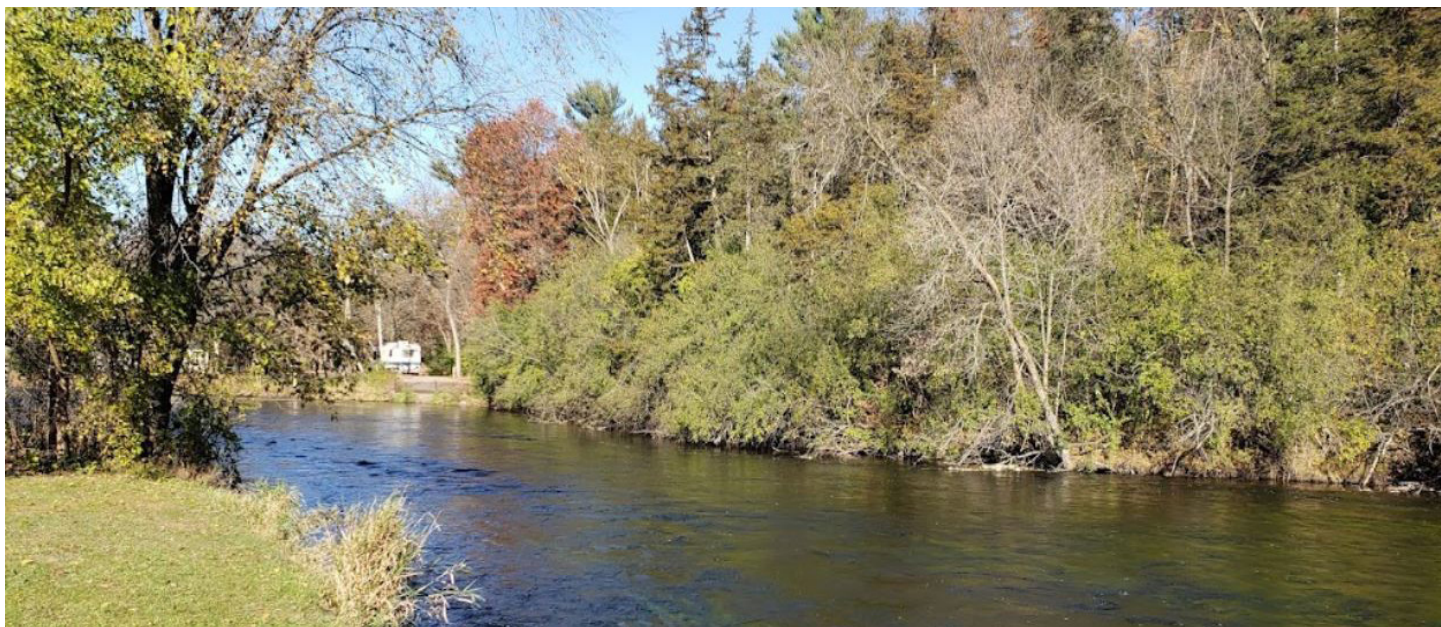
Areas shown on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within

the Village's planning area. Mapped areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the overlay represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Somerset Thus, development in areas designated as such shall be limited based on underlying local, county, state or federal environmental regulations.

### Policies

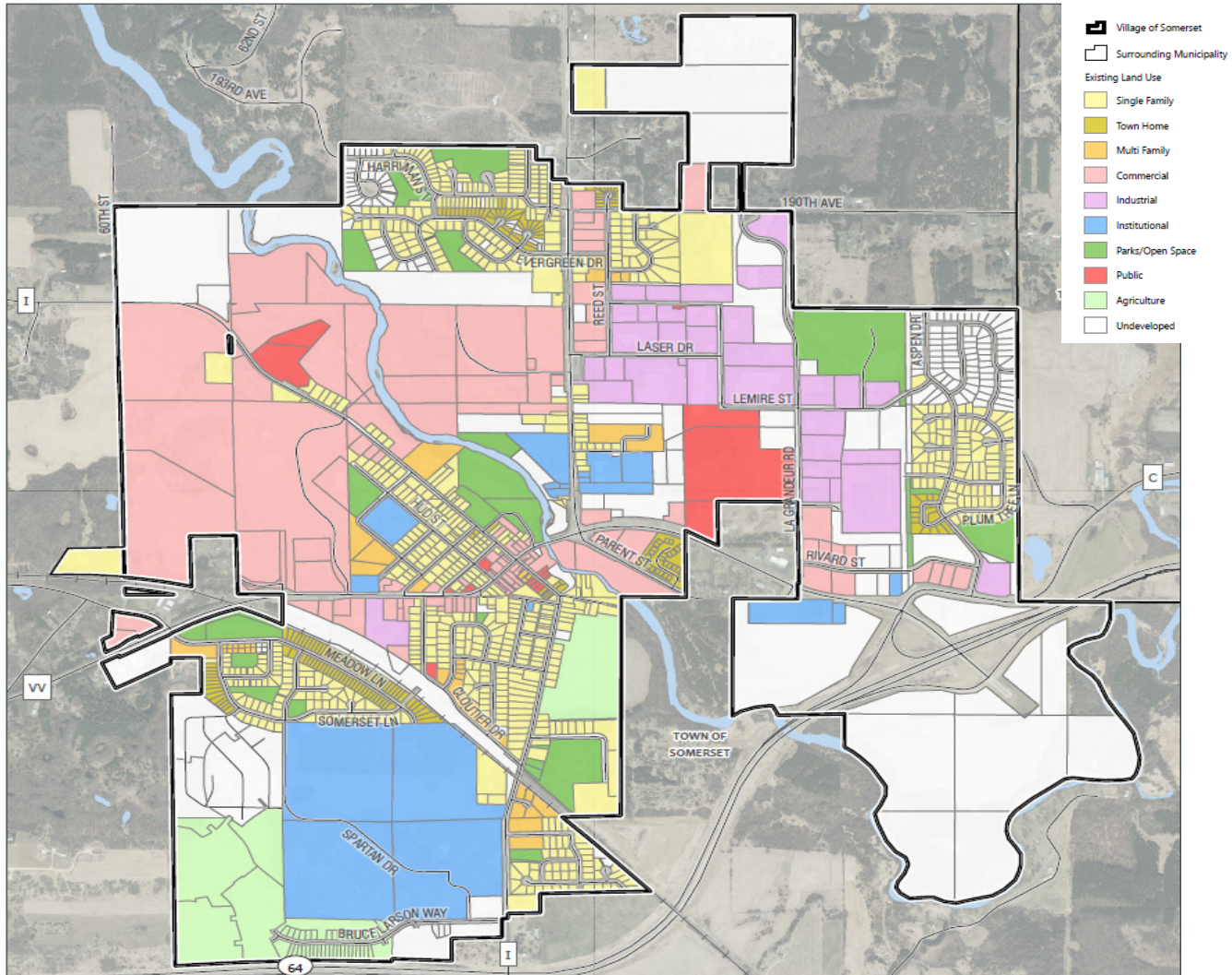
1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners and developers are advised that land within designated areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.



## 2023 SNAPSHOT: LAND USE

The future land use map outlines the vision for the strategic development and management of land within the community. It provides a framework to guide future land use decisions that support a thriving and sustainable village.

EXISTING LAND USE MAP - PLANNING JURISDICTION (see Appendix E)



### Key Statistics

**985** - The *increase* in population projected between 2020 and 2040, which equates to an 31.6% increase over that time.

**18%** - The percentage of land developed as residential in the Village of Somerset. Single Family Residential accounts for 14.3% of all land use acres.

**23.2%** - The percent increase in single family home median value between 2011 and 2021 (exceeding the 18.8% increase in the Consumer Price Index over that period)

**181** - The undeveloped acres of land in the planning jurisdiction projected to be needed for development by 2040.



EXISTING LAND USE, 2023

Land Use	Village Limits	
	Acres	Percent
Agriculture	97.47	5%
Industrial	126.82	7%
Multifamily Residential	70.21	4%
Public & Institutional	231.06	12%
Commercial	398.84	21%
Single-family Residential	270.63	14%
Vacant / Undeveloped	586.57	31%
Parks & Open Space	105.07	6%
<b>TOTALS</b>	<b>1887</b>	<b>100%</b>

\* The official area of the village is 3.31 sq. miles. There is some discrepancy due to limitations within the available parcel layers in GIS.

**What is the methodology in establishing the land use projections?**

Residential land use projections were calculated by projecting forward the current acreages and average densities for residential uses.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

PROJECTED LAND DEMAND

	2020 <i>(current)</i>	2025	2030	2035	2040	Total Change
Population	3,115	3,430	3,725	3,935	4,100	<b>985</b>
Residential Uses (acres)	340.8	363.6	384.9	400.1	412.0	<b>71.2</b>
Commercial Uses (acres)	398.8	425.5	450.4	468.2	482.1	<b>83.3</b>
Industrial Uses (acres)	126.8	135.3	143.2	148.9	153.3	<b>26.5</b>

\*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

Key Findings

1. Commercial is the largest land use category in terms of the number of acres.
2. The Apple River is a key component to future tourism in the community.
3. There do not appear to be significant conflicts between land uses.
4. Due to the population increase by 2040, there are 181 additional acres of developable residential, commercial and industrial land projected to be needed during the life of this plan. Significant increases in the projected population should trigger an amendment to this Comprehensive Plan.

*The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand. This plan includes additional acreage for the three major land uses in the event of better-than-anticipated growth.*

# IMPLEMENTATION

## GUIDING DAILY DECISIONS

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Responsibility for implementing this plan lies primarily with the Village Board of Trustees and staff.

### Village Roles & Responsibilities

#### Village Trustees

The Village Board of Trustees sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each Trustee should know where to find this plan and should be familiar with the major goals described herein. The Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Land use and development recommendations are a core component of this plan, and the Village Board has a major role in guiding those decisions. Trustees must each have access to this plan and must be familiar with its content, especially the Land Use section. It is the responsibility of the Board to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Board should seek public feedback before recommending amendments to the Plan.

#### Village Staff

Key Village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » Village Clerk
- » Village Deputy Clerk
- » Public Works Staff

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

### Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than Village government. The Action Plan (see Appendix B) indicates a few responsible parties that the Village of Somerset does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following Village activities can support this effort:

- » Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the Village and the organization.
- » Take the lead role in establishing collaboration with these organizations.
- » Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

### Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village key implementation tools may include:

#### Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

#### Regulatory Tools

- » Zoning & Subdivision of Land Ordinances
- » Site Plan Requirements
- » Building and Housing Codes
- » Official Map

#### Funding Tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

## GUIDING ANNUAL DECISIONS

---

### Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions at the end of this chapter is a resource to support decisions about how and where to invest the Village's limited resources. The Annual Update should draw from these actions. The Village Board should consider identifying those projects and commitments most likely to further the goals and objectives identified in this Plan.

**APPENDIX A |  
ADOPTION ORDINANCE**

# APPENDIX A

## **An Ordinance to Update and Adopt the Comprehensive Plan of the Village of Somerset, St. Croix County, Wisconsin.**

The Village Board of the Village of Somerset, St. Croix County, Wisconsin, do ordain as follows:

**Section 1.** Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Somerset is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

**Section 2.** Prior to beginning the process to update the Village's previously adopted 2012-2032 Comprehensive Plan, the Village Board adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

**Section 3.** The Village Board of the Village of Somerset assigned the Plan Commission to prepare an update to the Village's Comprehensive Plan.

**Section 4.** The Plan Commission has recommended the draft 2043 Comprehensive Plan for adoption by the Village Board.

**Section 5.** The Plan Commission of the Village of Somerset has adopted a resolution recommending to the Village Board adoption of the document entitled "Village of Somerset, WI, 2043 Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

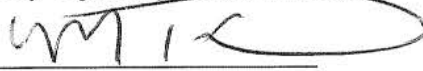
**Section 6.** The Village Board has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

**Section 7.** The Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the Village of Somerset and its extraterritorial plat review area.

**Section 8.** The Village Board of the Village of Somerset, WI, 2040 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

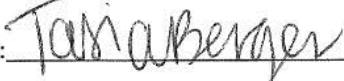
**Section 9.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and [publication/posting] as required by law.

Adopted this 16th day of January, 2024

Village President: 

Published:

Approved: 01/16/24

Attest, Village Clerk: 

# APPENDIX B | GOALS TIMELINE

# APPENDIX B

<b>Agricultural, Natural, &amp; Cultural Resources Goals &amp; Actions</b>			Short Term (<5 years)	Long Term (5+ years)
<b>Balance conservation of and increased access to natural resource amenities.</b>				
A	Develop and maintain a list of preferred native plants and trees for landscaping to be used in development review and project planning.		x	
B	Update the Comprehensive Outdoor Recreation Plan (CORP) as needed to be eligible for grant funding.		x	
C	Maintain and update, as needed, the Village's Wellhead Protection Ordinance.		x	
<b>Preserve the Apple River and create new places and events that contribute to the identity of Somerset.</b>				
D	During the budgeting process consider funding recommendations that enhance unique cultural characteristics of the Village.			Ongoing
E	Develop branding and marketing that promote civic pride and clarify the Village's cultural identity as a great place to live, work and experience community.		x	
F	Support community events and programming year-round that activate the downtown, attracting residents, patrons and visitors alike, especially programming that appeals to all members of the community including youth and older adults.			Ongoing
G	Inventory and survey historic sites and structures in the Village.		x	

<b>Utilities &amp; Community Facilities Goals &amp; Actions</b>			Short Term (<5 years)	Long Term (5+ years)
<b>The Village of Somerset will have a high-quality, cost-effective, well-planned and efficient system of public utilities.</b>				
A	Conduct regular inspections and maintenance of existing utility systems, including water, sewer and stormwater management, to ensure their integrity and reliability.			Ongoing
B	Share information with residents and businesses about available incentives, energy audits and appliance recycling offered through Focus on Energy, Xcel Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.			Ongoing
C	Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.			Ongoing
<b>The Village of Somerset will have high quality community facilities for residents, businesses and visitors alike.</b>				
A	Hold an annual meeting with the School District to discuss issues and concerns in serving the community, especially related to growth and development.			Ongoing
B	Collaborate with private organizations that are serving the recreation needs of families.			Ongoing
C	Update the 2019-2023 Comprehensive Outdoor Recreation Plan to remain eligible for Wisconsin Department of Natural Resources (WDNR) grant funding.		x	

<b>Intergovernmental Cooperation Goals &amp; Actions</b>			Short Term (<5 years)	Long Term (5+ years)
<b>Collaborate with neighboring communities and other government entities to achieve sustainable growth patterns in the Somerset area.</b>				
A	Schedule regular working sessions involving elected officials and key staff from the Village, School District, and other relevant entities to discuss issues of concern and opportunities for collaboration. Analyze ways to enhance the sharing of recreational areas between the School District and the Village.			Ongoing
B	Meet at least semi-annually with representatives from the Town of Somerset to coordinate projects and address shared challenges.			Ongoing
<b>Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.</b>				
C	Explore opportunities for state and federal grants to develop joint services with contiguous municipalities to reduce costs and improve services.			Ongoing

Economic Development Goals & Actions			Short Term (<5 years)	Long Term (5+ years)
<b>Develop and support a comprehensive approach to development activities in the Village of Somerset that will expand and diversify the local economy.</b>				
	A	Consider utilizing incentives like Tax Incremental Financing Districts, revolving loan funds, and reduced land costs to support commercial businesses and industries.		x
	B	Implement feasible recommendations from the Apple River Waterfront Development Plan and the Village Park Master Plan.	Ongoing	
	C	Consider purchasing additional land to expand or build a new business park.		x
<b>Revitalize the downtown as a place for the community to gather day and night, seven days a week.</b>				
	D	Explore options to fund, promote and support the downtown (e.g., redeveloping vacant lots/buildings, enticing property/building improvements, etc.).	Ongoing	
	E	Develop a downtown plan that considers a potential town center and redevelopment opportunities based on the vision portrayed in the CAP presentation.	x	
	F	Develop and implement a downtown marketing campaign to attract businesses and entrepreneurs to invest in the area.	x	
<b>Strengthen and support the Village of Somerset's tourism industry.</b>				
	G	Develop a community-wide wayfinding signage system to better direct citizens and visitors to key destinations in and around the Village.	x	
	H	Consider opportunities to add community enhancement projects, such as murals, entry features, etc. See the CAP presentation for examples.		x
	I	Establish a community development task force to develop a cohesive brand for the Village, develop a strategy to foster family-friendly tubing, etc.	x	
	J	Work with the owner and leaser of the Somerset Amphitheater to consider additional non-music events (e.g., art festival or food event).	x	
	K	Work with Hudson Trolley Company about including the Village of Somerset in at least one of the tours they offer.	x	



Housing Goals & Actions			Short Term (<5 years)	Long Term (5+ years)
<b>Housing and neighborhoods throughout the Village will provide a range of affordable, accessible, safe and desirable housing options for existing and future residents.</b>				
	A	Regularly evaluate and revise zoning regulations to consider providing a wide range of housing options, accommodating the diverse needs and preferences of residents. For example, consider permitting accessory dwelling units in all residential districts.		Ongoing
	B	Implement programs or incentives to support the creation of affordable housing, such as tax credits, grants, or partnerships with developers and housing organizations. Consider the following initiatives:		Ongoing
	b1	Utilize “Affordable Housing” TID extension in expiring districts to capture additional funds that support housing initiatives. 75% of additional funds must be utilized to address affordable housing challenges and may be used for programs such as owner-occupied rehabilitation, new home construction, or the creation of revolving loan funds.	x	
	b2	Proactively seek out and partner with non-profit and public partners that specialize in creation and preservation of affordable housing stock and providing housing assistance to income-qualified households, and create a list of resources that can be utilized by residents in need of	x	
	b3	Encourage both State and Federal housing tax credit projects that result in new or rehabilitated income-qualified units. Proactively seek out and recruit developers that are fluent and successful in State and Federal application processes administered by the Wisconsin Housing and Economic Development Authority (WHEDA).	x	
	b4	Work with local mortgage lenders and the Wisconsin Housing and Economic Development Authority (WHEDA) to ensure all income-qualified residents have access to and knowledge of State subsidized and insured mortgage and loan programs.		Ongoing
<b>Housing developments will be sensitive to the integrity of existing and future neighborhoods.</b>				
	C	Reach out to historical organizations (state, county and local) to ensure that rehabilitation, remodeling, and new additions to historic buildings and housing structures protect the integrity of the buildings/structures.		Ongoing

Transportation & Mobility Goals & Actions			Short Term (<5 years)	Long Term (5+ years)
<b>Create connected, livable neighborhoods that offer multi-modal transportation options for all residents.</b>				
	A	Continue to implement a program to identify and repair broken and substandard sidewalks throughout the Village.		Ongoing
	B	Biennially evaluate Village roads using the Pavement Surface Evaluation and Rating (PASER) program.		Ongoing
	C	Update the Official Map as needed.		Ongoing
<b>Enhance pedestrian and bicycle safety and accessibility.</b>				
	D	Establish dedicated bike routes to promote safe cycling.	x	
	E	Clearly designate and mark pedestrian and bicycle crossings.	x	
	F	Improve access for pedestrians and cyclists to major traffic areas.	x	
<b>Enhance transportation efficiency and connectivity in the Village of Somerset.</b>				
	G	Develop a cohesive wayfinding signage network plan, highlighting key resources, amenities and points of interest. Install signage once the plan is adopted.	x	
	H	Work with the Town of Somerset and St. Croix County to implement measures to minimize access points along major traffic routes, including consolidating driveways and entrances.		Ongoing

Land Use Goals & Actions			Short Term (<5 years)	Long Term (5+ years)
<b>Create a sustainable development pattern.</b>				
	A	Work closely with the West Central Regional Planning Commission to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate anticipated and planned growth.		Ongoing
	B	Exercise extraterritorial plat review powers to help ensure orderly future annexation and development.		Ongoing
<b>Establish balanced neighborhoods throughout the Village.</b>				
	C	Update the Zoning and Subdivision Ordinances, considering the following possible changes:		Ongoing
	c1	Review the zoning code related to housing density. Consider allowing multifamily housing in the commercial district.	x	
	c2	Review and strengthen landscaping, signage, lighting and building design standards in the Village's Zoning Ordinance, considering the standards outlined in the side bar in the chapter.	x	
<b>Create places that are vibrant, attractive and unique, especially along the Village's Main Street and WIS 35 corridors.</b>				
	D	Develop and implement a plan to make the Village current/future entry corridors attractive and inviting through the use of such things as landscaping and lighting. Consider working with the The Somerset Downtown Alliance (SDA) when planning for these important corridors.	x	

**APPENDIX C |  
COMMUNITY ACTION PLAN**



Village of Somerset Comprehensive Plan

***Community Action Plan (CAP)  
Committee Presentation***

1



***Welcome***

**Shyla Williamson**

Plan Commission & CAP Volunteer

2



## ***Project Introduction***

Todd Streeter, Project Facilitator



3



***Vision***

## ***Project Recap***

4

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Vision**



A man in a dark suit and tie is looking through a red telescope. The background is a bright blue sky with a faint horizon line. The telescope is held up to his eyes, and the lens is pointed towards the upper right.

5

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Vision**

- ***Set of ideas***
- ***What a community strives for***
- ***What the community works towards together in supporting collaboration***

6



## ***Vision***

- ***Sets the bar higher for the future***
- ***Catalyst of change***
- ***Pivot point from the past to the future***

7



## ***Vision***

- ***Establishes a new beginning***
- ***Community joins together***
- ***Play indispensable roles to bring about the incremental change***

8



## *Vision*

***Where do you see Somerset  
10, 15, or 20 years from now?***

9



## *Vision*

***What will the recommendations cost?***

10

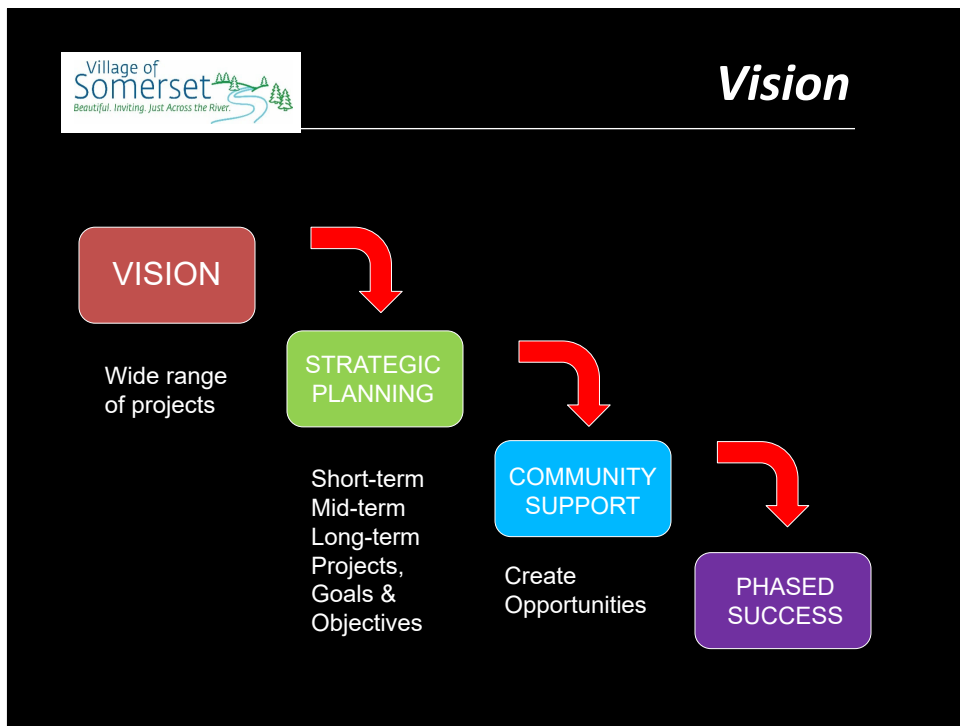


Village of Somerset  
Beautiful. Inviting. Just Across the River.

# Vision

***Low on cost – High on collaboration***  
***Some require more discussion***  
***NOT taxpayer propositions***  
***Many are community projects***

11



12



***At the conclusion ...***

***Somerset Community Foundation***

***Attendee Q&A***

13



***Next Steps ....***

***Formation of Somerset  
Champions Council***

14

## Downtown Revitalization

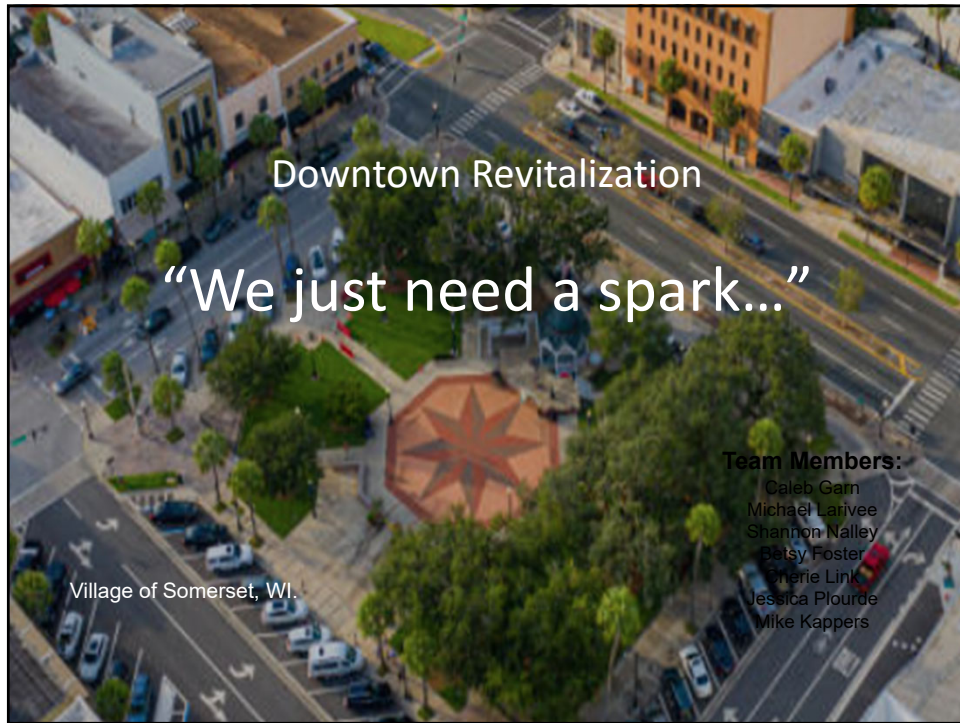
*(Economic Development)*

Create wide-ranging ideas that will reinvigorate Village's main street as a place for community to gather day and night, seven days a week.

15



16



17

## Vision Statement

All who visit, live, work, and play here cherish our village. Sharing fond memories and stories of their time and experience in Somerset.

Our quaint downtown has tremendous potential to become the magnet, drawing people near and far	With a proper vision and execution, our Downtown will become the ripple which impacts many aspects of the community	Our downtown serves as the heart, soul, and billboard of our community	Enhance the small town charm and feel as it is our greatest asset
--	---	--	---

18

## Guiding Principles



Create a town "center" with park space which brings a focus to community interaction.



Develop economic and social opportunities, strengthening community fabric of both businesses and residents.



Create village themed and cohesive wayfinding to highlight Parks, Business, Schools, Churches, etc



Take care of and beautify what we have: New Town square, Sidewalks, Curbs, Paint, Lights, Flowers, Decorations, signs etc.



Seek opportunities to blend downtown and village park to create a natural flow to the riverfront



Recapture, share, teach and celebrate our community history and continually find ways to do more of that.



Create opportunities to personify downtown's unique vibe.

19

## Where is that!???



"Google says it's right here!"

20

It's kind of behind Holiday...



"I lived here for a year before I found Village Park"

21

The need for better signs



22

# Welcome to our Village... sort of?



23

# WELCOME! We love it here and we hope you do too!



Some seek amazement, others build it!

24

## Welcome murals



<https://www.travelwisconsin.com/article/arts-and-culture/wisconsins-instagram-worthy-murals>

25

## Lots...



26



Lots...



27

and lot's



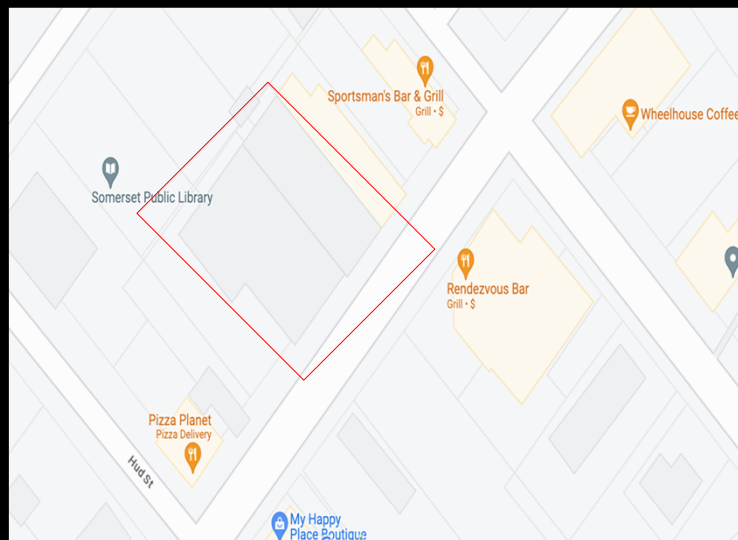
28

and more lot's of opportunity!



29

The Heart of our Village



30

What could be there



31

Or something like this...



32

Or this...

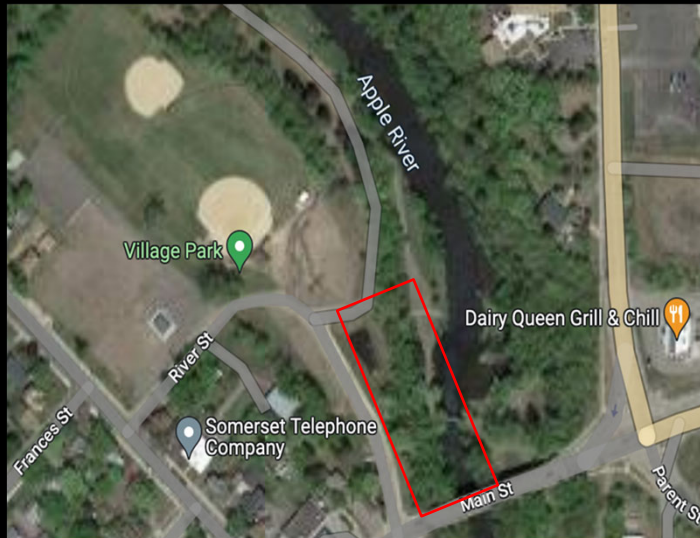


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34

### Going BIG, on the Riverfront...



35

### Develop the Riverfront in Village Park



36

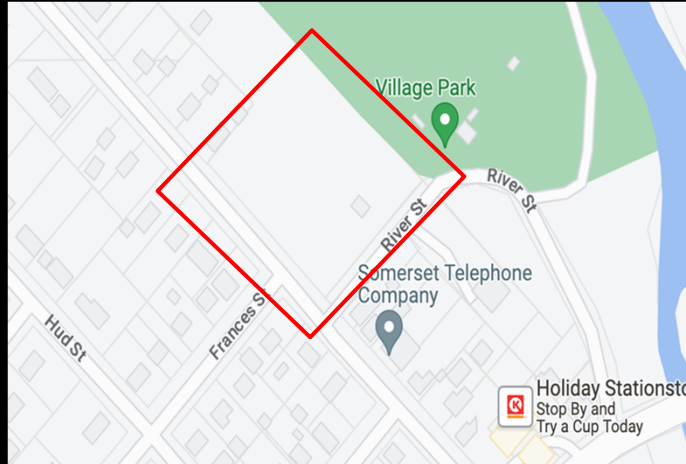


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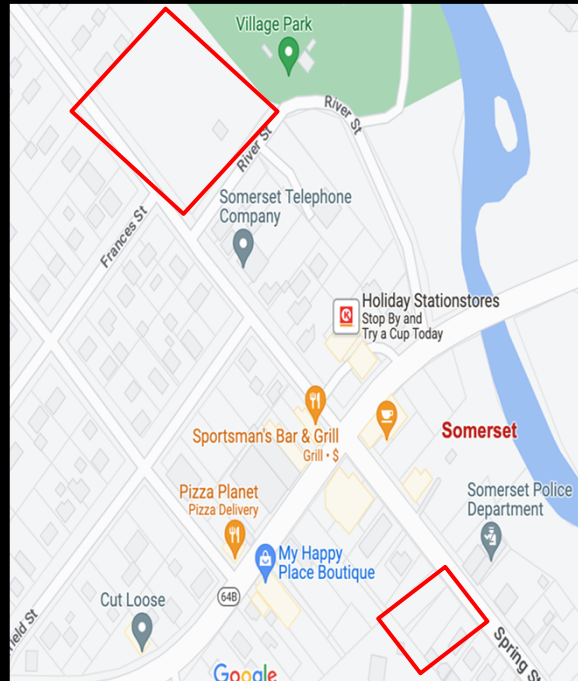
38

## Other places that downtown could grow.



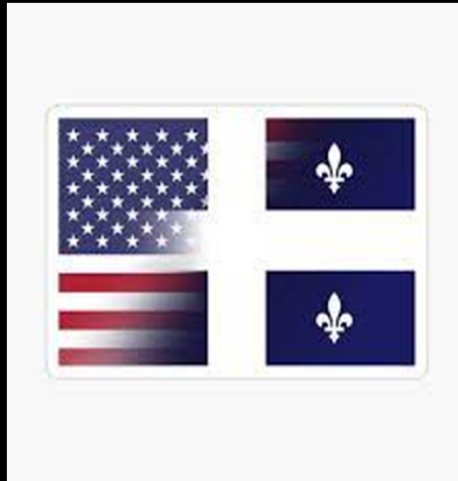
39

## Places to Grow



40

We hope that we have inspired you, thank you!



41

## Quality of Life

*(Parks, Trails and Recreation)*

Develop opportunities to enhance the active lifestyles  
of residents of all ages to enjoy.

42





## ***Quality of Life***

### **Parks, Recreation & Trails**

#### Committee Members

Robert Trealoff

Shyla Williamson

Deb Kohler

43



## ***Quality of Life***

**“Quality of Life is not about what you find  
in the shops, it’s about the landscape.”**

Donald Tuck



44



*Quality of Life*

“A vision is like a lighthouse,  
which illuminates rather than limit,  
giving direction, rather than destination.”

James Mape



45



*Quality of Life*

Our vision is to improve, modify & expand  
our park spaces and trails to provide  
“places” for the community to gather for  
recreation while protecting & preserving  
them for future generations.

46



*Quality of Life*

“In achieving our vision we value common sense, fairness, participation, respect, neighborliness and cooperation in our actions...”

47

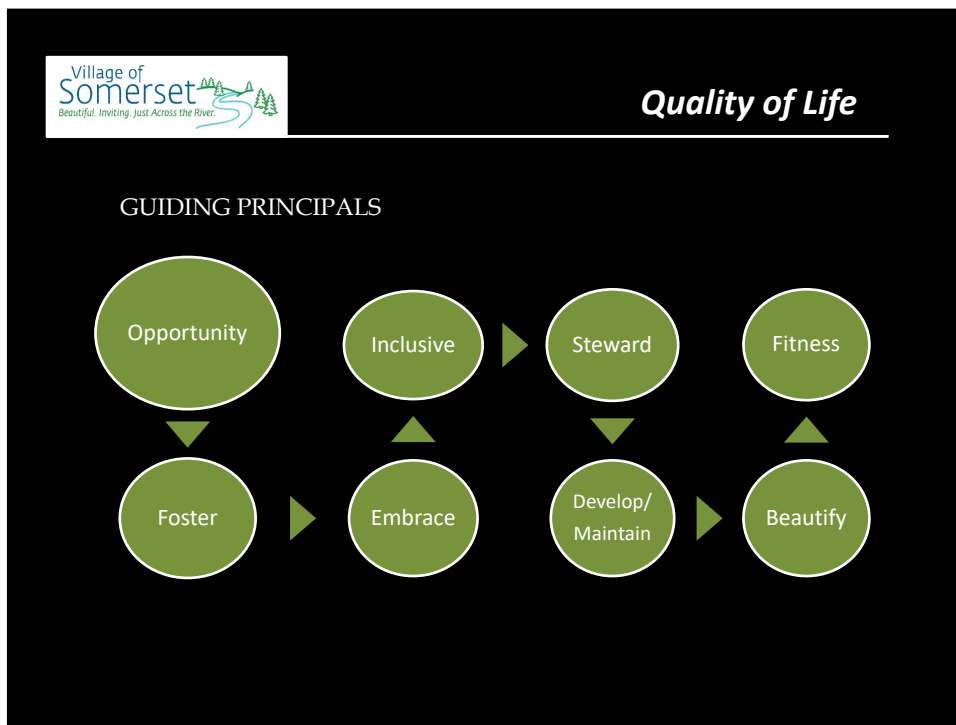


*Quality of Life*

“We will commit to protecting our natural spaces, growing in harmony with the environment and the river, preserve our rural roots and small town feel in growing our community while responding to new generational ideas, changing and developmental pressures in a way that is unique to Somerset.”



48



49

- 
- Village of Somerset  
Beautiful. Inviting. Just Across the River.
- ## Quality of Life
- Guiding Principals:
- Provide **OPPORTUNITIES** for recreation summer and winter
  - **FOSTER** family and community togetherness, provide opportunity for multi generational activities
  - **EMBRACE** & incorporate historical history and remembrance when able
  - Be **INCUSIVE** in disability, age and culture
  - Be good **STEWARDS** by protecting and preserving our natural spaces
  - **DEVELOP & MAINTAIN** park trails and recreation programs that are welcoming for all
  - Provide opportunities for **FITNESS** for different segments of our community
  - **BEAUTIFY** our parks by providing fresh landscaping, weed maintenance & facelift as needed

50

Village of Somerset  
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*Quality of Life*

### The Village of Somerset's Community Parks

- Village Park
- Larry Forrest Memorial
- La Grandeur Natural Area
- Veterans Memorial
- Whispering Pine North
- Whispering Pines Natural Area
- Montag-Calleja Memorial
- Joe Casey
- Meadows
- River Hills Natural Area



A blue sign for Larry Forrest Memorial Park. The sign features the Village of Somerset logo at the top, followed by the park name. Below the name are icons for a wheelchair, a stroller, a dog, and a person. At the bottom, it lists 'PARK HOURS: 8am - 11pm' and 'Somerset Public Works'.

51







Village of Somerset  
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*Quality of Life*

### Larry Forrest/Veterans Park Restrooms

#### Facelift/Upgrades

- Restrooms
- Buildings
- Landscaping
- Benches (adaptive)



Three interior photos of restrooms showing modern fixtures like sinks, mirrors, and toilets. Below are three outdoor photos: a pavilion at Veterans Park with an orange circle around the roof, and two basketball hoops at Larry Forrest with orange circles around the backboards.

52

Village of Somerset  
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*Quality of Life*

Current Village Park

Mid Terrace

Lower Terrace

Upper Terrace

53

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of life*

OPPORTUNITY recreation

playground . splash pad . sledding hill . ice rink

Little Free Seed Library

54



*Quality of life*

**FOSTER**

family/community togetherness

Pavilion . band shell . covered tables & grills  
community movies . concerts . special events



55



*Quality of life*

Covered tables & grills



**OPPORTUNITY...**  
to work with local contractors  
and/or citizens to sponsor  
and build picnic shelters

56



Quality of Life



historical history

French Canadian . Farming Heritage



57



Quality of Life

Historical History... French Canadian

**First Somerset Settlers**

In 1850 brothers Joseph and Louis Parent from La Baie du Febrve, Quebec came up the St. Croix looking for a good place to homestead. They settled on the bluffs above the mouth of the Apple River. They found that potatoes grew well here and named the spot "La Pointe de la Pomme de Terre ("Pointe" for the river junction and "Pomme de Terre" (apples of the earth) for the potatoes. Many of their families and neighbors soon followed.....



58



Village of Somerset  
Beautiful. Inviting. Just Across the River.

Quality of Life

Possibilities...

This building      Can Look Like...      This



59

Village of Somerset  
Beautiful. Inviting. Just Across the River.

Quality of Life

INCLUSIVE age, disability, culture

adaptive equipment



60

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of Life*

**STEWARDS** protect, preserve natural spaces

- Preserve land along the river as parkland
- Maintenance free/natural materials when possible



61

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of Life*

**Develop/  
Maintain** parks and trails

- Maintain/upgrade existing trails
- New walking/biking trails



62

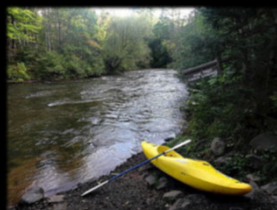


## Quality of Life



outdoor fitness opportunity

- walking/biking trails . fitness equipment
- grassy area along river : yoga . Zumba . aerobics
- river recreation . kayaking . kayak kiosk



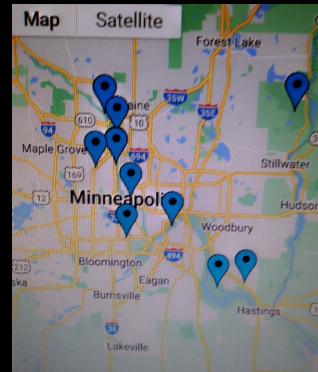
63



## Quality of Life

### Kayak Kiosk

<https://upstatekayakrentals.com>



64

BEAUTIFY

existing & new park

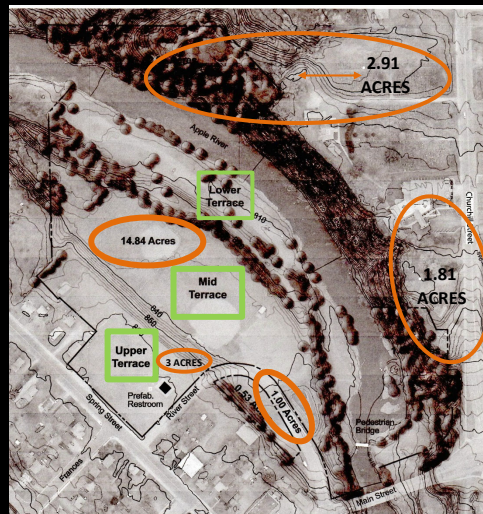
- upgrade parks landscaping
- upgrade buildings/bathrooms
- opportunity to partner with civic groups



65

Village Park  
Acreage & layout

Main area  
18.84 Acres



66

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of Life*

### VILLAGE PARK VISION

Walking Trail . Lights



67

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of Life*

### VILLAGE PARK VISION

Pavilion . Band Shell . Picnic Shelters . Playground . Splash Pad



Legend

- Buildings
- Picnic tables
- Playground
- Splash Pad
- Mile Loop

68



Quality of Life

Possibilities...Future seating idea



69



Quality of Life

Future Walking/Biking Trails



70



71

*Quality of Life*

## Dog Park

### Disc Golf area . LaGranduer Nature Area



**SOMERSET DOG PARK**  
 The Neenah Dog Park is open for use and is set in early planning/launching stages. Please stay on trail and park is being designed for the enjoyment of all dogs and their owners. Handicaps is underway to enhance the park's amenities. If interested in donating or helping out please contact a Friends of the Neenah Dog Park member at [neenahdogpark@wi.gov](mailto:neenahdogpark@wi.gov).

**DOG OWNERS ARE RESPONSIBLE TO:**

- **MAINTAIN CONTROL OF THEIR DOG(S)** at all times. This may mean that dogs not ready to socialize with others should not be brought to the dog park. If it is ok, additional training can be found throughout the Fair Value!
- **USE THE APPROPRIATE DOG SECTION** based upon size. Large dogs use the large section, small dogs use the small section.
- **CLEAN UP AFTER THEIR DOG(S)**. Please come with doggie poop bags and be prepared to take it home with you!



72

Village of Somerset  
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*Quality of Life*



The Village of Somerset

with it's Unique community character, small town charm, rural roots and French Canadian Heritage is situated in a significant growth corridor in St. Croix County.

73

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Quality of Life*

Let us leave a splendid legacy for our children...let us turn to them and say, "This you inherit; guard it well, for it is far more precious than money and once destroyed, nature's beauty cannot be repurchased at any price."

Ansel Adams

74





## *Quality of Life*

We are excited to present the possibilities of an upgraded park area along our river, our greatest natural resource and gem of our community. This is our opportunity to leave a legacy by developing this area in a respectful way, guarding and protecting our natural environment to be enjoyed and used by all for generations to come.

Once this land is gone we can never get it back.

Quality of Life Committee

75



# 5 Minute Break

76



## **Community Pride**

*(Public Facilities, Safety & Services)*

Define the Village's brand related to the quality of community safety, schools, facilities and social services, all supporting the community's health and well-being.

77



## **Community Pride**

**Committee Members**

Cathy Ness  
Kym Dunleap  
Becky Linke

Sandi Krueger  
David Dunleap

78

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Community Pride*



"Someone is sitting  
in the shade today  
because someone  
planted a tree a  
long time ago."  
-WARREN BUFFETT

79

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Community Pride*

***Vision Statement***

***To create a positive community image  
that fosters pride through the  
engagement of all community members***

80



*Community Pride*



**We all do better  
when we all do  
better.**

Paul Wellstone

BrainyQuote®

81



*Community Pride*

**P**artnerships  
When we work together with combined resources, more can be achieved.

**R**esponsibility  
This is our home. It's the responsibility of all of us to care for it.

**I**nclusion  
Inclusion is intentional. We remove barriers so that everyone can participate.

**D**iversity  
Diversity is not about how we differ, but how we embrace one another's uniqueness.

**E**nvironmental Stewardship  
The greatest threat to our planet is the belief that someone else will save it.

82

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

# 3 Areas of Focus

- Branding **TM**
- Beautification 
- Connection 

83

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

# Branding **TM**



**Tubing History**  
**Collaboration of tubing community**  
**Foundation for growth**

84

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Life Magazine*  
July 21, 1941

When River Tubing Was A New American Pastime

VIEW GALLERY

85

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

**Tubing**  
Successful tubing communities

86



### Community Pride

## Branding <sup>TM</sup> Tubing What people are saying

“The river was pretty brown with lots of green floating nature. Everything was dirty and dingy. It was a party scene with lots of alcohol, f-bombs and puking. Please don't bring children - in fact, don't go at all.”

“Not family friendly, there were naked and drunk people all over the river.”

87



### Community Pride

## Branding <sup>TM</sup> Library



“The only thing that you absolutely have to know, is the location of the library” – Albert Einstein

88



Community Pride

Branding <sup>TM</sup>

Somerset Community Food Pantry



“Fighting Hunger, Building Hope”

89



Community Pride

Branding <sup>TM</sup>

Small town charm  
Welcoming  
Small-town experience  
Worth the trip



90



Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Small town charm*  
*The vision*





91

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Local Businesses*  
*Support*  
*Engagement*







92

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding™**  
**Vintage Charm Tour**



Vintage Charm Tour - 2023  
Mar. 2-5 Thurs-Sat 10-6  
Mar. 9-12 Sunday 10-5

2023 "Official" TOUR Map

Shop vintage, repurposed, antiques, works & new market.  
You'll find home decor, furniture, jewelry, gifts, fashion, garden & more!

Thank you for being awesome & shopping local!

Shop LOCAL first.

Check out the flip side for FABULOUS drawing info and more fun spots on the route!

**VCT Shops**

- 1 My Happy Place Boutique  
252 Main Street  
Somerset, NJ  
732.247.4000 #MyHappyPlaceBoutique
- 2 Locale Market  
412 Robert Street #112  
Somerset, NJ  
851.819.2929 #LocaleMarketNJ
- 3 Loganberry Interiors  
632 South Knoxville Ave.  
New Richmond, NJ  
609.248.8885 #LoganberryInteriors
- 4 Coyot  
251 South Knoxville Ave.  
New Richmond, NJ  
609.248.8885 #LoveItCoyot
- 5 Lyella & Co. Boutiques  
225 South Knoxville Ave.  
New Richmond, NJ  
732.924.3007 #LyellaBoutiquesNewRichmond
- 6 125 On Main  
125 On Main, NJ  
732.924.3040 #125OnMain
- 7 Riverwalk Vintage Market  
717 North Main St. (opposite main 125 On Main)  
River Falls, NJ  
732.644-1272 #RiverwalkVintageMarket
- 8 Garden Divas  
87789 State Road 65  
River Falls, NJ  
732.222.0456 #GardenDivasRF

VintageCharmTour




93

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding™**  
**Support the Chamber**  
**First Friday events**  
**Collaboration**  
**Markets**







94

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Bringing business to town*



95

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Location, location, location*



96

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Local Industry*  
*Jobs*  
*Tax base*



97

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Branding** <sup>TM</sup>

*Apple River*  
*Native American History*  
*Recreational opportunities*  
*Community river cleanup*



98

 **Community Pride**

**Branding** <sup>TM</sup>

**Motto**  
**“Village of Lights”**  
**“Welcome Home” Bienvenue a la maison**



©123Greetings.com

99

 **Community Pride**

**Branding** <sup>TM</sup>

**An emblem that represents us**



100

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Beautification**  
**Maintenance**  
**Streetlights**  
**Repaired**  
**Lightbulb Consistency**  
**Maintenance Plan**



101

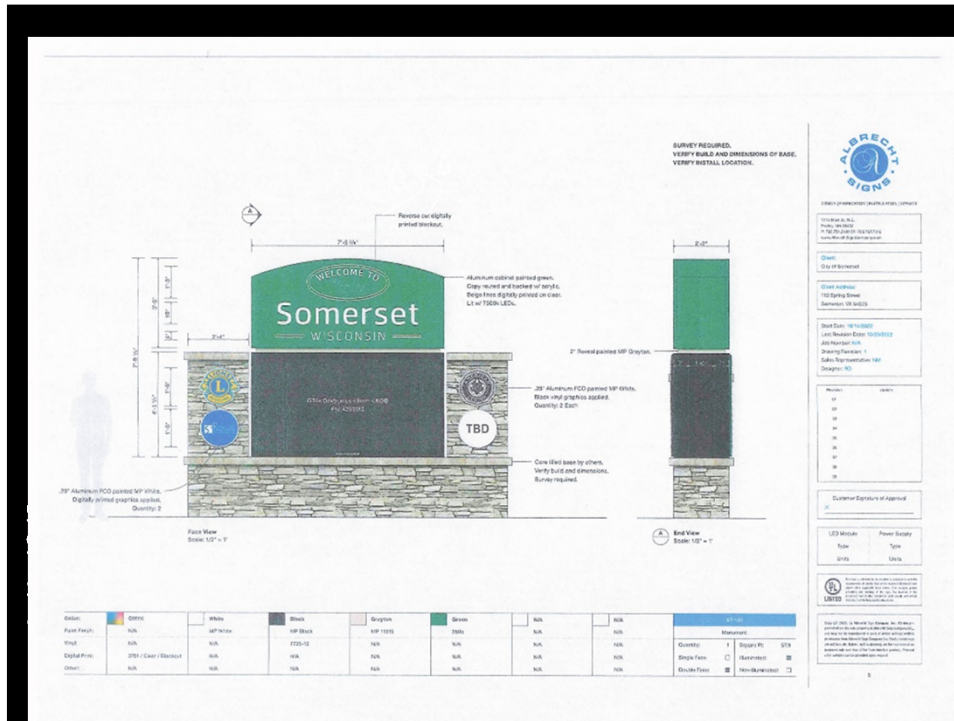
Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Beautification**  
**Maintenance**  
**Streetlights**



102



103



**Community Pride**

**Beautification** 

**“Clean up streets! (Grass growing in cracks along curb)”**

**Curbs and streets**

**“Such an eyesore”**

**“Weeds are out of control everywhere I walk”**

**“The road by Veteran’s Park is in need of new asphalt. Enough patchwork, it looks terrible!”**







104



105



106





107



108



109



110

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Beautification  
Improvements  
Village Pride**



111

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Beautification  
Improvements  
Murals**



112

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections** 

**Connection to our history**  
**Connection to each other**



113

Village of Somerset  
Beautiful. Inviting. Just Across the River.


**Community Pride**


**Connection** 

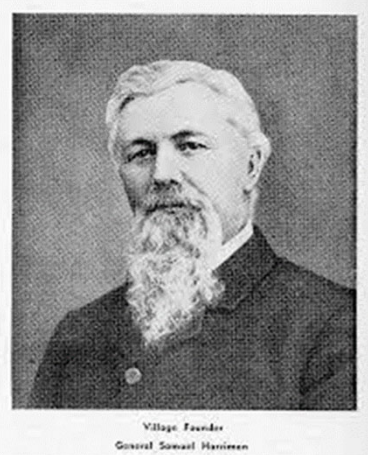
**Honoring our history**



114


 **Community Pride**


**Connection**   
*Honoring our history*  
*General Sam*




Village Founder  
General Samuel Harrison

115

 **Community Pride**

**Connection**   
*Sister city*  
*Libraries Transforming Communities grant*



**SisterCities**  
INTERNATIONAL  
Connect globally. Thrive locally.

116



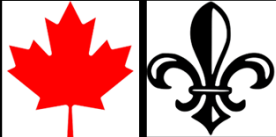
**Village of Somerset**  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections**

**Sister City**

**French Canadian connection**  
1835 Village of Somerset, Quebec  
1855 Village of Plessisville

117

**Village of Somerset**  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections**

**Sister City**

**Somerset, England**




118

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection**   
*Connection to each other*



119

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection**   
*School connections – Spartan pride*



120

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection** 

*Connection to each other*



**Larry Forrest Memorial Park**

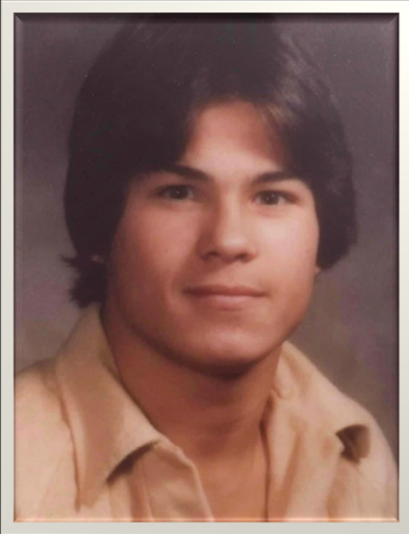
121

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections** 

*Larry Forrest  
January 29, 1966 -  
April 25, 1983*



122



Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection**

**Community Events**  
**Pea Soup Days**





Pour vous mon ami - For you, my friend

123

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection**

**Community Events**  
**Haunted Hayride**



SOMERSET LION'S CLUB PRESENTS  
**HAUNTED HAYRIDE**  
SOMERSET VILLAGE PARK  
SATURDAY, OCTOBER 29TH  
6:00 PM - 9:30 PM  
\$5 PER RIDE | \$10 PER FAMILY

WARM DRINKS  
SMORES  
FOOD

ANY AGE WELCOME  
SUGGESTED AGE 6+ YEARS OLD

Come early for Food & drinks!  
Hayride will be approximately 20 minutes long with scary actors at various scenes and roaming the trail.  
No guests will be touched by the actors, but be prepared to be **SPOOKED, SHOCKED & STARTLED!**

Bathrooms Available

Questions? Call (715) 497-4880 or [dbrecht@davidbrecht.com](mailto:dbrecht@davidbrecht.com)

THANK YOU!  
Flyers Printed By

124

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection**   
**Community Events**  
**Light the Night**



125

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections**   
**Community Events**  
**Applefest**



126

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connections** 

**Cultural**

**Walking the talk**



127

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection** 

**Cultural of Transparency and Communication**



128

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection** 

**Leadership**  
*Focused on the greater good*  
*Consensus builders*  
*Leaders come from everywhere*



129

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection** 

**Cultural**  
*A spirit of service*



130

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Community Pride**

**Connection** 

**Cultural**

**A spirit of service**

What is a Community Champion?

- Representatives in and around town, in-person and online
- Voluntary participation in government
- Engage with residents, visitors and community groups




131

Village of Somerset  
Beautiful. Inviting. Just Across the River.

**Family friendly tubing to improve reputation**

**Community Pride**

**Recommendations**

- Support additional library programming and grant opportunities
- Foster small town charm through beautification programs & small business development
- Village and Chamber growing their partnership
- Leverage the potential of the Apple River
- Promote Somerset's unique location
- Develop a motto that embraces residents and guests
- Fix and maintain all streets, curbs, parks etc.

132

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Community Pride*

*Nothing*  
CHANGES  
*if nothing*  
CHANGES

133

Village of Somerset  
Beautiful. Inviting. Just Across the River.

*Community Pride*

If you're going to live, leave  
a legacy. Make a mark on the  
world that can't be erased.




134



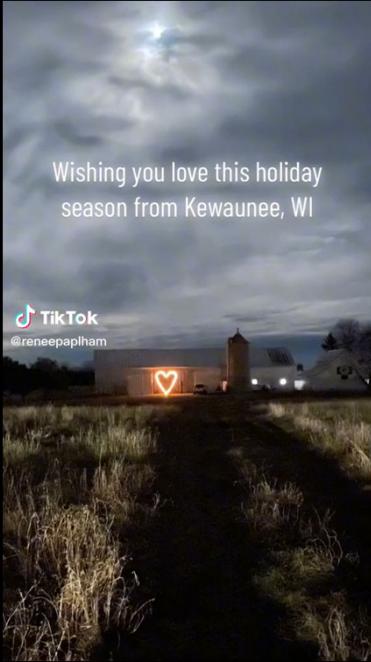
135



136

**Branding** 

- *Business to Business*
- *Supporting each other*



Wishing you love this holiday season from Kewaunee, WI

TikTok  
@reneepapham

137



Somerset Community Foundation

Paul Wenzel

138





Attendee Comments

Q&A

139



Attendee Comments

Q&A

140



*Thank You!*

141



*Thank You!*

142

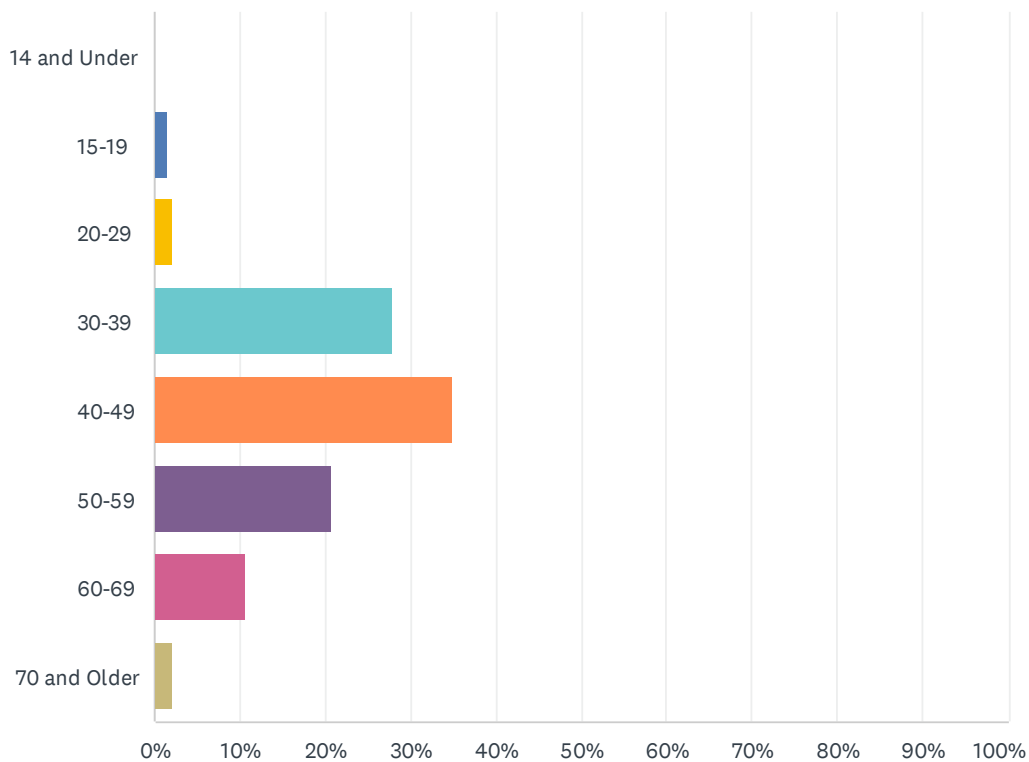


*Thank You!*

**APPENDIX D |  
COMMUNITY SURVEY RESULTS**

## Q1 What is your age?

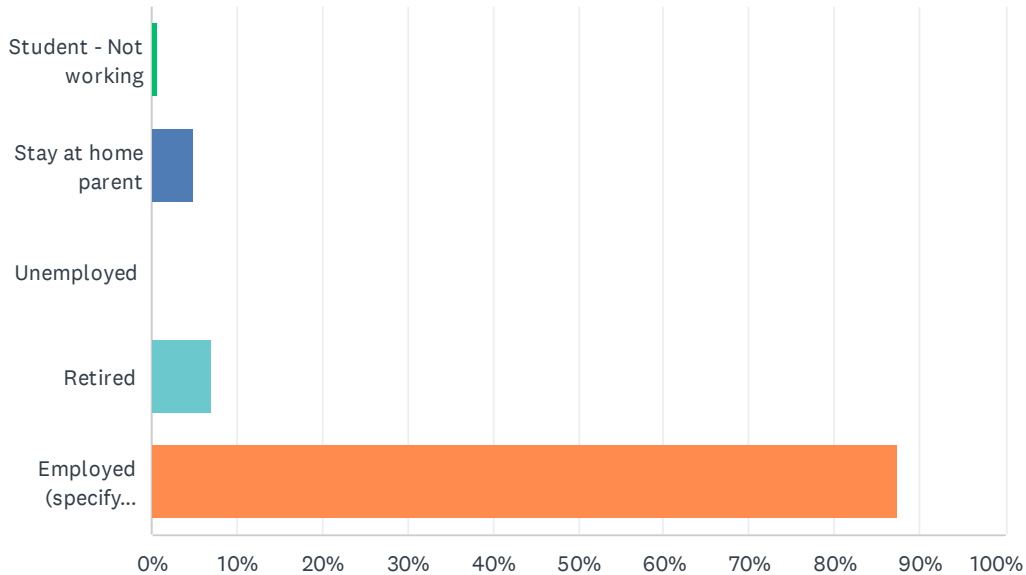
Answered: 140 Skipped: 7



ANSWER CHOICES	RESPONSES	
14 and Under	0.00%	0
15-19	1.43%	2
20-29	2.14%	3
30-39	27.86%	39
40-49	35.00%	49
50-59	20.71%	29
60-69	10.71%	15
70 and Older	2.14%	3
<b>TOTAL</b>		<b>140</b>

## Q2 What is your employment status, and what is the zip code of your place of work?

Answered: 142 Skipped: 5



ANSWER CHOICES	RESPONSES
Student - Not working	0.70% 1
Stay at home parent	4.93% 7
Unemployed	0.00% 0
Retired	7.04% 10
Employed (specify BUSINESS ZIP CODE)	87.32% 124
<b>TOTAL</b>	<b>142</b>

#	EMPLOYED (SPECIFY BUSINESS ZIP CODE)	DATE
1	55082	9/12/2022 8:57 AM
2	54017	9/11/2022 11:16 PM
3	54017	9/11/2022 9:10 PM
4	55082	9/11/2022 5:46 PM
5	55082	9/10/2022 9:12 PM
6	55082	9/10/2022 9:12 PM
7	55075	9/10/2022 8:56 PM
8	54025	9/10/2022 1:10 PM
9	54025	9/10/2022 12:48 PM
10	55013	9/10/2022 11:27 AM

## Village of Somerset Community Survey

11	54025	9/10/2022 10:35 AM
12	54023	9/10/2022 9:33 AM
13	54025	9/10/2022 12:43 AM
14	55044	9/9/2022 7:36 PM
15	55082	9/9/2022 7:35 PM
16	54016	9/9/2022 6:36 PM
17	54025	9/9/2022 5:34 PM
18	54025	9/9/2022 5:20 PM
19	54020	9/9/2022 5:19 PM
20	54020	9/9/2022 5:11 PM
21	55110	9/9/2022 3:57 PM
22	55123	9/9/2022 3:41 PM
23	54025	9/9/2022 2:44 PM
24	55122	9/9/2022 12:21 PM
25	54025	9/9/2022 6:24 AM
26	54022	9/9/2022 5:08 AM
27	54020	9/9/2022 4:08 AM
28	55082	9/8/2022 9:34 PM
29	54025	9/8/2022 8:47 PM
30	54026	9/8/2022 8:09 PM
31	55144	9/8/2022 7:38 PM
32	55082	9/8/2022 6:16 PM
33	55402	9/8/2022 6:08 PM
34	54015	9/8/2022 6:04 PM
35	55082	9/8/2022 5:30 PM
36	Work part time	9/8/2022 5:12 PM
37	54025	9/8/2022 4:40 PM
38	55082	9/8/2022 2:21 PM
39	54025	9/8/2022 2:20 PM
40	55128	9/8/2022 11:41 AM
41	54017	9/8/2022 11:24 AM
42	54017	9/8/2022 10:57 AM
43	54025	9/8/2022 10:01 AM
44	54017	9/8/2022 9:23 AM
45	54016	9/8/2022 9:02 AM
46	55102	9/8/2022 8:41 AM
47	54025	9/8/2022 7:14 AM
48	54017	9/8/2022 7:02 AM

## Village of Somerset Community Survey

49	54025	9/8/2022 6:48 AM
50	55146	9/8/2022 6:44 AM
51	55082	9/8/2022 6:34 AM
52	54017	9/8/2022 6:23 AM
53	54025	9/8/2022 6:13 AM
54	54025	9/8/2022 5:53 AM
55	55119	9/8/2022 5:18 AM
56	Self employed	9/8/2022 4:45 AM
57	54016	9/8/2022 2:24 AM
58	55082	9/8/2022 12:43 AM
59	55113	9/8/2022 12:04 AM
60	55128	9/7/2022 11:06 PM
61	55082	9/7/2022 10:46 PM
62	54025	9/7/2022 10:45 PM
63	55441	9/7/2022 10:26 PM
64	55102	9/7/2022 10:24 PM
65	54017	9/7/2022 10:19 PM
66	54025	9/7/2022 9:59 PM
67	55107	9/7/2022 9:24 PM
68	55101	9/7/2022 9:17 PM
69	55003	9/7/2022 8:40 PM
70	55082	9/7/2022 7:45 PM
71	54025	9/7/2022 7:43 PM
72	54017	9/7/2022 7:42 PM
73	54025	9/7/2022 7:33 PM
74	55016	9/7/2022 7:15 PM
75	55104	9/7/2022 6:52 PM
76	54082	9/7/2022 6:47 PM
77	54025	9/7/2022 6:29 PM
78	54025	9/7/2022 5:56 PM
79	54025	9/7/2022 5:29 PM
80	55106	9/7/2022 5:08 PM
81	54025	9/7/2022 4:56 PM
82	55104	9/7/2022 4:55 PM
83	54025	9/7/2022 3:38 PM
84	54017	9/7/2022 3:25 PM
85	54017	9/7/2022 3:23 PM
86	54025	9/7/2022 3:23 PM

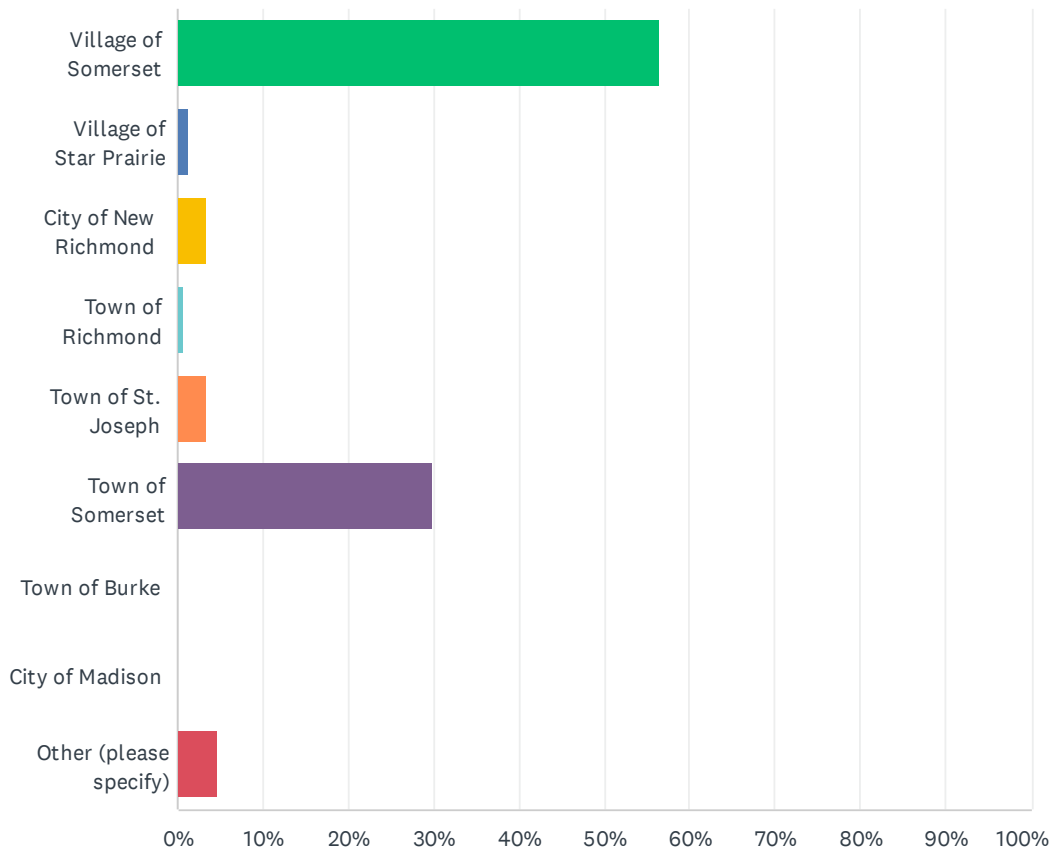


## Village of Somerset Community Survey

87	54017	9/7/2022 3:15 PM
88	54016	9/7/2022 2:12 PM
89	55405	9/7/2022 2:10 PM
90	54025	9/7/2022 1:34 PM
91	54025	9/7/2022 1:10 PM
92	55082	9/7/2022 12:51 PM
93	55012	9/7/2022 12:10 PM
94	55402	9/7/2022 11:59 AM
95	54025	9/6/2022 11:19 AM
96	55082	9/6/2022 11:07 AM
97	54025	9/6/2022 7:11 AM
98	55082	9/5/2022 11:08 PM
99	54025	9/5/2022 8:22 PM
100	54025	9/5/2022 8:49 AM
101	54025	9/4/2022 12:26 PM
102	54025	9/3/2022 1:18 PM
103	54025	9/2/2022 9:16 PM
104	55125	9/2/2022 3:14 PM
105	Semi retired	9/2/2022 8:52 AM
106	54016	9/2/2022 6:50 AM
107	55407	9/1/2022 11:50 PM
108	55112	9/1/2022 10:23 PM
109	54025	9/1/2022 8:43 PM
110	54025	9/1/2022 8:18 PM
111	55112	9/1/2022 8:01 PM
112	55112	9/1/2022 6:04 PM
113	54025	9/1/2022 4:56 PM
114	54025	9/1/2022 3:57 PM
115	54025	9/1/2022 2:38 PM
116	54025	9/1/2022 2:25 PM
117	54025	9/1/2022 1:18 PM
118	55112	9/1/2022 1:12 PM
119	54025	9/1/2022 12:40 PM
120	54025	9/1/2022 12:10 PM
121	54025	8/30/2022 1:18 PM
122	54898	8/29/2022 3:19 PM
123	54025	8/29/2022 11:53 AM
124	55109	8/29/2022 11:49 AM

### Q3 Where do you live?

Answered: 147 Skipped: 0



ANSWER CHOICES	RESPONSES	
Village of Somerset	56.46%	83
Village of Star Prairie	1.36%	2
City of New Richmond	3.40%	5
Town of Richmond	0.68%	1
Town of St. Joseph	3.40%	5
Town of Somerset	29.93%	44
Town of Burke	0.00%	0
City of Madison	0.00%	0
Other (please specify)	4.76%	7
<b>TOTAL</b>		<b>147</b>

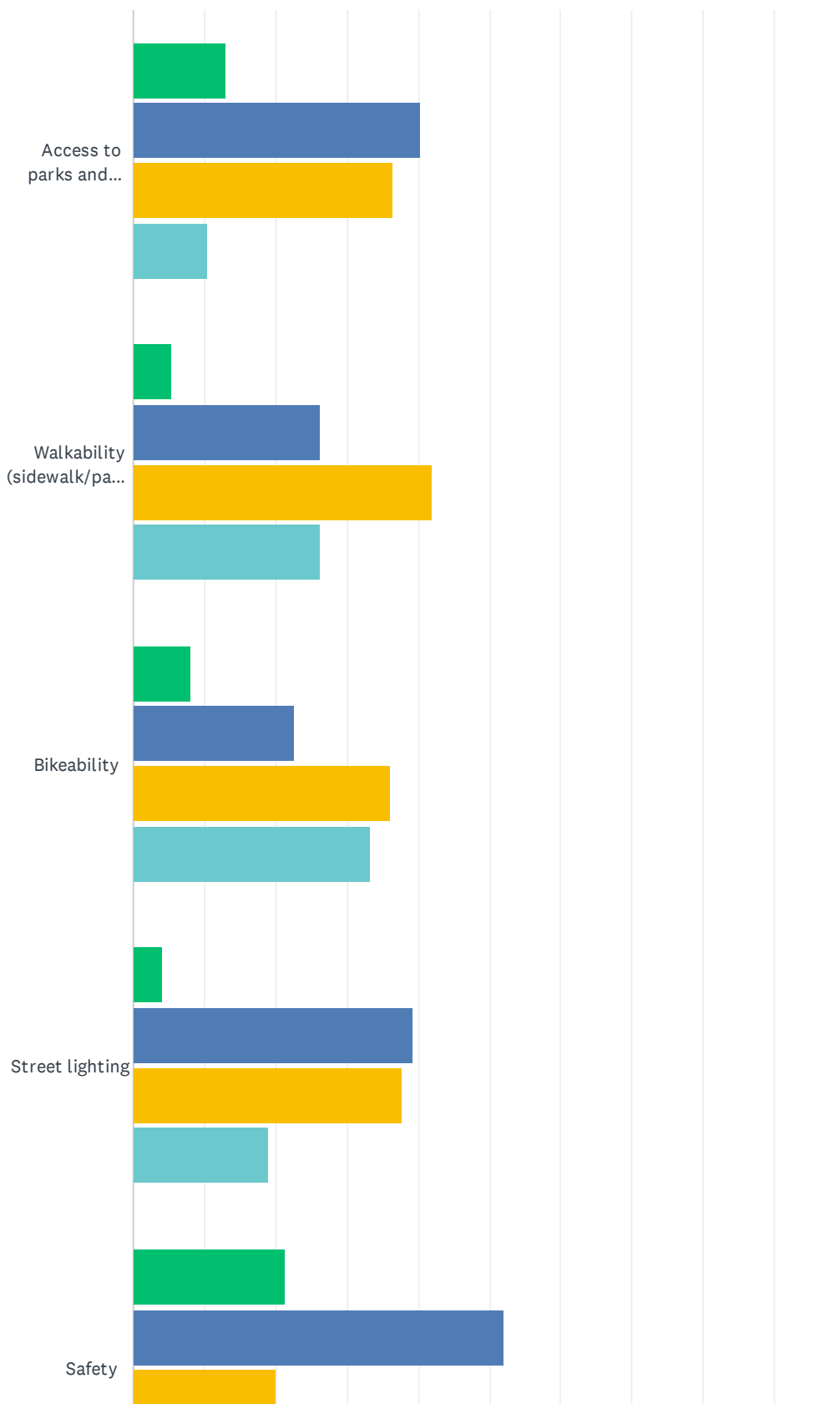
#	OTHER (PLEASE SPECIFY)	DATE
1	Town of East Farmington	9/11/2022 11:16 PM

## Village of Somerset Community Survey

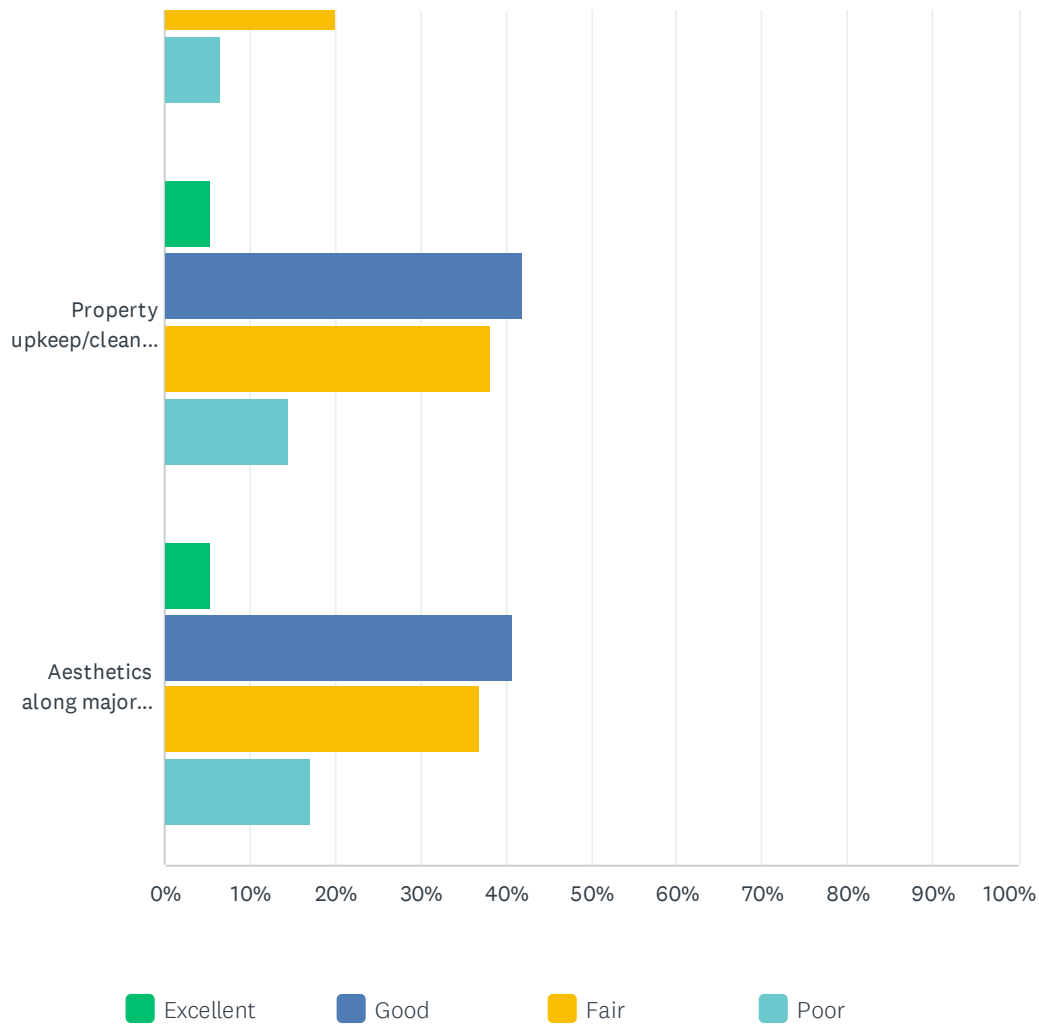
2	Town of Star Prairie	9/8/2022 6:08 PM
3	Town of Stanton	9/8/2022 6:48 AM
4	Township of Star Prairie	9/7/2022 3:23 PM
5	Town of Star Prairie	9/7/2022 2:10 PM
6	Star Prairie Township (Cty Rd C), but I have a Somerset address	9/5/2022 8:49 AM
7	Hudson	9/2/2022 8:52 AM

# Q4 How do you rate the following aspects within your neighborhood?

Answered: 77 Skipped: 70



## Village of Somerset Community Survey



	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Access to parks and recreational opportunities	12.99% 10	40.26% 31	36.36% 28	10.39% 8	77	2.44
Walkability (sidewalk/path, accessible, safe, etc.)	5.26% 4	26.32% 20	42.11% 32	26.32% 20	76	2.89
Bikeability	8.00% 6	22.67% 17	36.00% 27	33.33% 25	75	2.95
Street lighting	4.05% 3	39.19% 29	37.84% 28	18.92% 14	74	2.72
Safety	21.33% 16	52.00% 39	20.00% 15	6.67% 5	75	2.12
Property upkeep/cleanliness	5.26% 4	42.11% 32	38.16% 29	14.47% 11	76	2.62
Aesthetics along major streets	5.26% 4	40.79% 31	36.84% 28	17.11% 13	76	2.66

## Q5 Please list your top THREE factors that make for a good neighborhood.

Answered: 64 Skipped: 83

#	RESPONSES	DATE
1	Playground, walking paths, curb appeal	9/12/2022 8:58 AM
2	Safety, upkeep, cleanliness	9/11/2022 9:13 PM
3	Safety, school campus up to date, accessible to twin cities but far enough from crime	9/10/2022 9:15 PM
4	Village president not stealing water from the village. Proximity to the twin cities. Family friendly.	9/10/2022 9:15 PM
5	Diversity, kindness, openness	9/10/2022 1:11 PM
6	People. Neighbors. Small town feel.	9/10/2022 12:49 PM
7	Safety Respectful neighbors Property upkeep	9/10/2022 11:30 AM
8	Willingness to help one another, safety, business options	9/10/2022 10:37 AM
9	Safe,clean,affordable	9/9/2022 7:38 PM
10	well-kept property, better lighting not blocked by trees, more activities for kids	9/9/2022 6:38 PM
11	I live in the country in st. Joseph so many of these questions don't apply	9/9/2022 5:35 PM
12	Clean, well kept amenities, park space	9/9/2022 5:21 PM
13	Safety, clean and things to do	9/9/2022 6:27 AM
14	Road maintenance (grass removal from cracks), Safety and accessibility.	9/8/2022 9:36 PM
15	Property up-keep, mature trees, no-street parking.	9/8/2022 8:48 PM
16	Safety,cleanliness,	9/8/2022 6:06 PM
17	Family friendly parks, we'll lit areas, trails	9/8/2022 5:13 PM
18	Walkable side walks. No cars parking blocking the safety of the kids	9/8/2022 4:41 PM
19	Knowing your neighbors Variety of people Local shopping opportunities	9/8/2022 2:24 PM
20	Friendly neighbors, safe, Maintained yard,	9/8/2022 10:59 AM
21	-Visually appealing -Safety -Self sufficient	9/8/2022 10:03 AM
22	Parks Lightning Safety	9/8/2022 8:42 AM
23	Safety. Accessibility to parks. Lighting.	9/8/2022 7:03 AM
24	Activities for families to do, good lighting safety, kept up sidewalks and biking paths	9/8/2022 6:46 AM
25	Good people, law	9/8/2022 6:35 AM
26	Yard upkeep, lighting, paths for walking	9/8/2022 6:25 AM
27	Cleanliness, walkability, similar aged kids/ families	9/8/2022 6:15 AM
28	Landscaping (we have non on Blvd). Good neighbor makes for a great neighborhood. Street maintenance in winter.	9/8/2022 5:21 AM
29	Safety, schools, outdoor opportunity year round	9/8/2022 4:47 AM
30	Safety, kid friendly and easy access to the main roads.	9/8/2022 12:45 AM

## Village of Somerset Community Survey

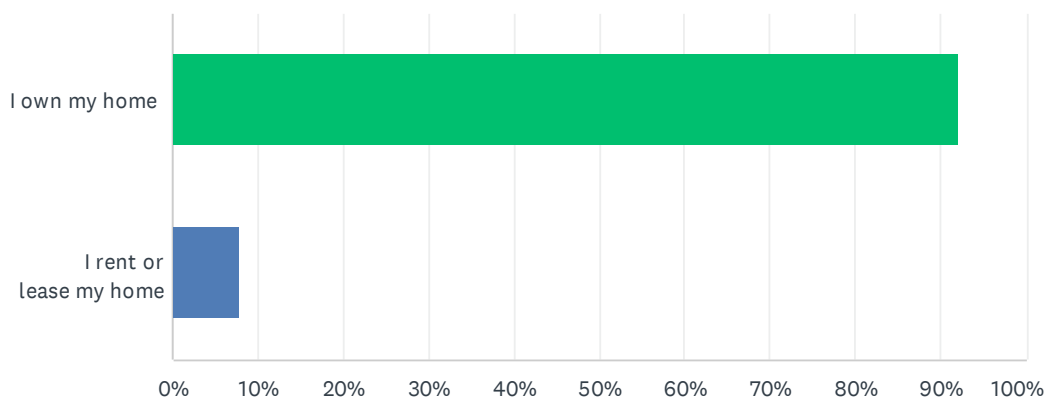
31	Sense of community, open communication, safe options for walking	9/8/2022 12:05 AM
32	Feeling of community, help each other, acceptance of differences	9/7/2022 10:47 PM
33	Bike trails, curb appeal and nice homes	9/7/2022 10:47 PM
34	The neighbors. Safety. Clean yards	9/7/2022 9:58 PM
35	Large lots, privacy, and nice accessible parks	9/7/2022 7:47 PM
36	Safety Awesome neighbors Quiet	9/7/2022 7:35 PM
37	Good parks for all ages Safe walk ways to access downtown Neighbors that keep their yard and houses nice	9/7/2022 4:58 PM
38	Low crime, low unemployment, high percentage of 2-parent families	9/7/2022 4:57 PM
39	Clean, lighted and safe	9/7/2022 3:39 PM
40	Respecting the speed limit Respecting your neighbors Having a town board that works for the people and not themselves. Corruption gets exposed either way. Truth always prevails.	9/7/2022 1:36 PM
41	Safety, Upkeep of property, looking out for neighbors	9/7/2022 1:12 PM
42	Clean - Safe - Good Streets	9/6/2022 11:20 AM
43	Safety, Walkability, Property Upkeep	9/6/2022 11:11 AM
44	1. Tidy neighbors without junk cluttering their property. 2. Safe streets and sidewalks 3. A visible and motivated police department	9/6/2022 7:15 AM
45	Frequent police patrols, single family housing, shopping nearby	9/5/2022 8:26 PM
46	connected neighbors thriving businesses taking pride in our community	9/4/2022 12:28 PM
47	Respectable neighbors, upkept properties, and access to sidewalks.	9/2/2022 9:18 PM
48	Safety Cleanliness Kind Neighbors	9/2/2022 4:05 PM
49	Safe, respectful, welcoming	9/2/2022 3:16 PM
50	Safety, family oriented, upkeep/maintenance	9/2/2022 9:15 AM
51	Park suitable for children 15 and under. Most parks are suitable for small children (6 and under) and not much for older kids to do. Accessibility to parks and recreational areas Clear bike/walking paths	9/2/2022 6:53 AM
52	Safety, family friendly environment, well-maintained	9/1/2022 9:30 PM
53	People who love. People who respect. People who interact. PEOPLE.	9/1/2022 8:34 PM
54	Safe routes to school. Sidewalk maintenance. Lowered/patrolled speeds	9/1/2022 8:20 PM
55	Safety for all ages, tidy, well-kept homes with minimal items (cars, ATVs etc) in yards/driveways, quiet in evenings/family friendly.	9/1/2022 8:04 PM
56	Safety, clean/well maintained yards free of debris and excessive cars or other motorized things (utv, atv etc), quiet	9/1/2022 1:15 PM
57	Safety, well kept homes and friendly neighbors	9/1/2022 12:43 PM
58	Sidewalks, landscaping and quality neighbors	9/1/2022 12:42 PM
59	Nearby parks/walking paths Safety Care I'd personal property	9/1/2022 12:33 PM
60	Safety, amenities, people	9/1/2022 12:11 PM
61	1. Walking/biking paths 2. honest/quiet neighbors that respect one another 3. home upkeep and cleanliness (no junk in yards and lawns kept nice) 4. No yelpy dogs	8/31/2022 9:55 PM
62	Interaction with neighbors Safety Appearance	8/30/2022 10:14 AM
63	overall groomed neighborhood Neighbor friendliness/support privacy	8/29/2022 3:22 PM
64	Safe, good access to parks, and access into town by sidewalks	8/29/2022 11:52 AM





## Q6 Do you rent or own your current home?

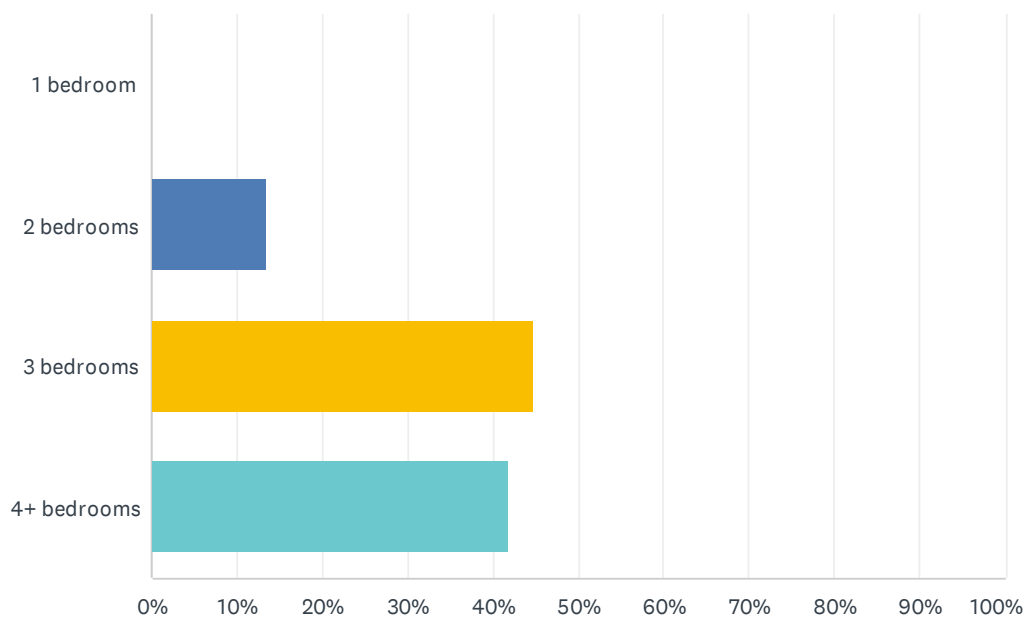
Answered: 126 Skipped: 21



ANSWER CHOICES	RESPONSES	
I own my home	92.06%	116
I rent or lease my home	7.94%	10
TOTAL		126

## Q7 What size is your current residence?

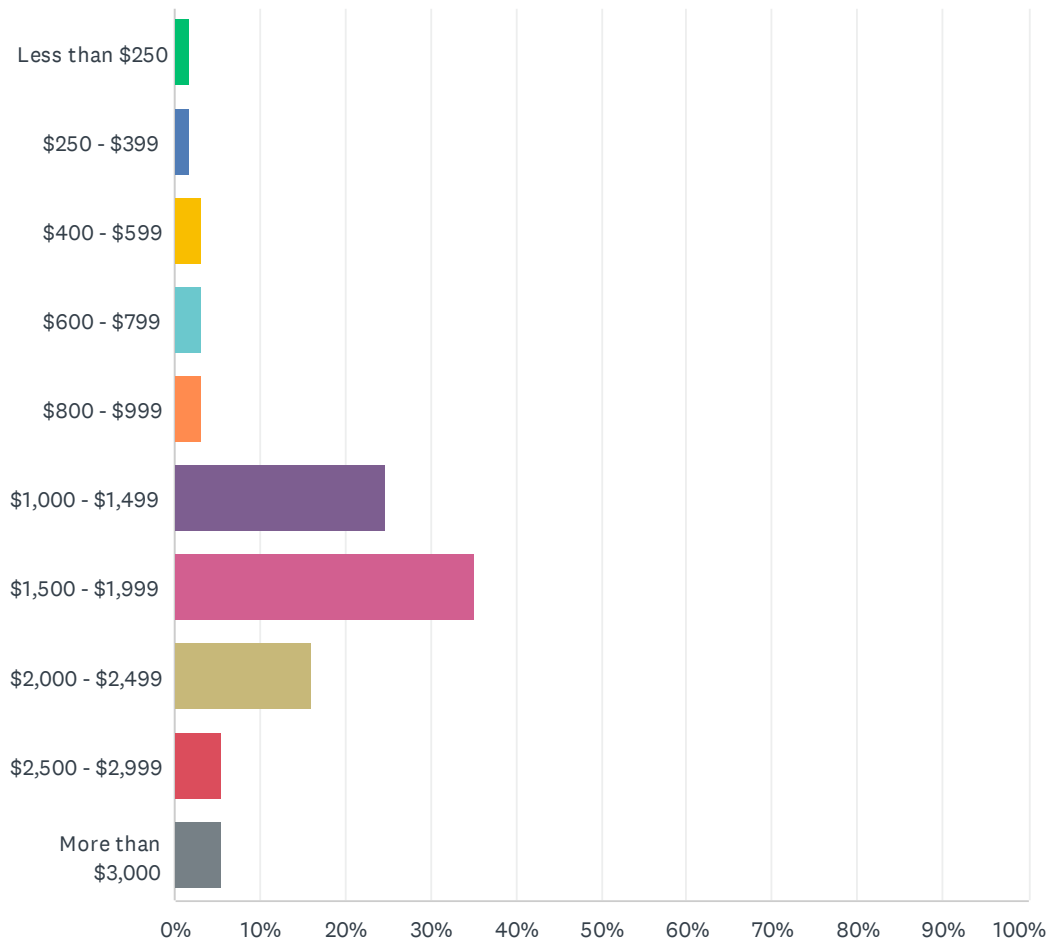
Answered: 127 Skipped: 20



ANSWER CHOICES	RESPONSES
1 bedroom	0.00% 0
2 bedrooms	13.39% 17
3 bedrooms	44.88% 57
4+ bedrooms	41.73% 53
TOTAL	127

# Q8 How much do you spend per month on housing (mortgage/rent, plus utilities)?

Answered: 125 Skipped: 22

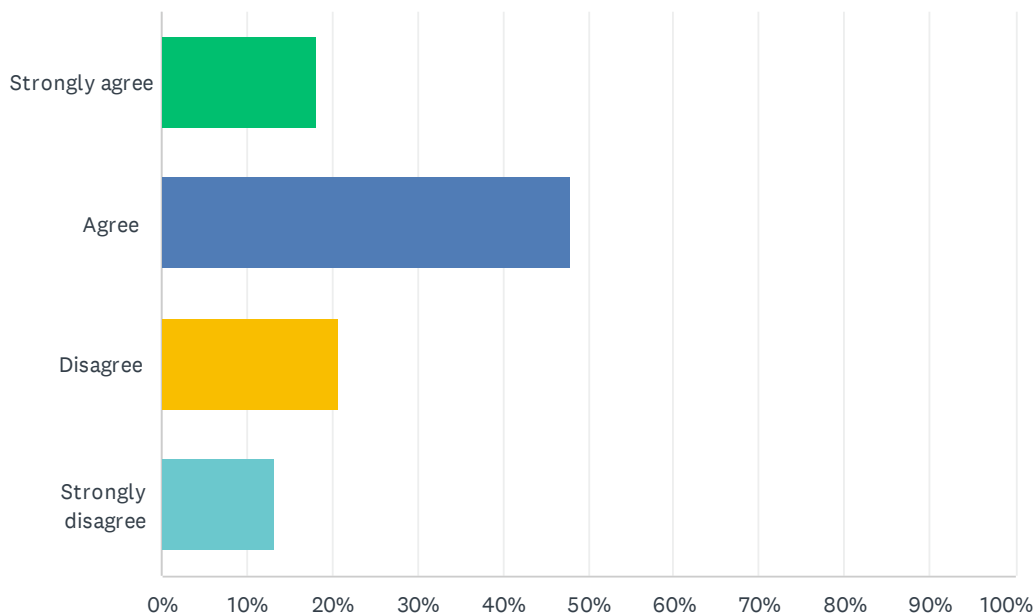


## Village of Somerset Community Survey

ANSWER CHOICES	RESPONSES	
Less than \$250	1.60%	2
\$250 - \$399	1.60%	2
\$400 - \$599	3.20%	4
\$600 - \$799	3.20%	4
\$800 - \$999	3.20%	4
\$1,000 - \$1,499	24.80%	31
\$1,500 - \$1,999	35.20%	44
\$2,000 - \$2,499	16.00%	20
\$2,500 - \$2,999	5.60%	7
More than \$3,000	5.60%	7
<b>TOTAL</b>		<b>125</b>

**Q9 Please indicate your agreement or disagreement with the following statement: There is a need for more housing in the Village of Somerset affordable to working families and individuals.**

Answered: 121 Skipped: 26



ANSWER CHOICES	RESPONSES
Strongly agree	18.18% 22
Agree	47.93% 58
Disagree	20.66% 25
Strongly disagree	13.22% 16
<b>TOTAL</b>	<b>121</b>

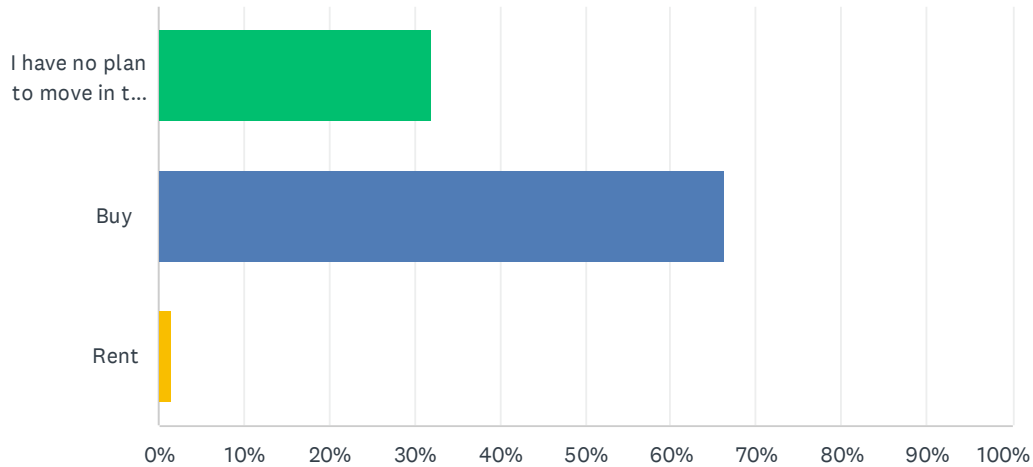
#	COMMENTS	DATE
1	Some housing but not the crapstone houses going in by the schools.	9/11/2022 9:30 AM
2	No more low income housing.	9/10/2022 9:18 PM
3	Less rentals.	9/10/2022 9:17 PM
4	We have enough low income housing. If that's what the question is referring to.	9/10/2022 11:33 AM
5	As long as the houses are of good quality as well, there are lots of copy-paste homes around that i've heard are not the greatest of quality.	9/9/2022 7:29 PM
6	I think we need less multi family housing and stick with Duplex housing or less	9/9/2022 5:22 PM
7	We need more AFFORDABLE housing	9/9/2022 6:28 AM
8	Neither agree or disagree	9/9/2022 5:09 AM
9	We don't need more housing. We do need it to be more affordable for WORKING families.	9/8/2022 9:40 PM

## Village of Somerset Community Survey

10	Think they are building enough already.starting to loose the small town vibe.	9/8/2022 6:07 PM
11	There is definitely a lack of affordable housing especially 3 bedroom apartments	9/8/2022 2:21 PM
12	I prefer that Somerset stayed small, it's why I live here.	9/8/2022 11:43 AM
13	Do not agree or disagree.	9/8/2022 6:48 AM
14	Too many cookie cutter homes that are done poorly by the builders that have issues or are sitting unfinished in some way.	9/8/2022 6:48 AM
15	"Good" housing, not the shit boxes that were built in the meadows by preferred builders!!!! We have redone every sliding door, windows, Sheetrock, plumbing, bathrooms (I think you get it).	9/8/2022 5:24 AM
16	The housing that is being built needs to be affordable	9/8/2022 4:48 AM
17	The village can not keep up with what we have already. With that said the company that has built these homes the village is still allowing to build and they do a piss poor job to say the least.	9/8/2022 12:47 AM
18	I wish there was an unsure option. It seems affordable but I also don't know as I haven't been in the market for housing for years.	9/8/2022 12:07 AM
19	There are plenty of homes and open lots in our town city village	9/7/2022 10:29 PM
20	Upscale rentals	9/7/2022 10:22 PM
21	I would strongly agree that Somerset needs "Quality affordable housing."	9/7/2022 6:48 PM
22	More affordable housing for 55+	9/7/2022 6:33 PM
23	We need more upscale housing to attract families that want to stay here long term. Somerset is considered a starter community and people leave after a few years.	9/7/2022 5:00 PM
24	What is your definition of affordable? What is your definition of working?	9/7/2022 2:11 PM
25	NO MORE HOUSING DEVELOPMENTS IN THE VILLAGE.	9/7/2022 1:37 PM
26	There is not a lot of affordable housing available.	9/6/2022 11:20 AM
27	There are homes and land but nothing affordable. "Cheap" apartments are pricey and home to bugs, pests, and lunatics.	9/2/2022 9:21 PM
28	Affordable for young working families	9/1/2022 1:17 PM
29	Homes that exist languish without selling. Homes that should sell are rented instead and tenants don't care for lawns, too many cars, etc.	9/1/2022 12:36 PM
30	I do not know	8/30/2022 10:16 AM
31	I'm neutral on the statement above.	8/29/2022 11:54 AM

## Q10 If you were to move in the next 5 years (within or outside Somerset), would you prefer to buy or rent?

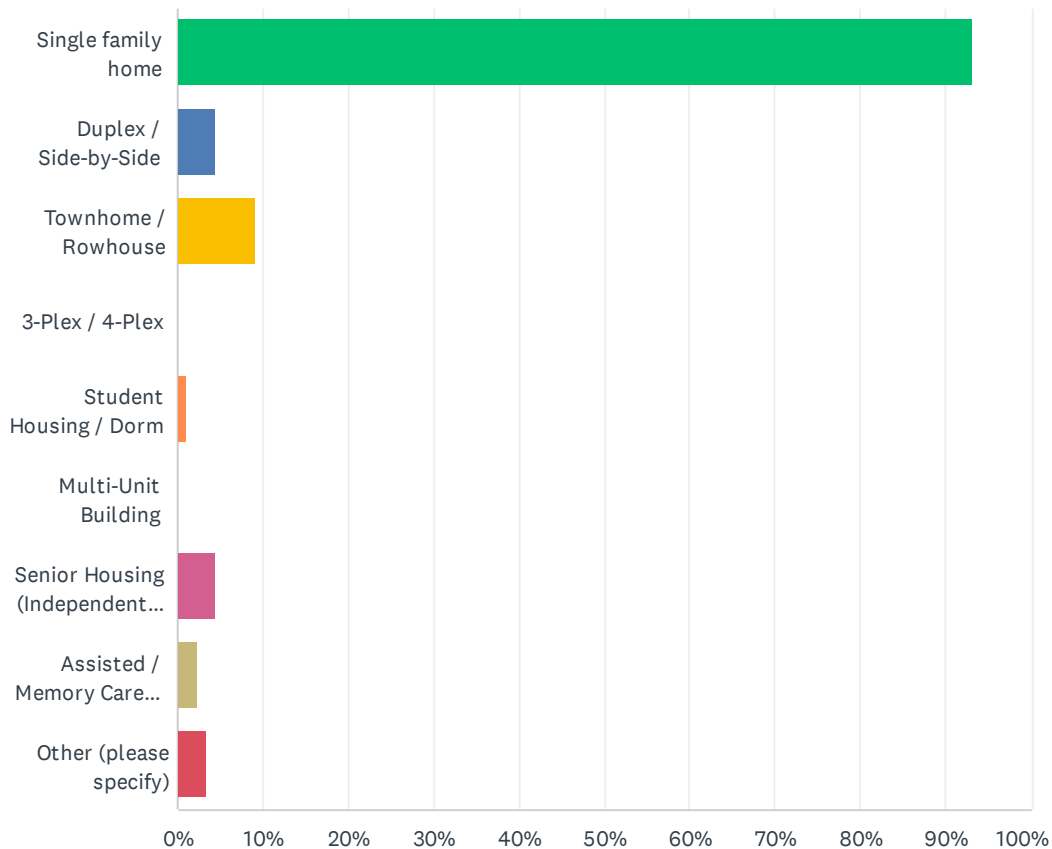
Answered: 131 Skipped: 16



ANSWER CHOICES	RESPONSES	
I have no plan to move in the next 5 years.	32.06%	42
Buy	66.41%	87
Rent	1.53%	2
<b>TOTAL</b>		<b>131</b>

## Q11 What TYPE of residence would you likely consider if you move? (Check all that apply)

Answered: 88 Skipped: 59



ANSWER CHOICES	RESPONSES	
Single family home	93.18%	82
Duplex / Side-by-Side	4.55%	4
Townhome / Rowhouse	9.09%	8
3-Plex / 4-Plex	0.00%	0
Student Housing / Dorm	1.14%	1
Multi-Unit Building	0.00%	0
Senior Housing (Independent Living)	4.55%	4
Assisted / Memory Care Facility	2.27%	2
Other (please specify)	3.41%	3
Total Respondents: 88		

#	OTHER (PLEASE SPECIFY)	DATE
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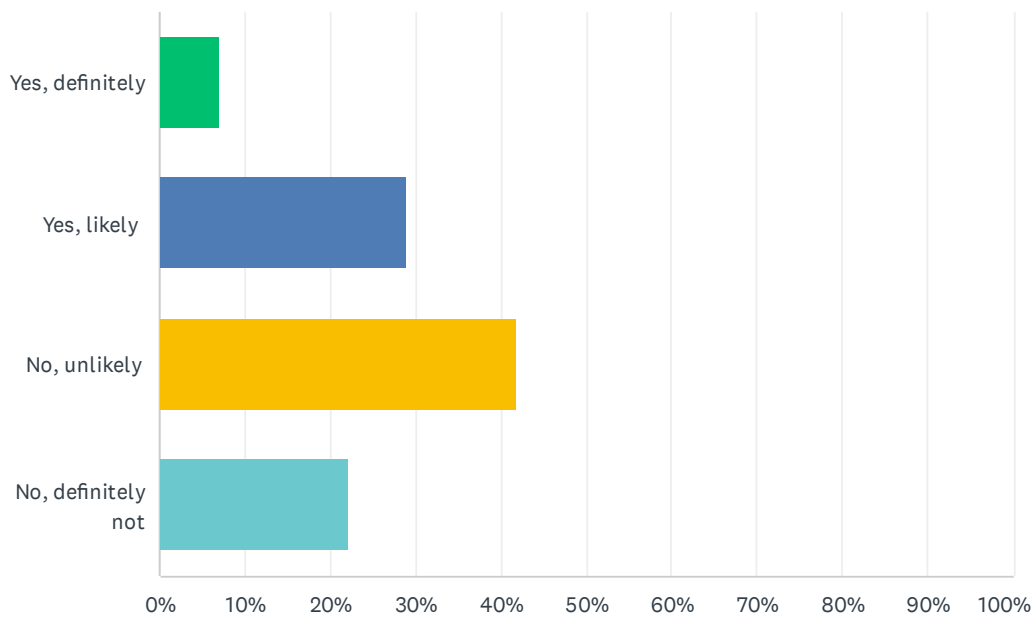


## Village of Somerset Community Survey

1	motorhome	9/7/2022 10:49 PM
2	Single family w/space for pole building	9/7/2022 6:36 PM
3	Somewhere with land.	9/7/2022 1:38 PM

## Q12 If you were to move, are you likely to stay in the Village of Somerset?

Answered: 86 Skipped: 61



ANSWER CHOICES	RESPONSES
Yes, definitely	6.98% 6
Yes, likely	29.07% 25
No, unlikely	41.86% 36
No, definitely not	22.09% 19
<b>TOTAL</b>	<b>86</b>

#	IF YOU ANSWERED "NO", PLEASE EXPLAIN	DATE
1	Want more land	9/11/2022 9:17 PM
2	Want to exit due to nuisance of tubers and concerts.	9/10/2022 9:20 PM
3	Driving 35+ minutes to shopping outlets that actually include multiple clothing stores, sucks. There's also not much employment variety nearby, I'd rather live closer to my work place.	9/10/2022 9:40 AM
4	Probably town of somerset	9/9/2022 7:36 PM
5	I've lived here most my life, and I'd like to explore different areas. Somerset is also not near many places and things, and the political affiliations with some people are not safe for people like me	9/9/2022 7:31 PM
6	Want to live in country	9/9/2022 5:36 PM
7	Like to live in the country	9/9/2022 3:42 PM
8	Too many rentals and non-single family homes. Too many people have too much stuff and don't care how their properties look.	9/8/2022 9:42 PM
9	This town is dying and it relies on and caters too much to the tubing industry. Instead of	9/8/2022 5:39 PM

## Village of Somerset Community Survey

recruiting new businesses or bigger business to the area through developments deals and tax breaks, the town fights about tubing rights....

10	The sidewalks are unsafe. No enough lights	9/8/2022 4:43 PM
11	Will move further east, more rural	9/8/2022 2:25 PM
12	Wouldn't be able to afford new house in Somerset	9/8/2022 9:26 AM
13	I would move to a more inclusive village that has less racism and homophobia	9/8/2022 8:44 AM
14	Will stay in a rural location in the area.	9/8/2022 6:49 AM
15	Probably in the town of Somerset in order to have more land.	9/8/2022 6:17 AM
16	I want more acreage and have family land to build on	9/8/2022 5:54 AM
17	Young family town moving in.	9/8/2022 5:25 AM
18	Taxes to high	9/8/2022 2:28 AM
19	Depends whats going on at that time. The pissing match between people in this village is just strait out dumb. With that being said the village needs to look into the people who run it on a daily basis. Corruption can we say?	9/8/2022 12:50 AM
20	Not from the area so would move back there	9/8/2022 12:07 AM
21	I will retire and move to a warmer climate, at least for winters	9/7/2022 10:49 PM
22	Water bill and taxes. City council doesn't seem to care about our growth	9/7/2022 10:49 PM
23	If I move, it would be to be closer to work.	9/7/2022 7:49 PM
24	This question is invalid. I can't "stay in the village of Somerset" since I don't live there now.	9/7/2022 6:51 PM
25	Either village or township	9/7/2022 6:36 PM
26	The Village is done absolutely nothing to improve itself or make itself attractive to stay. No new businesses over 5 years and the river attracts the wrong type of people.	9/7/2022 5:01 PM
27	high taxes, sub-standard housing developments, too many new houses-I like our small town	9/7/2022 5:00 PM
28	Concerts, tubers, bars, too much politics	9/7/2022 2:14 PM
29	I don't currently live in the village so there is no option of "staying". I would prefer to live in the mountains of Montana, some day I will.	9/7/2022 2:12 PM
30	Its getting too crowded and busy. Not enough polic presence to keep the driving issues in check.	9/7/2022 1:38 PM
31	To much development going on. We moved to be in the country and now we are looking to move again farther north due to increased development	9/7/2022 12:53 PM
32	The constant drama with concerts and the owner of the Hideaway have grown old. He has cost this village monetarily and in reputation. We sacrifice our nicest park in the village so a couple businesses can make a buck while the tax payers that actually live in the village, are faced with visiting less naturally beautiful parks.	9/6/2022 7:19 AM
33	Somerset is too close to Minneapolis/St.Paul and too many people from there are moving here.	9/5/2022 8:30 PM
34	I don't currently live in the Village of Somerset, so I can't answer this question the way it is worded. The way this question is worded is only for current Village residents. However, I would not move to the Village either way as we prefer to live in the country	9/5/2022 8:52 AM
35	I would love to stay, but I can't find a decent home to move into that I can afford.	9/2/2022 9:22 PM
36	We have not felt supported by the city to help in our neighbor by ensuring the following of codes and permits. There is an us vs them mentality.	9/2/2022 3:20 PM
37	It depends on the future of the town. The concerts and tubing bring in a crowd that I'm not comfortable keeping my children around. Being someone who has worked at the tubing	9/2/2022 9:20 AM

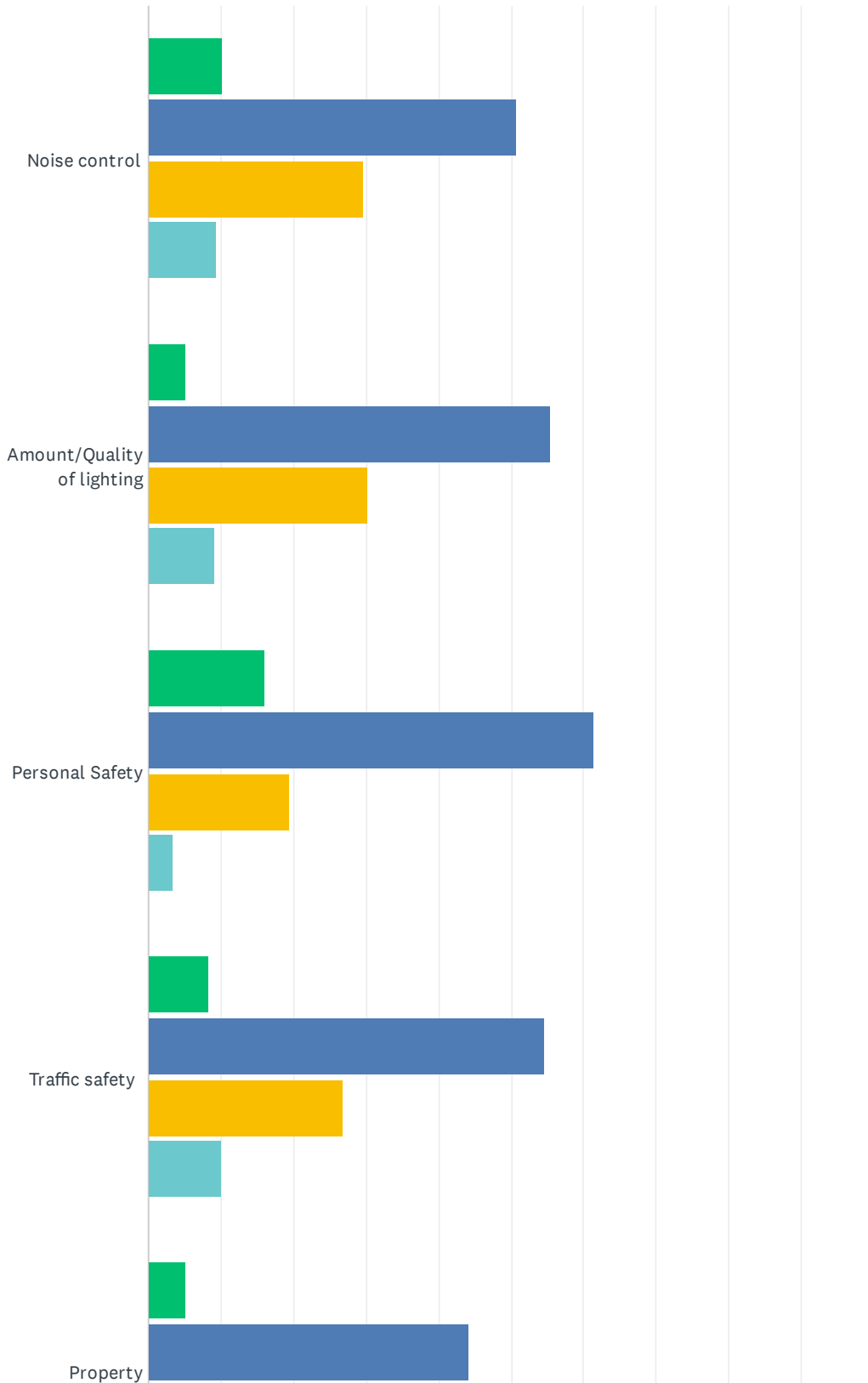
## Village of Somerset Community Survey

businesses, I've seen an obscene amount of drugs, alcohol, and violence & it gives Somerset a bad name. People elsewhere look down upon Somerset as a drunk/druggie town.

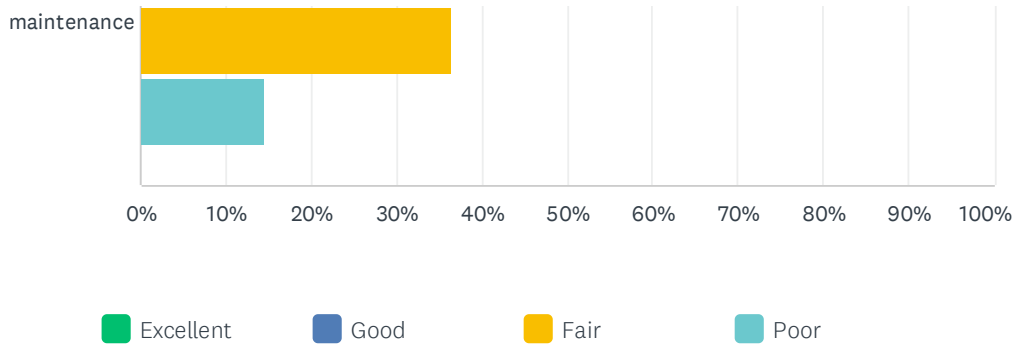
38	Reputation of somerset is poor due to concerts and tubing Not sure if safety due to this. Not enough business or restaurants downtown	9/2/2022 8:54 AM
39	No safe route from Whispering Pines to town for walking or biking. Neighbors with junk/vehicles in yards. Speeding on our 25 mph street and dangerous speeds at development entrance/exit	9/1/2022 8:22 PM
40	I would leave for the following reasons: community drama centered around the hideaway ( his constant drama is embarrassing and tiring), concerts, tubing and the general reputation of the community.	9/1/2022 8:11 PM
41	Concerts, tubing, the people who own the Hideaway who cause a large amount of drama in town (seems to be a common denominator in all drama)	9/1/2022 1:19 PM
42	Not enough walking/biking paths, water/sewer costs are way too high for a small town	8/31/2022 10:01 PM

# Q13 How do you rate the regulation of the following in the Village of Somerset?

Answered: 119 Skipped: 28



## Village of Somerset Community Survey



	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Noise control	10.17% 12	50.85% 60	29.66% 35	9.32% 11	118	2.62
Amount/Quality of lighting	5.04% 6	55.46% 66	30.25% 36	9.24% 11	119	2.56
Personal Safety	15.97% 19	61.34% 73	19.33% 23	3.36% 4	119	2.90
Traffic safety	8.40% 10	54.62% 65	26.89% 32	10.08% 12	119	2.61
Property maintenance	5.08% 6	44.07% 52	36.44% 43	14.41% 17	118	2.40

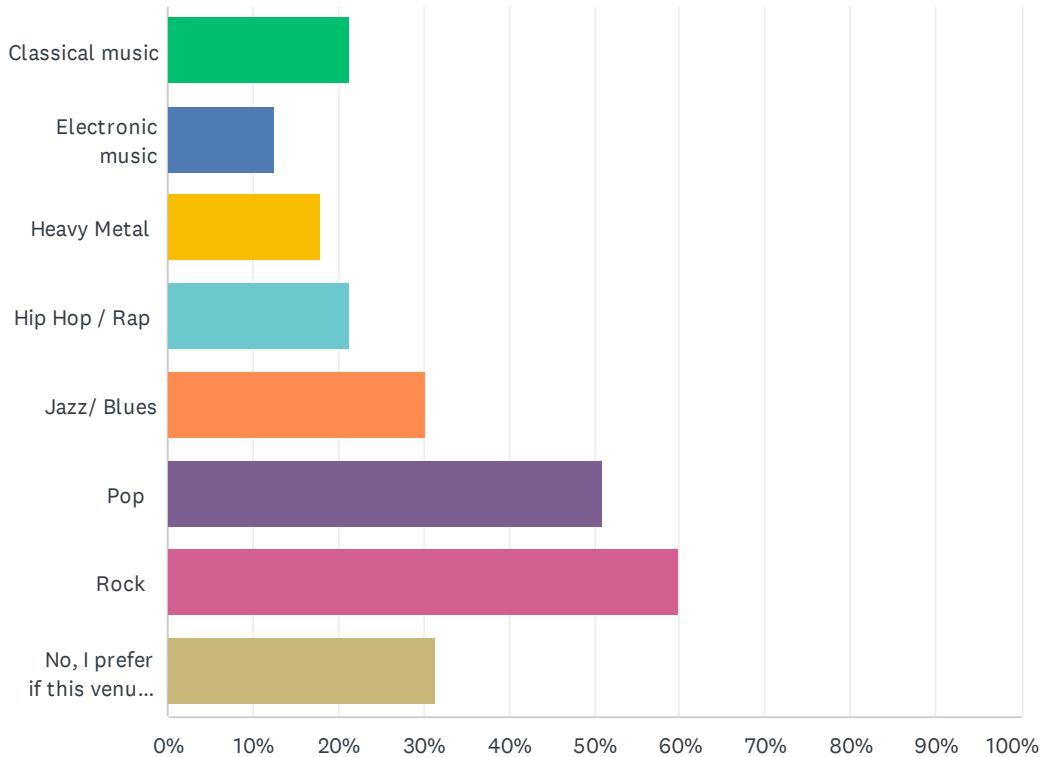
#	COMMENTS?	DATE
1	People do not care about property because they are all rentals.	9/10/2022 9:23 PM
2	The traffic around the school is horrid and makes a lot of students late.	9/10/2022 9:43 AM
3	The sidewalks and park path in the Meadows are way over grown with grass	9/9/2022 6:31 AM
4	People speed through developments endangering resident children and pets.	9/8/2022 9:50 PM
5	Weeds along village roads I walk are out of control looks trashy	9/8/2022 6:10 PM
6	The playground equipment is old and brown	9/8/2022 8:48 AM
7	I'm the town of Somerset the amount of homes/yards that are unkept and treated like junkyards discourages families from moving here.	9/8/2022 7:19 AM
8	Need more biking and walking paths to get around or for recreational	9/8/2022 6:51 AM
9	Invalid question/options - see #10. Light - we need to regulate outdoor lights for "dark skies."	9/7/2022 6:55 PM
10	There should be a option of "no opinion". Question 12.....no option to comment without putting "No, close the place down". I prefer twangy country, 80's country. They can play what they want, it's their property.	9/7/2022 2:15 PM
11	there are several dangerous intersections in the Village (on is Churchill as you head out of the Village - speed and visibility) property maintenance - there are a lot of homes with junk in the yards and a lot of people have not planted yards so sand is running into the drains ordinances are not being enforced	9/7/2022 1:18 PM
12	As a family who walks our child to school, the vehicle traffic is busy and seem to be in a hurry to get through making for some concerning interactions at cross walks. We're very thankful of the teachers helping as crossing guards.	9/5/2022 11:18 PM
13	Hire more officers. There is too much speeding and running stop signs in my neighborhood.	9/5/2022 8:37 PM
14	Again, this question is only for people who live in the Village. I live in Somerset, but not in the Village of Somerset.	9/5/2022 8:56 AM

## Village of Somerset Community Survey

15	The Village personnel could do a much better job of setting the example of having well maintained, good looking properties.	9/4/2022 12:34 PM
16	Somerset may be my hometown, but the amount uncomfortable situations I have been in or witnessed across the street is concerning.	9/2/2022 9:26 PM
17	No upkeep of advertised trails in Whispering Pines North.Village Park needs attention.	9/1/2022 8:24 PM
18	Some homes around town could be cleaned up a bit, I leave town most weekends due to the noise or the potential of in summer months.	9/1/2022 8:17 PM
19	People have junk in their yards, the street lighting is super bright (probably LED lighting), concerts are obnoxiously loud	9/1/2022 1:23 PM
20	Concerts go too late Many people ignore stop signs or lights. Exit fro Kwik Trip needs a stop sign onto Church Hill. People roll right through. Again, renters often don't do lawn care and have too many cars.	9/1/2022 12:43 PM
21	Some people have too much junk in their yards and some do not mow their yards regularly. Also people drive way too fast on residential streets. Spartan Drive is terrible for people speeding when school is not in session. Also "No pets allowed on school property" needs to be reinforced. People with pets ignore the signs and bring their pets on school property regularly.	8/31/2022 10:11 PM
22	Ditches do not get mowed as we are between the township and the village	8/30/2022 10:19 AM
23	Need sign up at the end of Evergreen Street that says no outlet or dead end.	8/29/2022 3:25 PM
24	The village parks and paths need maintenance. The path to the meadows park is falling apart and has cracks everywhere in it. My daughter can't roller blade on it because of all the cracks.	8/29/2022 11:56 AM

## Q14 What genre of music would you be interested in attending if hosted at the Somerset Amphitheater?

Answered: 112 Skipped: 35



ANSWER CHOICES	RESPONSES	
Classical music	21.43%	24
Electronic music	12.50%	14
Heavy Metal	17.86%	20
Hip Hop / Rap	21.43%	24
Jazz/ Blues	30.36%	34
Pop	50.89%	57
Rock	59.82%	67
No, I prefer if this venue no longer operated in their current location. (please share reasons for this)	31.25%	35
Total Respondents: 112		

#	NO, I PREFER IF THIS VENUE NO LONGER OPERATED IN THEIR CURRENT LOCATION. (PLEASE SHARE REASONS FOR THIS)	DATE
1	Live close and way to loud for young families	9/12/2022 9:23 AM
2	Neighbors should not be forced to have to deal with all of the people that come into our town for the concerts and Christmas lights show	9/11/2022 5:50 PM



## Village of Somerset Community Survey

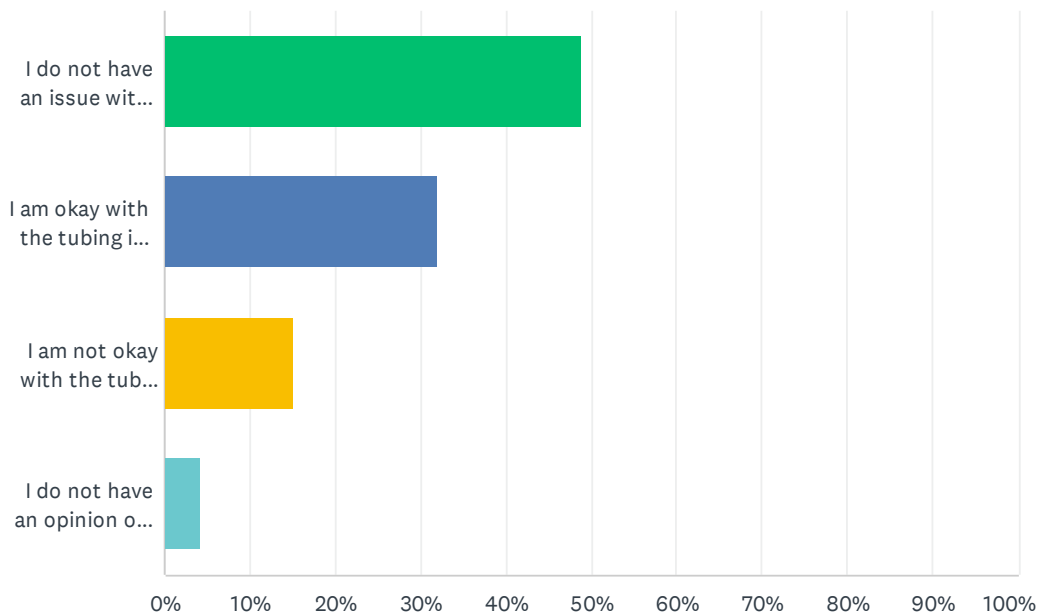
3	Country music would probably suit a large demographic that live in the area	9/11/2022 9:39 AM
4	Get rid of concerts	9/10/2022 9:24 PM
5	Loud, draw drugs into town.	9/10/2022 9:23 PM
6	Do I also get to pick what other private businesses do?	9/10/2022 12:56 PM
7	Country	9/10/2022 10:41 AM
8	It's disruptive to others who live nearby	9/9/2022 7:32 PM
9	Country music	9/9/2022 12:23 PM
10	you forgot COUNTRY MUSIC!!!	9/8/2022 9:50 PM
11	Too many people and too much noise! They disrupt the city	9/8/2022 7:41 PM
12	Indifferent on the matter.	9/8/2022 5:40 PM
13	The amount of drugs, noise and eye sore is causes does not outweigh the benefit of it. Majority of time they don't allow their customers to leave the venue so how do they spend money or benefit our community?	9/8/2022 7:19 AM
14	Just brings in the wrong crowd	9/8/2022 5:27 AM
15	Country music thank you. "Not an option?"	9/8/2022 12:53 AM
16	Needs a complete overhaul	9/7/2022 10:52 PM
17	Country	9/7/2022 10:32 PM
18	No Country?? Get some country!!	9/7/2022 7:38 PM
19	I would also attend folk music events.	9/7/2022 6:55 PM
20	Noise	9/7/2022 5:31 PM
21	The Village can no longer support the amount of traffic the venue brings to the town. Either MAJOR road updates need to be made of the venue needs to go.	9/7/2022 5:03 PM
22	little to no benefit for the community to have concerts, just a hassle... traffic, noise, etc	9/7/2022 2:17 PM
23	All music should be held at the theatre!	9/7/2022 1:40 PM
24	Idon't care if it's there, i wouldn't attend	9/7/2022 1:18 PM
25	All of these options bring strange people to the village which my family has dealt with for 27 years. There are no longer restrictions to parking on the streets so we have people wandering thge streets at all hours, cutting through our yards, littering and in general just a nuisance. Then the music goes until 11PM at least. I cant imagine trying to put an infant to sleep in these conditions.	9/6/2022 7:39 AM
26	I don't like crowds of outsiders roaming our streets.	9/5/2022 8:37 PM
27	I think the Amphitheater & tubing are an asset to our community.	9/5/2022 8:56 AM
28	I think the concerts are disruptive to people and their every day lives. I grew up in town and our yard and streets were oftentimes overrun with people. Sunday night or weeknight concerts should especially not be tolerated, especially being that close to town.	9/2/2022 9:26 AM
29	I or my friend would t attend any	9/2/2022 8:56 AM
30	I would like our community to move in a different direction. This location would be great for other activities but the concerts are not family friendly, loud and keeps us awake. Again, we leave most weekends due to potential noise.	9/1/2022 8:17 PM
31	I would love our town to be free of concerts and have a revitalized reputation as a family town	9/1/2022 1:23 PM
32	Noise	9/1/2022 12:43 PM
33	Bad language from recent concert, horrible music and way too loud too late. Not good for families with children	8/31/2022 10:11 PM

# Village of Somerset Community Survey

34	Does not benefit all of the people, just one or two owners	8/30/2022 10:19 AM
35	It is noisy & I can hear it from my home; even with it closed up.	8/29/2022 3:25 PM

## Q15 Which statements best describes your thoughts on area commercial tubing?

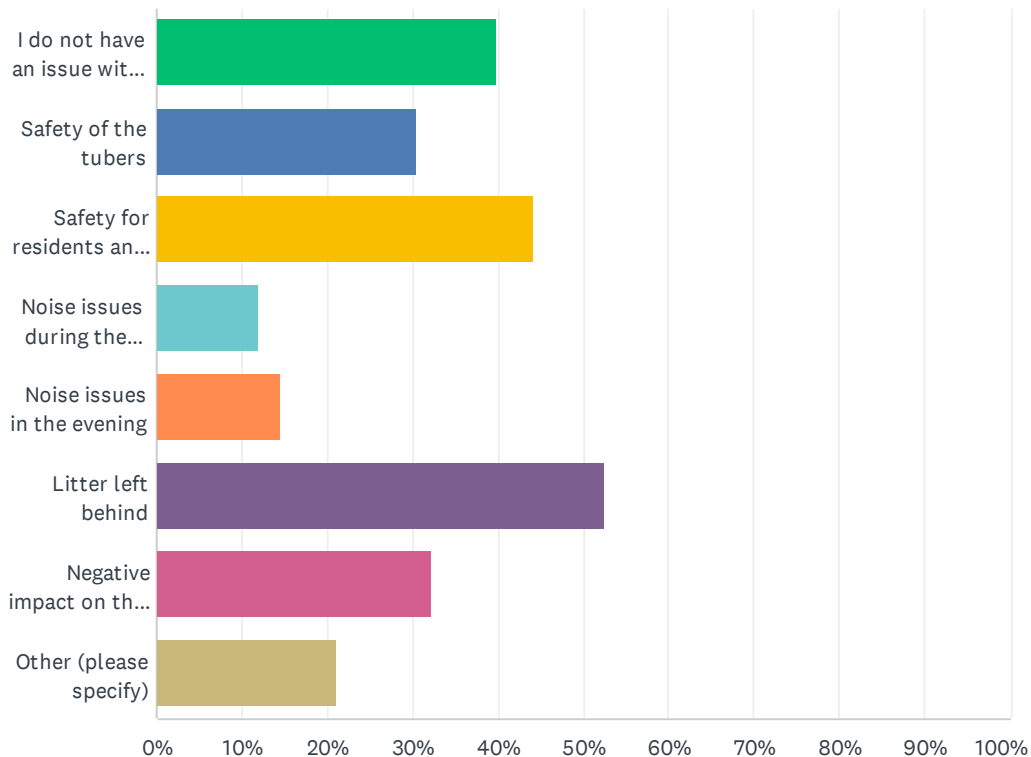
Answered: 119 Skipped: 28



ANSWER CHOICES	RESPONSES	
I do not have an issue with the tubing on the river.	48.74%	58
I am okay with the tubing if there were greater rules, policing and/or monitoring of its use through the Village.	31.93%	38
I am not okay with the tubing on the river, and prefer they no longer operate through the Village.	15.13%	18
I do not have an opinion on the matter.	4.20%	5
<b>TOTAL</b>		<b>119</b>

## Q16 If any, what are your concerns with the commercial tubing on the river? (Check all that apply)

Answered: 118 Skipped: 29



ANSWER CHOICES	RESPONSES	
I do not have an issue with the tubing on the river.	39.83%	47
Safety of the tubers	30.51%	36
Safety for residents and other visitors to the community	44.07%	52
Noise issues during the daytime	11.86%	14
Noise issues in the evening	14.41%	17
Litter left behind	52.54%	62
Negative impact on the local identity	32.20%	38
Other (please specify)	21.19%	25
Total Respondents: 118		

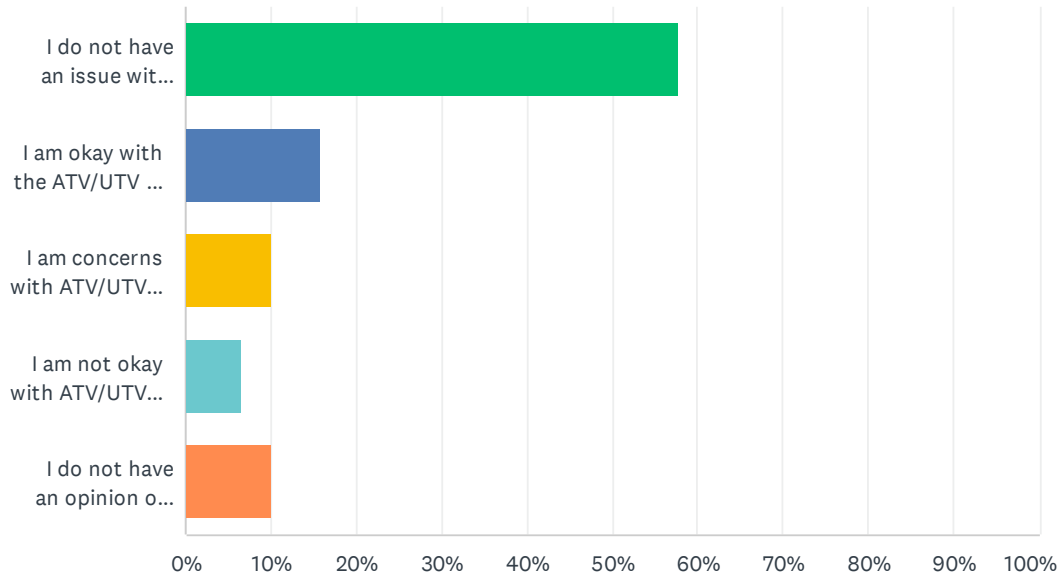
#	OTHER (PLEASE SPECIFY)	DATE
1	There is a monopoly on the River and locals can't really enjoy it	9/11/2022 9:39 AM
2	Tubing needs to go away. Our community cannot move forward with tubing continuation.	9/10/2022 9:24 PM
3	Our community is deteriorating in image and safety.	9/10/2022 9:23 PM

## Village of Somerset Community Survey

4	Regulate alcohol on river. Check coolers. Have a limit. Monitor minors.	9/8/2022 9:50 PM
5	The use of village property for personal gain	9/8/2022 9:28 AM
6	I would love to have tubing gone to see how many more families and businesses move here. So many I know refuse to do so until it is gone.	9/8/2022 7:19 AM
7	My only comment is the concern with the inability for business owners to get along and play nice in the sandbox. The feuding has been going on for years.	9/8/2022 6:32 AM
8	A little more family friendly/vacation destination atmosphere	9/7/2022 6:43 PM
9	Lack of modesty in the people walking around after being in the river.	9/7/2022 5:32 PM
10	Bbbbbon	9/7/2022 5:31 PM
11	The owners, specifically Rivers Edge are dirty and bring a bad element to the area.	9/7/2022 5:03 PM
12	Alcohol and drug abuse	9/7/2022 3:27 PM
13	used to be family based. for years it's now about having a party on the river	9/7/2022 2:17 PM
14	Drinking and drugs of those on the water is excessive and not addressed	9/7/2022 12:56 PM
15	We need to elevate this town and attract better home builders and build our downtown to thrive!	9/7/2022 12:02 PM
16	I don't like the litter and the pollution in the river when tubers carelessly drop things while tubing. I also do NOT like the MESSY yard for all to see across from River's Edge on CTY. RD. C. It is embarrassing to see a junk yard as we drive by.	9/5/2022 8:56 AM
17	Mike Kappers has been getting people unnecessarily riled up and has been making a complete joke of our town in recent years. I think we need more rules, policing along the river, and more of a family oriented or safe environment. In light of more recent events, it's been very unsafe. Not to mention the environmental damage with all the litter and items lost by tubers. If businesses want to use and profit off of the river, they should have to adhere to safety rules and regulation, as they are using a community asset that doesn't belong solely to them.	9/2/2022 9:26 AM
18	Bad image for small children	9/2/2022 8:56 AM
19	No longer family friendly activity	9/2/2022 6:55 AM
20	Would like to see our community with a new reputation of being family friendly - focused on how we support those that live in the village first, not just those that own tubing businesses.	9/1/2022 8:17 PM
21	Excessive drinking/nudity, not family freindly	9/1/2022 2:33 PM
22	Would prefer our community move in a new direction	9/1/2022 1:23 PM
23	Lack of oversight by the village and the tubing owners.	9/1/2022 12:47 PM
24	Owners dog fighting...unprofessional and petty.	9/1/2022 12:43 PM
25	The never ending discussion about tubing; pick up, drop off etc. Its exhausting! Village Board just let ALL of the tubing businesses run, support what they need and get out of the way!	9/1/2022 12:22 PM

## Q17 Which statements best describes your thoughts on ATV/UTV use in the Village?

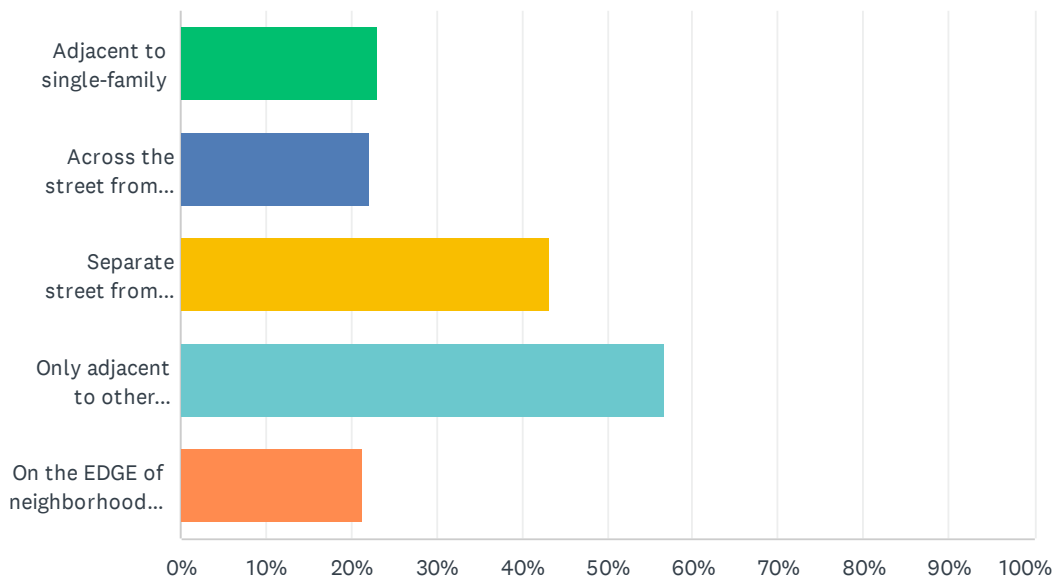
Answered: 121 Skipped: 26



ANSWER CHOICES	RESPONSES	
I do not have an issue with the ATV/UTV use in the Village.	57.85%	70
I am okay with the ATV/UTV use if there were greater restrictions, policing and/or monitoring of its use through the Village.	15.70%	19
I am concerns with ATV/UTV use on roads, but no issue with use along off-road trails.	9.92%	12
I am not okay with ATV/UTV use in general in the Village.	6.61%	8
I do not have an opinion on the matter.	9.92%	12
<b>TOTAL</b>		<b>121</b>

### Q18 Where does the above image (#1) fit within a neighborhood? Check all that apply.

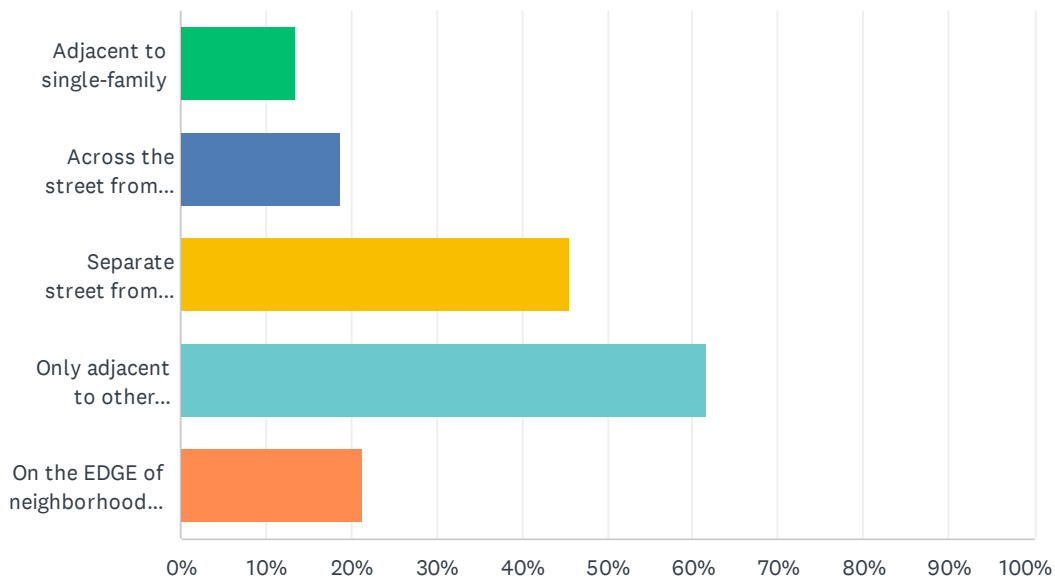
Answered: 113 Skipped: 34



ANSWER CHOICES	RESPONSES	
Adjacent to single-family	23.01%	26
Across the street from single-family	22.12%	25
Separate street from single-family	43.36%	49
Only adjacent to other multi-unit buildings	56.64%	64
On the EDGE of neighborhoods facing collector streets (e.g., Church Hill Rd)	21.24%	24
Total Respondents: 113		

### Q19 Where does the above image (#2) fit within a neighborhood? Check all that apply.

Answered: 112 Skipped: 35

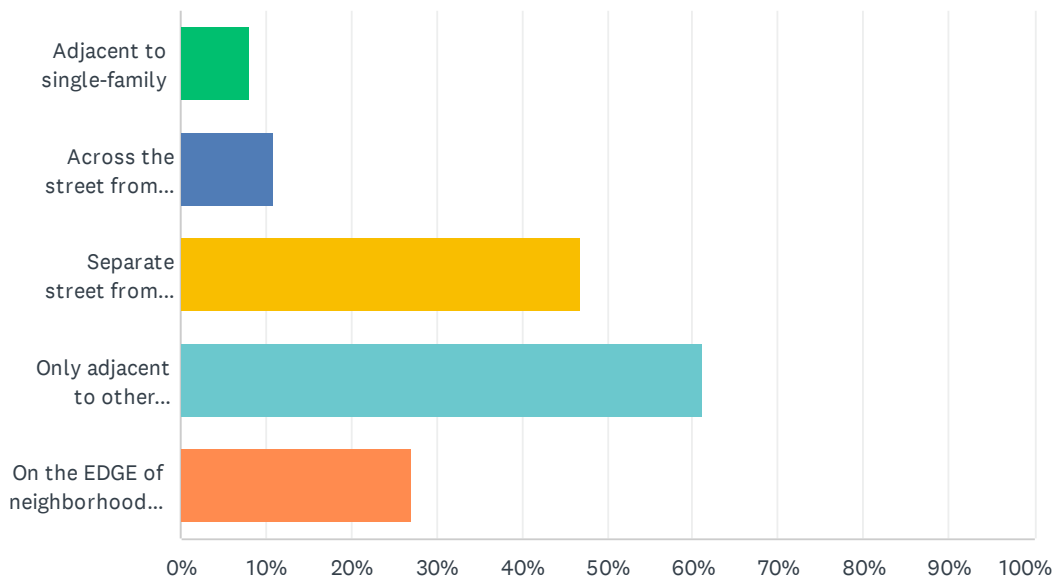


ANSWER CHOICES	RESPONSES	
Adjacent to single-family	13.39%	15
Across the street from single-family	18.75%	21
Separate street from single-family	45.54%	51
Only adjacent to other multi-unit buildings	61.61%	69
On the EDGE of neighborhoods facing collector streets (e.g., Church Hill Rd)	21.43%	24
Total Respondents: 112		



## Q20 Where does the above image (#3) fit within a neighborhood? Check all that apply.

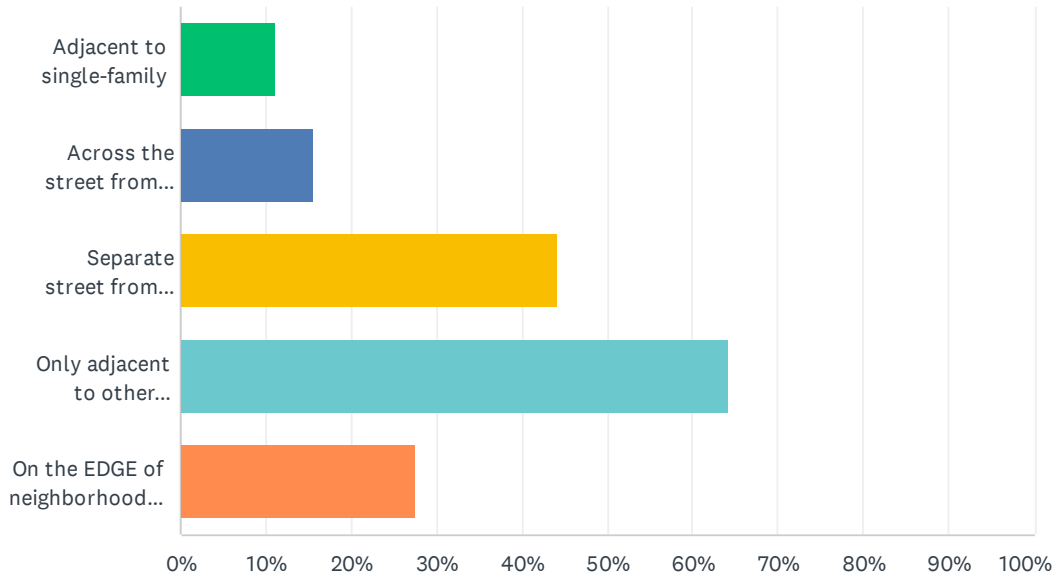
Answered: 111 Skipped: 36



ANSWER CHOICES	RESPONSES	
Adjacent to single-family	8.11%	9
Across the street from single-family	10.81%	12
Separate street from single-family	46.85%	52
Only adjacent to other multi-unit buildings	61.26%	68
On the EDGE of neighborhoods facing collector streets (e.g., Church Hill Rd)	27.03%	30
Total Respondents: 111		

## Q21 Where does the above image (#4) fit within a neighborhood? Check all that apply.

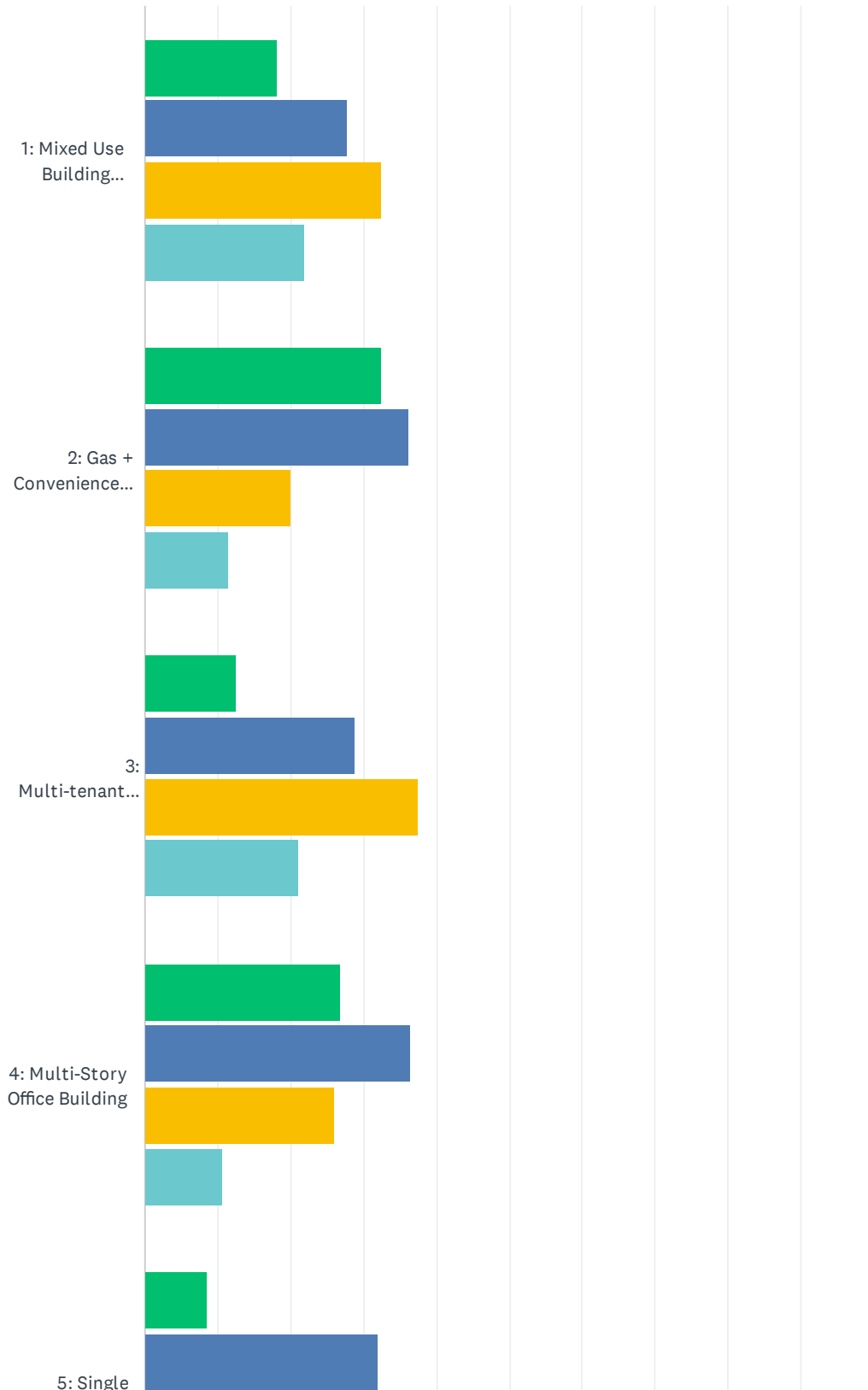
Answered: 109 Skipped: 38



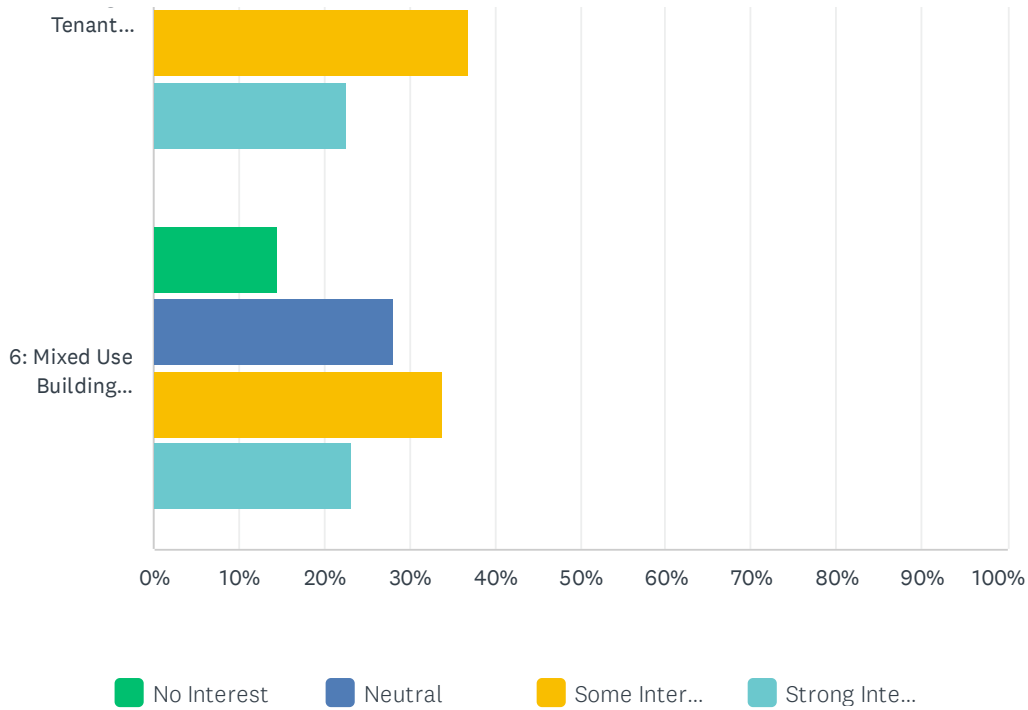
ANSWER CHOICES	RESPONSES	
Adjacent to single-family	11.01%	12
Across the street from single-family	15.60%	17
Separate street from single-family	44.04%	48
Only adjacent to other multi-unit buildings	64.22%	70
On the EDGE of neighborhoods facing collector streets (e.g., Church Hill Rd)	27.52%	30
Total Respondents: 109		

# Q22 Which of the commercial (mixed-use) developments shown above would be of interest along major roadways within the Village of Somerset?

Answered: 106 Skipped: 41



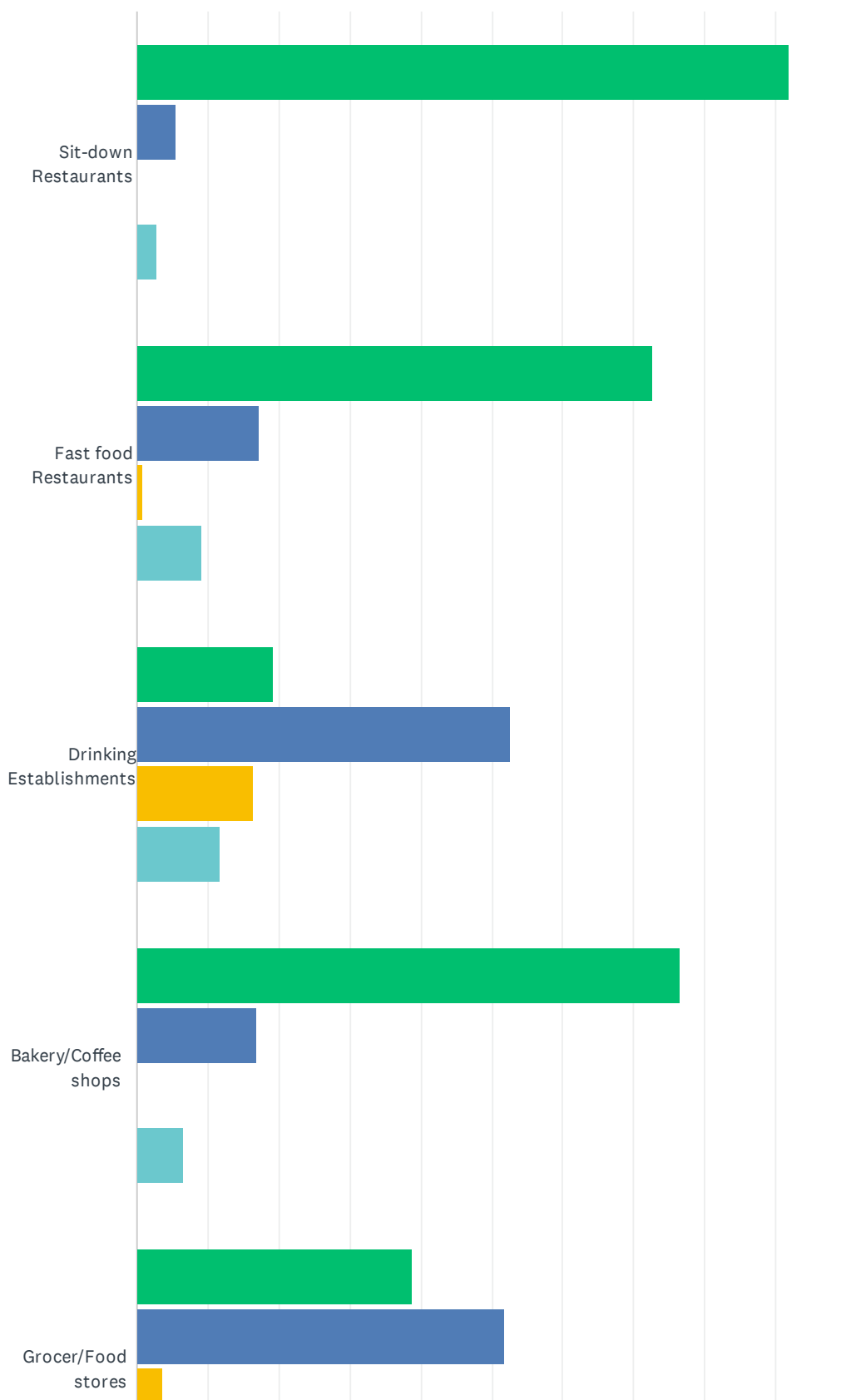
## Village of Somerset Community Survey



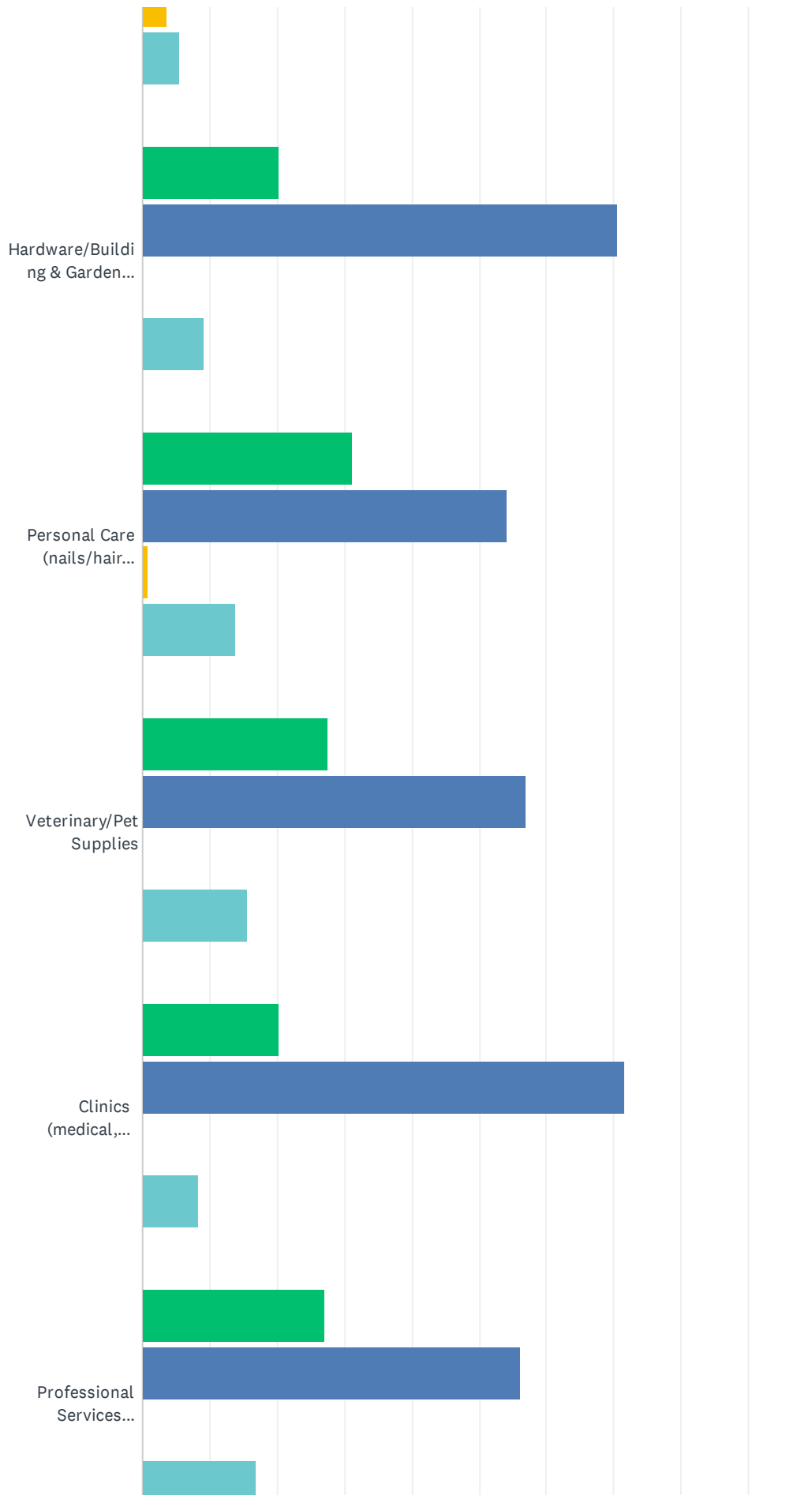
	NO INTEREST	NEUTRAL	SOME INTEREST	STRONG INTEREST	TOTAL	WEIGHTED AVERAGE
1: Mixed Use Building (residential over commercial)	18.10% 19	27.62% 29	32.38% 34	21.90% 23	105	2.58
2: Gas + Convenience Store	32.38% 34	36.19% 38	20.00% 21	11.43% 12	105	2.10
3: Multi-tenant Commercial Building	12.50% 13	28.85% 30	37.50% 39	21.15% 22	104	2.67
4: Multi-Story Office Building	26.92% 28	36.54% 38	25.96% 27	10.58% 11	104	2.20
5: Single Tenant Commercial Building	8.49% 9	32.08% 34	36.79% 39	22.64% 24	106	2.74
6: Mixed Use Building (residential over commercial)	14.56% 15	28.16% 29	33.98% 35	23.30% 24	103	2.66

### Q23 Are there enough options in Somerset in the following categories?

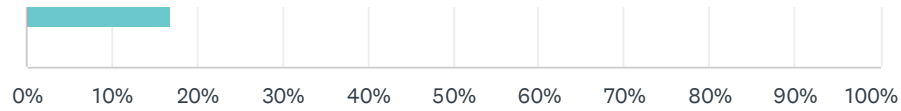
Answered: 110 Skipped: 37



# Village of Somerset Community Survey



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■ Not Enough    
 ■ Right Amou...    
 ■ Too Much    
 ■ No Opinion

	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	NO OPINION	TOTAL	WEIGHTED AVERAGE
Sit-down Restaurants	91.82% 101	5.45% 6	0.00% 0	2.73% 3	110	1.14
Fast food Restaurants	72.73% 80	17.27% 19	0.91% 1	9.09% 10	110	1.46
Drinking Establishments	19.09% 21	52.73% 58	16.36% 18	11.82% 13	110	2.21
Bakery/Coffee shops	76.64% 82	16.82% 18	0.00% 0	6.54% 7	107	1.36
Grocer/Food stores	38.89% 42	51.85% 56	3.70% 4	5.56% 6	108	1.76
Hardware/Building & Garden Supply Stores	20.18% 22	70.64% 77	0.00% 0	9.17% 10	109	1.98
Personal Care (nails/hair salon, barber, etc.)	31.19% 34	54.13% 59	0.92% 1	13.76% 15	109	1.97
Veterinary/Pet Supplies	27.52% 30	56.88% 62	0.00% 0	15.60% 17	109	2.04
Clinics (medical, dental, etc.)	20.18% 22	71.56% 78	0.00% 0	8.26% 9	109	1.96
Professional Services (accountants, financial agents, insurance agents, etc.)	27.10% 29	56.07% 60	0.00% 0	16.82% 18	107	2.07

## Q24 Name up to THREE business/retailers you have found in a similar sized community that you would most like to see come to Somerset?

Answered: 75 Skipped: 72

#	RESPONSES	DATE
1	Coffee, sit down restaurants, yoga studio	9/12/2022 9:25 AM
2	Hotel!!!!	9/11/2022 11:20 PM
3	McDonalds Taco Bell Applebees	9/11/2022 9:27 PM
4	Starbucks	9/11/2022 5:53 PM
5	Nail salon Donut shop/bakery	9/11/2022 9:47 AM
6	Mexican restaurant, hotel, permanent coffee shop.	9/10/2022 9:31 PM
7	Jimmy John's Chipotle McDonald's	9/10/2022 9:31 PM
8	Walgreens, candy store, ethnic restaurant ( Mexican orChinese.	9/10/2022 9:06 PM
9	Aldi, Trader Joe's, target	9/10/2022 1:16 PM
10	Utilize the ones we have	9/10/2022 1:02 PM
11	Restaurant, deli, bakery	9/10/2022 11:41 AM
12	ALDIs, Target, Walmart, McDonald's, tacobell, Panda Express, goodwill, H & M, Buckle, bath and body works, playdoughs closet, Nordstrom rack, tjmaxx, marshals, kohls, dollar tree	9/10/2022 9:59 AM
13	Aldi, McDonalds, Walmart	9/9/2022 4:04 PM
14	More sit-down restaurants and more healthy fast food restaurants.	9/9/2022 3:49 PM
15	Sporting goods Sit down dining with focus not on the bar	9/9/2022 12:27 PM
16	McDonald's, Chinese restaurant, smoke shop	9/9/2022 6:36 AM
17	Target	9/9/2022 5:15 AM
18	Applebee's, Chipotle, Target	9/8/2022 10:03 PM
19	Big box store (target, Costco), Menards, Amazon/Fed Ex/UPS warehouse.	9/8/2022 9:01 PM
20	Boutiques	9/8/2022 8:04 PM
21	New eating establishment	9/8/2022 6:14 PM
22	Bakery, eye doctor, sit down restaurant or cafes	9/8/2022 5:18 PM
23	Variety of food trucks	9/8/2022 2:31 PM
24	Coffee Shop Family Restaurant Bar/Grill	9/8/2022 11:48 AM
25	Applebees, target, caribou coffee	9/8/2022 10:10 AM
26	Chipotle or something similar, clothing store any restaurant that offers something other than pizza or burgers	9/8/2022 9:39 AM
27	Aldi Taco Bell Giribaldi's	9/8/2022 8:50 AM
28	Coffee shop Nail salon Target	9/8/2022 7:23 AM
29	N/A	9/8/2022 6:56 AM
30	Splash pad/swimming pool Community center with multi-use (walking /gym etc)	9/8/2022 6:38 AM



## Village of Somerset Community Survey

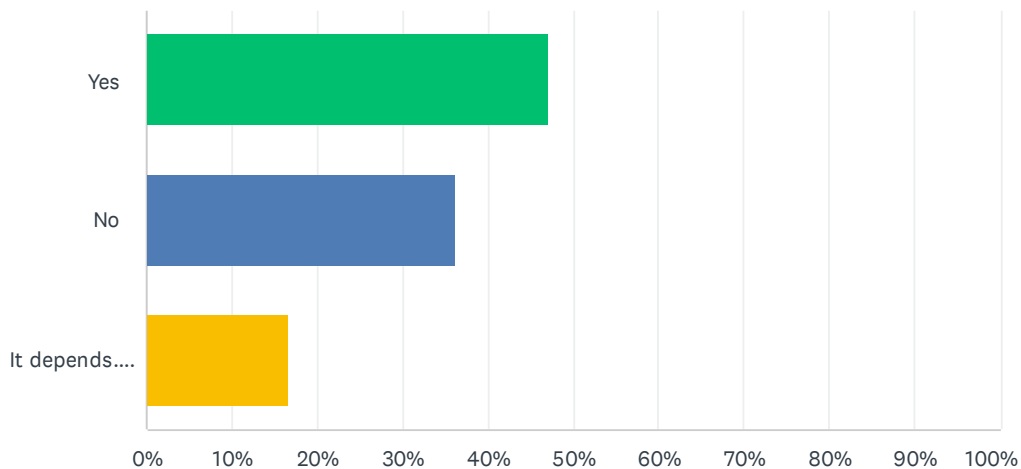
31	Sit down cafe/deli, barber, recreation geared towards families (bowling, batting cages, mini golf, go carts, arcade, etc)	9/8/2022 6:28 AM
32	Better restaurant choice	9/8/2022 5:30 AM
33	Coffee talk in Taylor falls, florist/ garden shop,	9/8/2022 4:57 AM
34	MC donalds, wal mart, white castle	9/8/2022 12:57 AM
35	Yoga studio, McDonalds, nicer sit down restaurant that isn't just bar food	9/8/2022 12:12 AM
36	Restaurant open passed 8pm golf shop	9/7/2022 10:55 PM
37	None	9/7/2022 10:36 PM
38	Ace, Casey's	9/7/2022 9:26 PM
39	Sporting goods store, sporting good rentals w/tours, boutique type hotel with upscale bar/restaurant	9/7/2022 7:11 PM
40	Faster food Shopping Yoga	9/7/2022 6:04 PM
41	Small family restaurant Locally owned bakery Locally owned shops	9/7/2022 5:05 PM
42	Bakery, coffee shop, restaurants!!	9/7/2022 3:42 PM
43	Family restaurant	9/7/2022 3:34 PM
44	Hobby shop	9/7/2022 3:31 PM
45	I'd like to see a cute downtown like Osceola.	9/7/2022 3:30 PM
46	Gun shop, sex party store, and another Kwik Trip	9/7/2022 2:22 PM
47	Any good restaurants. Thats it. We don't need anything else. We have new richmond and Hudson to go for the other stuff.	9/7/2022 1:43 PM
48	Chipotle, chinese food	9/7/2022 1:26 PM
49	McDonald's, Aldi	9/7/2022 12:17 PM
50	Guac and roll - Chipoltles - Starbucks	9/6/2022 11:25 AM
51	McDonalds, Taco Bell, Nail Salon	9/6/2022 11:21 AM
52	1. Sit down Mexican restaurant. 2. Winery/vineyard 3. Downtown shops/small businesses. Sit down coffee shop	9/6/2022 7:47 AM
53	We need a quality non-chain store pizzeria to complete with the other joints.	9/5/2022 8:45 PM
54	Caribou/Starbucks Jimmy Johns Panda Express	9/5/2022 9:03 AM
55	Maurices, McDonalds, Arby's	9/2/2022 9:35 PM
56	Walgreens; Trader Joe; Costco; non-franchised restaurant/supper club. Movie Theater; retail/department-type store.	9/2/2022 4:35 PM
57	Diverse Restaurants, Clothing/gift shops, Coffee shop	9/2/2022 3:27 PM
58	Target, Starbucks, aldi	9/2/2022 9:29 AM
59	Restaurants Art / gift coffee shop Business to make somerset a beautiful river city drawing folks from surrounding communities. Although I live in another community I often came to somerset for sporting events now there's nothing downtown to eat that's family oriented. I of course are speaking for a broader range of people than just myself.	9/2/2022 9:06 AM
60	Anything for kids to do in town (bowling, arcade, recreational center) Sit down restaurant (mom&pop style)	9/2/2022 7:00 AM
61	More restaurants, grocery stores	9/1/2022 11:55 PM
62	I have no desires as of now.	9/1/2022 8:48 PM
63	Sit down coffee shop, antiques/specialty, Chinese restaurant	9/1/2022 8:29 PM

## Village of Somerset Community Survey

64	Culvers, Bakery, butcher shop/meat market	9/1/2022 8:20 PM
65	A mixed use space with yoga, pilates, self defense studio and healing arts center (smoothies, crystals, etc.). Any decent restaurant in town with liquor. Other retail shops creating a downtown shopping area (like Osceola, Amery, New Richmond).	9/1/2022 2:48 PM
66	Hotel needed for hockey tournaments, weddings, and Sams Christmas Village	9/1/2022 2:45 PM
67	Mexican restaurant (authentic, sit down), meat market/butcher shop, bakery.	9/1/2022 2:34 PM
68	McDonalds, a sit-down place like General Sam's.	9/1/2022 1:22 PM
69	Target, Acapulco's McDonald's	9/1/2022 12:51 PM
70	Restaurant/ bars	9/1/2022 12:51 PM
71	Diners/sit down coffee shop Gift shop/tea room Drug store	9/1/2022 12:51 PM
72	Personally I don't like "chain" retailers. I would like to see more independant/small business and retailers. We have an oppotunity here to individualize Somerset and not to have it look like every other small town in America. IE, mcdonalds, subway, starbucks, target, walmart the list goes on.....	9/1/2022 12:27 PM
73	Bakery	8/31/2022 11:03 AM
74	Bakery, Panera,	8/29/2022 3:29 PM
75	Taco Bell, Chinese food, hotels	8/29/2022 12:14 PM

## Q25 Do you believe the Village should direct more local tax dollars, through marketing, incentives, etc., to help spur job growth?

Answered: 102 Skipped: 45



ANSWER CHOICES	RESPONSES	
Yes	47.06%	48
No	36.27%	37
It depends....	16.67%	17
<b>TOTAL</b>		<b>102</b>

#	IT DEPENDS....	DATE
1	The businesses that are here take care of that on their own	9/10/2022 1:02 PM
2	We need to help small businesses who are interested in coming to our community	9/10/2022 10:47 AM
3	If this job growth means more businesses coming to town and the right kind of businesses for the community	9/9/2022 6:36 AM
4	On what they are taking the money from for these incentives	9/8/2022 9:39 AM
5	What are businesses doing to promote jobs?	9/8/2022 6:56 AM
6	Neutral	9/7/2022 10:36 PM
7	No	9/7/2022 9:26 PM
8	I'm not sure, I'd need to know more	9/7/2022 3:30 PM
9	Government should not pick winners nor losers.	9/7/2022 2:22 PM
10	If they are using those funds for property the village actually owns and needs developed, for example the lots downtown next to the library. Find investors and developers for that. I also want to understand exactly what advertising is happening and why. There no transparency on some of these decisions.	9/7/2022 12:08 PM
11	Would need to understand what we are trying to draw in.	9/6/2022 11:25 AM
12	As long as there is a marketing plan. You will not bring Small business to this village until the	9/6/2022 7:47 AM

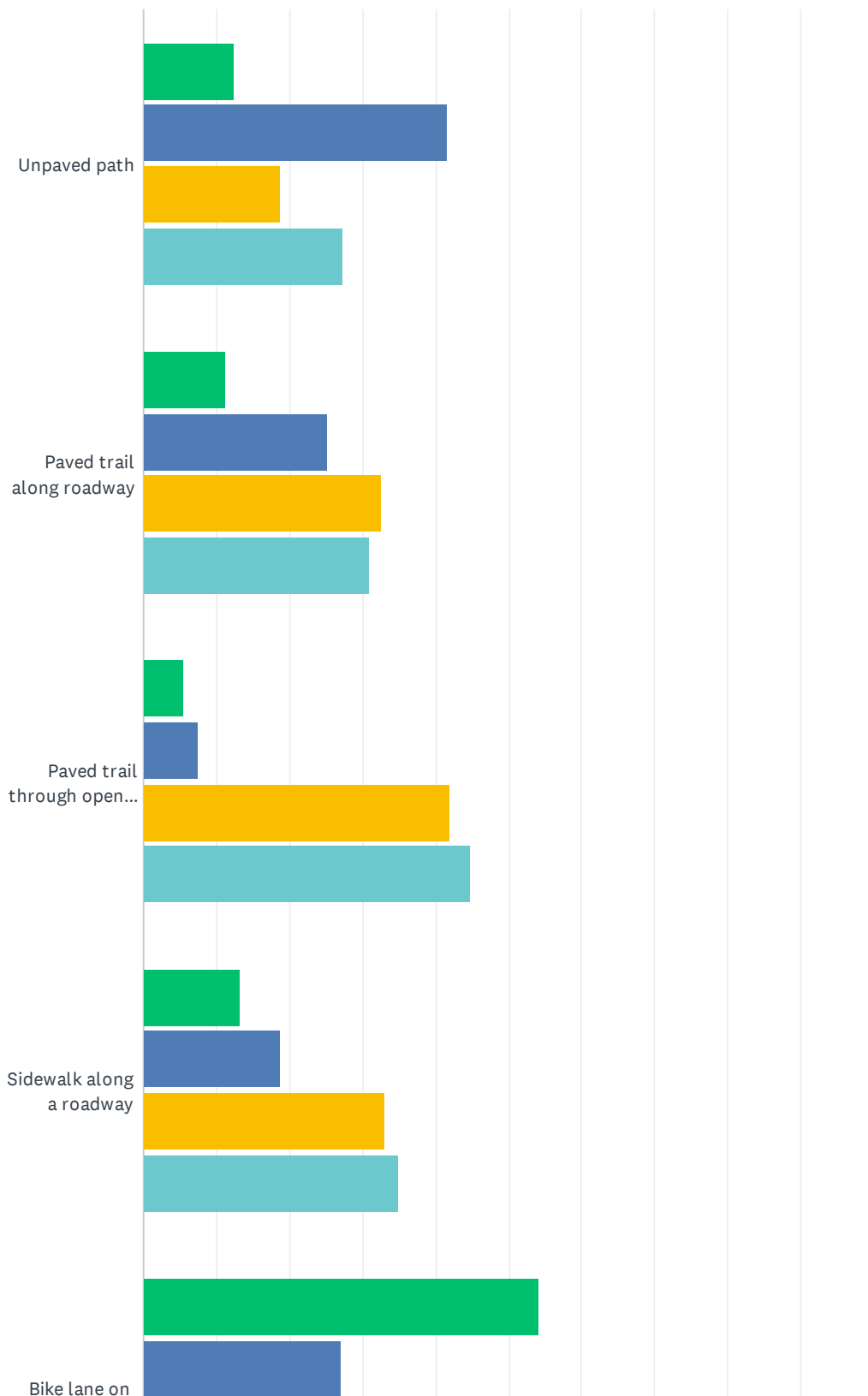
## Village of Somerset Community Survey

reputation is cleaned up. Whether that involves closing the village park to tubing or taking alcohol of the river. We have sat stagnant for so long for obvious reasons.

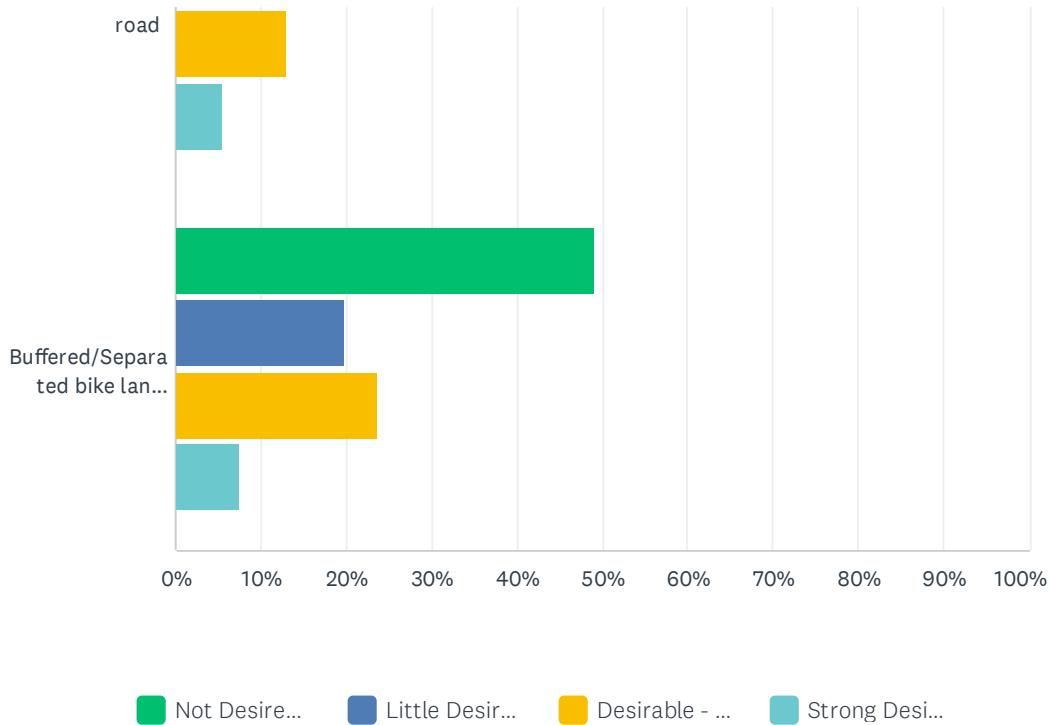
13	Not only job growth, but to bring in some revenue to this town. Major traffic flows through this town and there's nothing to make them stop and spend money except gas stations, a DQ and a couple of bars. We need to make some of the thousands of people who pass through this town stop and spend.	9/2/2022 4:35 PM
14	What jobs are being created? Who is the target audience?	9/2/2022 3:27 PM
15	Good paying jobs with good employees	9/1/2022 4:04 PM
16	How effective is it? How much would taxes go up?	9/1/2022 2:48 PM
17	We have jobs available, not enough workers. But I feel that is nationwide.	8/31/2022 11:03 AM

### Q26 Which of the trail/biking facility shown above would you (and/or family) use if constructed in the Village?

Answered: 107 Skipped: 40



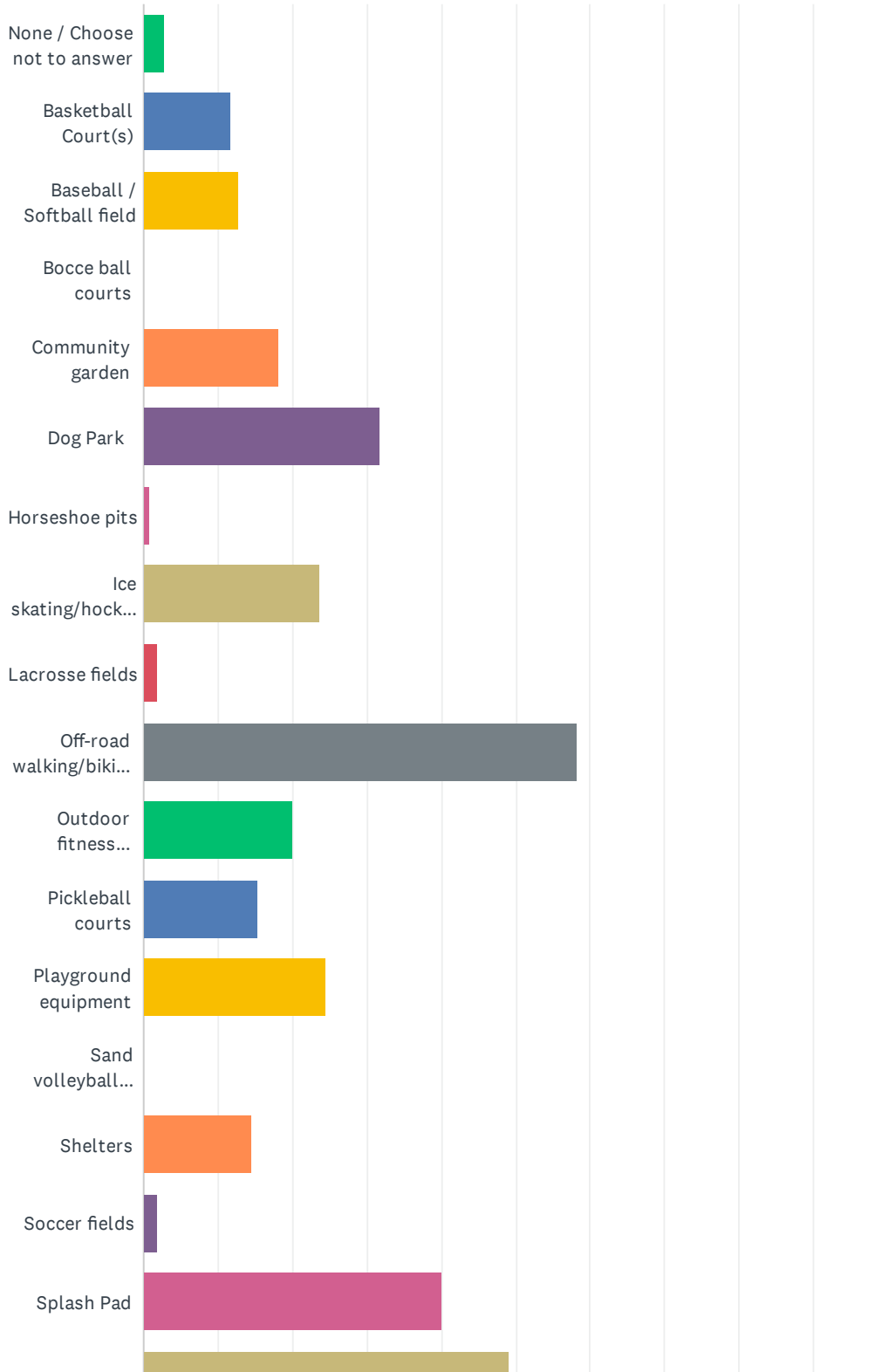
## Village of Somerset Community Survey



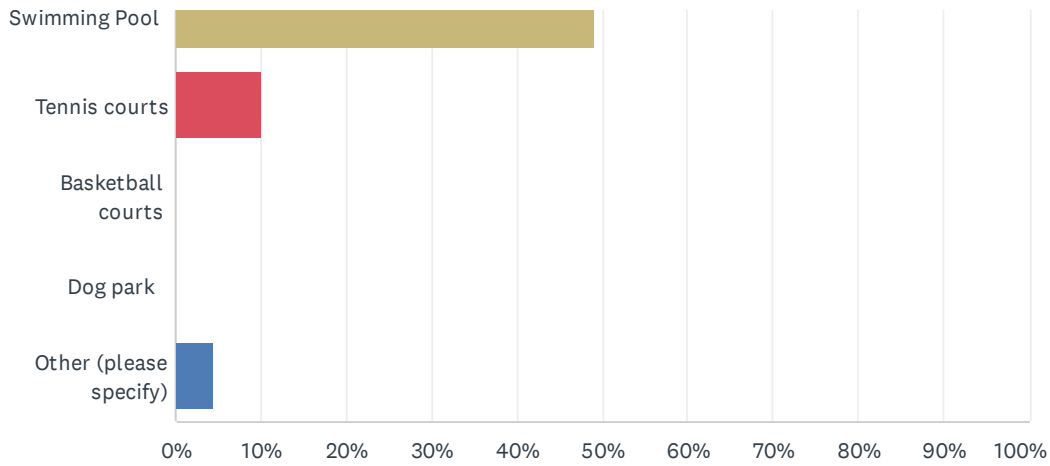
	NOT DESIRED - WILL NOT USE	LITTLE DESIRE - MIGHT USE IT IF NO OTHER OPTION IS AVAILABLE	DESIRABLE - WILL USE SEVERAL TIMES DURING THE WARM MONTHS OF THE YEAR	STRONG DESIRE - WILL USE OFTEN THROUGH THE WARM MONTHS OF THE YEAR	TOTAL	WEIGHTED AVERAGE
Unpaved path	12.26% 13	41.51% 44	18.87% 20	27.36% 29	106	2.61
Paved trail along roadway	11.21% 12	25.23% 27	32.71% 35	30.84% 33	107	2.83
Paved trail through open space	5.61% 6	7.48% 8	42.06% 45	44.86% 48	107	3.26
Sidewalk along a roadway	13.21% 14	18.87% 20	33.02% 35	34.91% 37	106	2.90
Bike lane on road	54.21% 58	27.10% 29	13.08% 14	5.61% 6	107	1.70
Buffered/Separated bike lane on road	49.06% 52	19.81% 21	23.58% 25	7.55% 8	106	1.90

Q27 Which of the following park and recreation amenities would you like to be added, improved or expanded in the Village? Mark your top FOUR preferences.

Answered: 110 Skipped: 37



## Village of Somerset Community Survey



ANSWER CHOICES	RESPONSES	
None / Choose not to answer	2.73%	3
Basketball Court(s)	11.82%	13
Baseball / Softball field	12.73%	14
Bocce ball courts	0.00%	0
Community garden	18.18%	20
Dog Park	31.82%	35
Horseshoe pits	0.91%	1
Ice skating/hockey rink (outdoor)	23.64%	26
Lacrosse fields	1.82%	2
Off-road walking/biking trails	58.18%	64
Outdoor fitness course/equipment	20.00%	22
Pickleball courts	15.45%	17
Playground equipment	24.55%	27
Sand volleyball courts	0.00%	0
Shelters	14.55%	16
Soccer fields	1.82%	2
Splash Pad	40.00%	44
Swimming Pool	49.09%	54
Tennis courts	10.00%	11
Basketball courts	0.00%	0
Dog park	0.00%	0
Other (please specify)	4.55%	5
Total Respondents: 110		



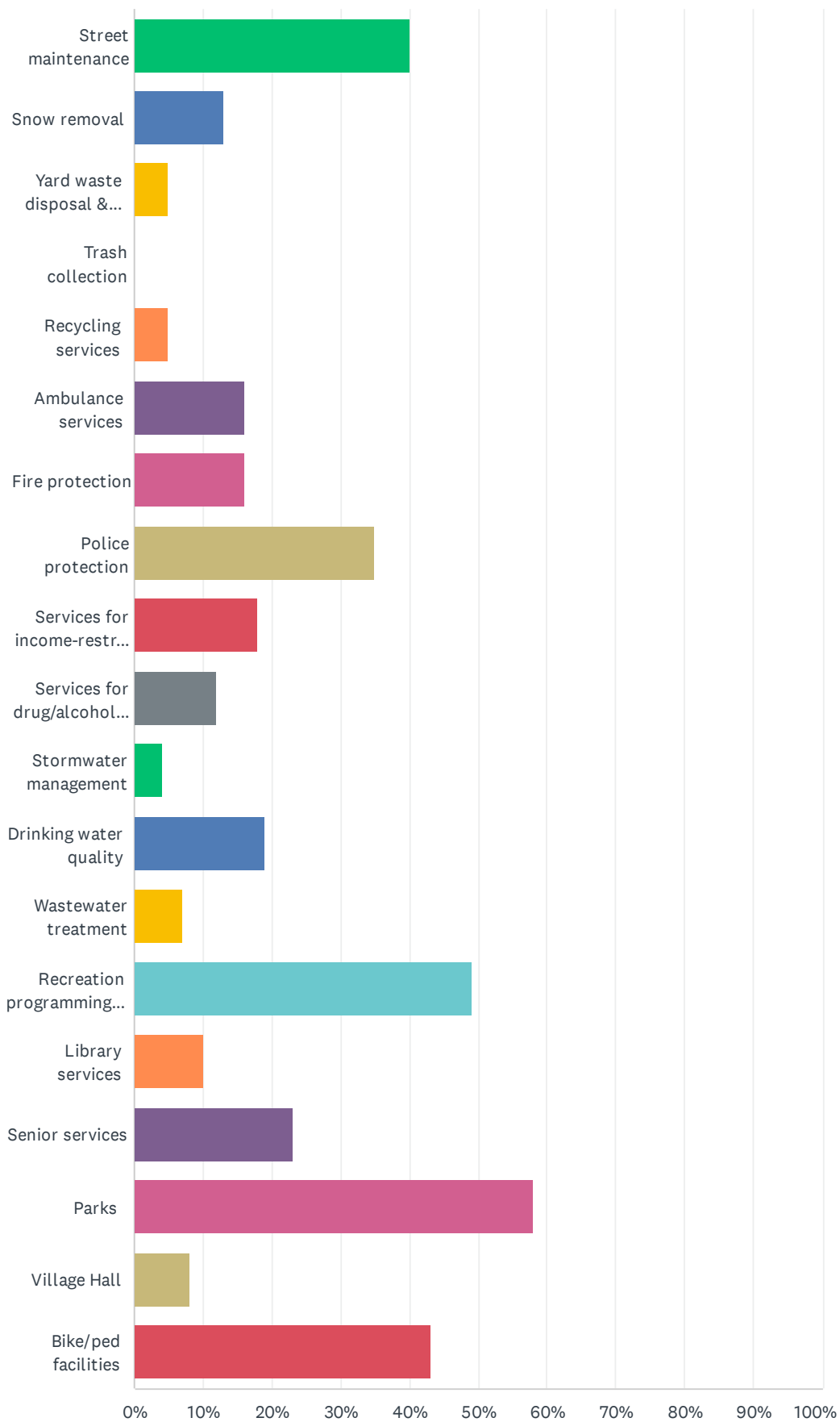
## Village of Somerset Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Picnic areas with shelters and grills	9/10/2022 9:09 PM
2	Ymca	9/9/2022 5:18 AM
3	A path that connects the schoolsto the meadows to downtown!!!!!!!!!!!!	9/7/2022 3:44 PM
4	Really any of these would be nice. I think this town has a lot of parks but the parks don't offer much. Maybe reduce them and spend the one to up keep one or two.	9/7/2022 12:10 PM
5	Preserve beauty and serenity of Village Park	9/1/2022 12:55 PM

**Q28 Should the Village invest more tax dollars to improve the quality of any of the following public facilities or services? (Select up to 5)**

Answered: 100 Skipped: 47

# Village of Somerset Community Survey



## Village of Somerset Community Survey

ANSWER CHOICES	RESPONSES	
Street maintenance	40.00%	40
Snow removal	13.00%	13
Yard waste disposal & leaf/brush pick-up	5.00%	5
Trash collection	0.00%	0
Recycling services	5.00%	5
Ambulance services	16.00%	16
Fire protection	16.00%	16
Police protection	35.00%	35
Services for income-restricted individuals/families	18.00%	18
Services for drug/alcohol rehabilitation	12.00%	12
Stormwater management	4.00%	4
Drinking water quality	19.00%	19
Wastewater treatment	7.00%	7
Recreation programming (sports and non-sports)	49.00%	49
Library services	10.00%	10
Senior services	23.00%	23
Parks	58.00%	58
Village Hall	8.00%	8
Bike/ped facilities	43.00%	43
Total Respondents: 100		

## Q29 Are there any improvements you would like to see in Somerset's future that were not covered in this survey?

Answered: 50 Skipped: 97

#	RESPONSES	DATE
1	Just want to build our community into a family friendly area. A nice new playground with attractions for young families ( splash pad ) bike/walking trail along the River	9/12/2022 9:28 AM
2	No more tubing. It is awful that murders, rapes, etc. are happening because the drinking and drugs are welcomed into our community with tubing. It is truly unbelievable that this is continues to be tolerated. The broadcasted, immature temper tantrums over tubing are embarrassing. Our community needs to move forward and can't because no business wants to be here with the negative media attention and clientele.	9/10/2022 9:43 PM
3	Tubing in this town needs to go away for our town to move forward to be a place that business wants to come to. When people are getting murdered in town, businesses do not want to come to our community. Get rid of the camping, tubing, concerts and let the community thrive based on the beauty and location we provide.	9/10/2022 9:42 PM
4	Do something with the vacant lot across from holiday. Improve the intersection.	9/10/2022 9:11 PM
5	Can't go back in time when Somerset was a thriving community and than greed stepped in. But what the current downtown is doing and their word of mouth and honest business practices with team work amongst them our little downtown is coming back.	9/10/2022 1:13 PM
6	Animal control/ excessive barking issues/pets roaming freely	9/10/2022 11:47 AM
7	The people at the village do not return people's phone calls. I have tried to get in contact with anyone on several occasions have left messages on no return call. It's rude and bad for the town	9/10/2022 10:50 AM
8	Some sort of pat/ walkway from the meadows to down town without going all the way thru the schools	9/9/2022 7:54 PM
9	More family friendly places downtown. Restaurants, shops, parks for families.	9/9/2022 4:07 PM
10	Clean up streets (grass growing in cracks along curb). Never saw street sweeper this year. Repaint crosswalk lines in Meadows. Fix/repaint park signage. Remove all the metal fence posts from the trees the Village planted in the boulevards YEARS ago. Such an eye sore. Remove dead/dying trees that homeowners have no clue what to do with. Trim up the weeping willows hanging too low over sidewalks along Meadow Lane and Somerset Lane. Stop allowing "ugly"/unfinished signage to be installed (3 big blue posts with rough cut tops in the amphitheater side facing the main road and the rough looking Somerset Camp signs on the other end of town. They make our Village look trashy. Eyesore.	9/8/2022 10:22 PM
11	Some areas within village are very trashy looking long grass,junk in yards not all areas but some.weeds are out of control on village streets every were I walk.would look alot better if they were maintained by somebody and road up near vets park is in total need of new asphalt enough of patch work it looks terrible I walk it every day.and I also noticed vet monument was det rite in front of play ground area 🤔🤔that's is a terrible accident waiting to happen .if I had small children I would not let them use that park	9/8/2022 6:22 PM
12	More work on community involvement. There is a palpable level of distain of new neighbors from the cities. Somerset is now and will continue to grow as a suburb of the twin cities (like it or not).	9/8/2022 2:37 PM
13	Better access to the St Croix River. Boat Ramp, etc.	9/8/2022 11:52 AM
14	Less bars, no tubing, more family oriented than drinking/party oriented. If we weren't stuck here we'd go to Hudson or RF where they actually care about the residents.	9/8/2022 8:54 AM
15	Snowmobile trail access from meadows neighborhood	9/8/2022 7:31 AM

## Village of Somerset Community Survey

16	I think the largest improvement is to let go of what was- change is hard but really look at what is good for the town. For the people who think tubing/and/or concerts bring money to this town- think again. This is a seasonal very rare occasions type of business that doesn't not provide stable jobs for our residents or offer employment opportunities like other businesses could. It also doesn't bring anyone to spend money in our community because these people come here stocked up and stay a weekend without leaving hardly. I'm sorry but it doesn't bring huge money to our community like permanent businesses would. It's time to change that.	9/8/2022 7:30 AM
17	A stop to capstone building anything they are still preferred builders. This can no go on any longer. And get some restaurants in this town. Sub way and dairy queen is not what we need.	9/8/2022 1:01 AM
18	No - more sidewalks and furthering improving parks/recreation areas	9/8/2022 12:14 AM
19	Better/improve the maintenance (grass and weeds) of the medians and road sides around the VV overpass and surrounding areas leading into Somerset.	9/7/2022 11:20 PM
20	The mayor should resign. Insensitive business to come threw lowering taxes	9/7/2022 10:58 PM
21	Can somebody figure out why our water bills cost us so much. Very overpriced	9/7/2022 10:41 PM
22	Traffic control around the school. It's chaos in the morning and afternoon!	9/7/2022 9:34 PM
23	Traffic circle 190th and 35	9/7/2022 8:48 PM
24	Big fan of local music and the amphitheater. Country music would bring a lot of revenue into the town!!	9/7/2022 8:30 PM
25	An off-road walking/bike trail to connect to Houlton, it would be great to become a part of the Stillwater bridge loop that also connects to the Gateway Trail.	9/7/2022 7:27 PM
26	I'd like a way to get through town during Christmas time without sitting in traffic for 45 minutes to go less than a mile. I'd also like more space to make a right turn from Spring St to Main St towards DQ. It's the perfect time to expand the street with the lot being vacant.	9/7/2022 5:13 PM
27	A path that connects the meadows and future development to downtown!! Your not supposed to cross the tracks but SO mant people do. So why not make it safe??	9/7/2022 3:45 PM
28	Most positive businesses, shops to bring good tourism to the area.	9/7/2022 3:32 PM
29	Not that I can think of during this time.	9/7/2022 2:25 PM
30	End the corruption. Period. Its cool to actually care about your community vs being greedy.	9/7/2022 1:47 PM
31	where is all of the tax money going that is generated by the new houses being built in Somerset by the hundreds! (understanding some of them are in the town of Somerset). it doesn't make sense that there are not more amenities for the people who live here with all of that tax revenue & high prices that we pay for water & taxes	9/7/2022 1:30 PM
32	More options for internet providers	9/7/2022 12:19 PM
33	Disc golf baskets should be all over the city. Need a nice sit down restaurant and more small shops down town.	9/6/2022 11:27 AM
34	I would love to see some law enforcement visibility on the main roads coming into the village. I've worked in the industrial park here in town for 25+ years and the traffic is WAY to fast to safely get onto 35 to come into town and get home. I've also noticed the same thing happening on the other roads coming into town.	9/6/2022 7:59 AM
35	We need some economic growth and stronger green spaces for families!!! When I have out of town visitors, we need to leave my community to entertain them. We used to take people to General Sams because the view was so beautiful, but when that closed we now leave, sadly. We have the Apple River and we should be capitalizing on that - restaurants on the river, hiking/walking/biking paths on the river, coffee/food trucks on the river along with family friendly picnic & play places on the river. We can do so much more with such a beautiful natural resource running right through our town.	9/5/2022 9:12 AM
36	There are many changes coming in the next few years. I think the Village should review the Community Action Plan in 5 years (or less), and not wait 10 years to review the plan	9/4/2022 12:43 PM
37	Removal of dangerous and problematic apartments in single family neighborhoods. Constant police visits have no effect on the upkeep of the property, noise level, animal control, or	9/2/2022 9:44 PM

## Village of Somerset Community Survey

	resident behavior.	
38	I believe there should be major development along Hwy 64 and/or 35 north of DQ to draw people in and boost revenue - and these should be major recognized retailers. Everyone is sick of the cheap crap stores that go up in every smaller town - sure, they're good in a pinch, but we all go elsewhere to do our major spending.	9/2/2022 4:45 PM
39	I strongly feel there should be a crosswalk from Arnold Street to the sidewalk on Spring street. We, along with many other families with small children, use the sidewalk along Spring Street. Drivers often go more than 25 and do not stop for children attempting to cross to the sidewalk.	9/2/2022 3:33 PM
40	Kayak and canoe ability on the river. Keeping awareness of the beautiful river that runs through this lovely setting and focus on bringing different clientele into the village. This is a well balanced survey.	9/2/2022 9:14 AM
41	Some type of space for kids! We have nothing other than small parks for kids and a recreational center would be an amazing addition to the community. Offer community education classes and have a safe space for kids especially during the cold months.	9/2/2022 7:04 AM
42	Noise control and speed of ALL vehicles: cars, trucks, ATVs, motorcycles, etc. I don't know the answers, but the problem is big.	9/1/2022 9:01 PM
43	Finish the Safe Routes to School plan. Reduce the speed on Hwy 35 as you enter/exit the village near Whispering Pines. Take care of the things we already have like trails, sidewalks, parks before taking on more. Invest in downtown revitalization.	9/1/2022 8:33 PM
44	Main Street face lift. We have too many homes on Main Street, taking away the opportunity to have a true downtown experience. We need more businesses downtown and a reason for people to come and stay for a while. The tubers only invest in liquor or gas stations, the concert goers typically don't leave the venue, we do have visitors coming for hockey and other sports, but no draw to stay here. A hotel would help keep people here. We have a beautiful river that we are not capitalizing on to bring in families or other people that would invest in our community. Prescott and Osceola are similar size towns with the same proximity to the cities and there is so much more available there.	9/1/2022 3:01 PM
45	I feel Somerset really needs a hotel.	9/1/2022 2:48 PM
46	The Apple River runs through Somerset but there is very little access to it. We would love to see this change—new land acquired and parks built with walking paths, play equipment. The river is a hidden jewel. Nature provides peace and beauty sorely lacking in our community.	9/1/2022 12:58 PM
47	The mayor Shawn should resign. He is as corrupt as it gets with no regard for the future of kids of this village!	9/1/2022 12:56 PM
48	I think the Village could use an entertainment/activities/events planner to promote Somerset. This person would work w/the Chamber, local and large groups to coordinate events such as Car Shows, concerts, art fairs, Beer/Wine Festivals, canoe/kayak race, bike racing, literary events, Historic tour, the list goes on! I'd like to see \$ put into the old town hall for smaller events and community meetings. I think we should promote the Fur Trade, French and Bootleg history as well. Commission a statue of a fur trading Voyageur to put erected at the old Town Hall. Hold a Fur Trading Rendezvous down by the river. There is sooo much we could do!	9/1/2022 12:44 PM
49	Speed bumps in school and residential areas to slow speeding vehicles.	8/31/2022 10:27 PM
50	Dead end sign at the end of Evergreen Street.	8/29/2022 3:31 PM





# APPENDIX E | MAPS

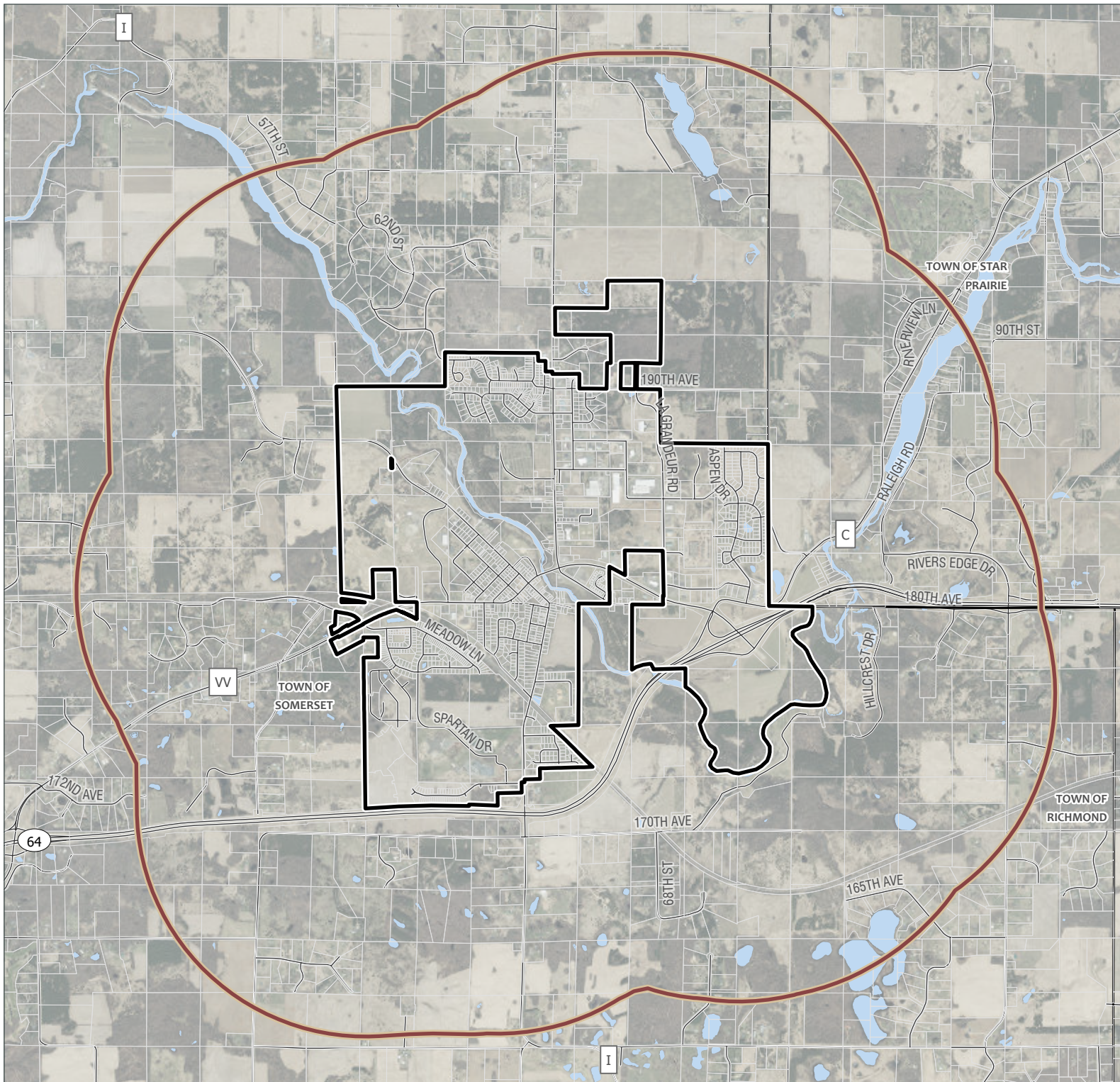


# Planning Area

## Comprehensive Plan Update

Village of Somerset  
St. Croix County, WI

-  Planning Area (1.5 Miles)
-  Village of Somerset
-  Surrounding Municipality
-  Parcel Boundary

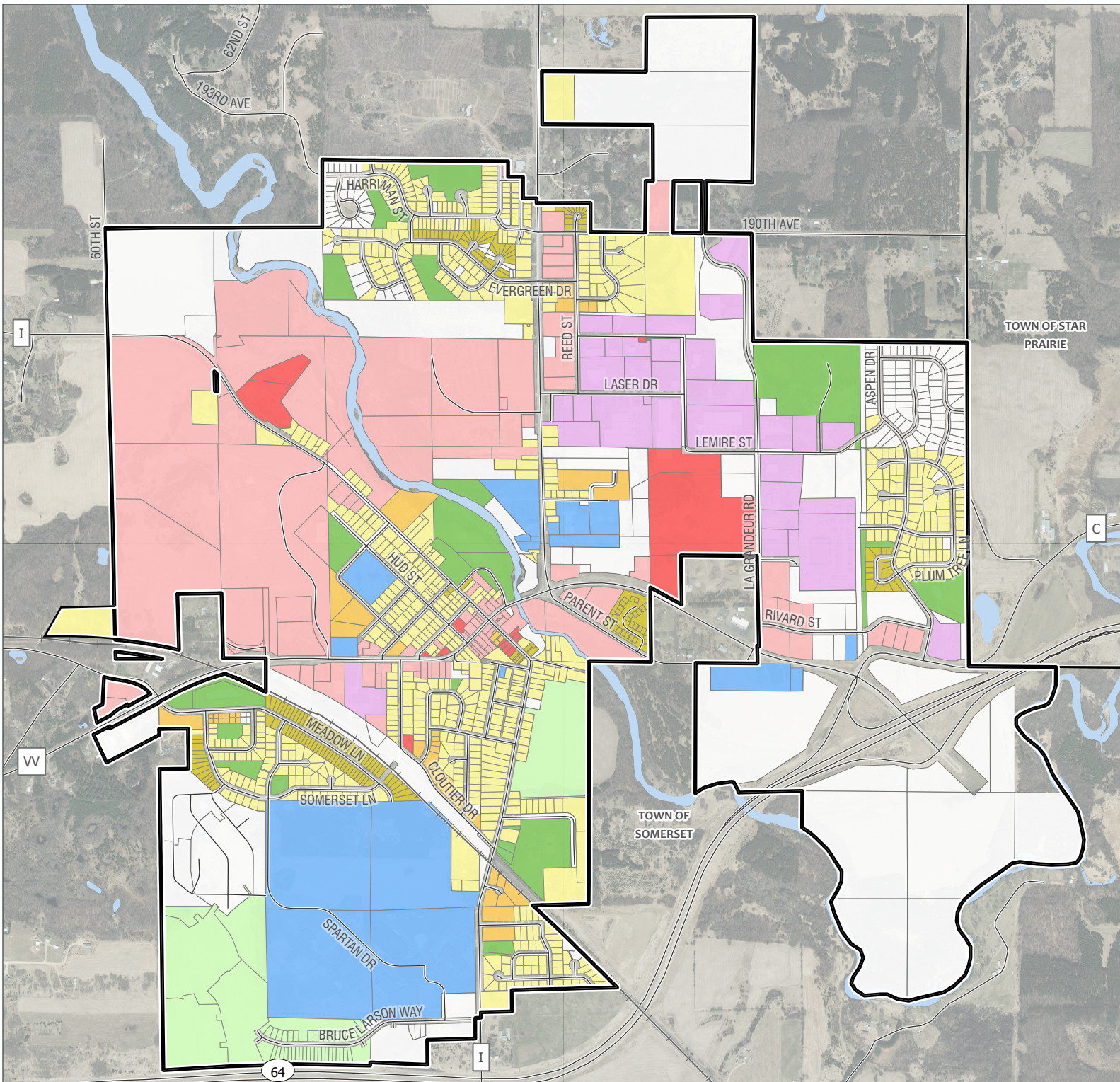


Data Sources:  
St. Croix County GIS (2023)  
Basemap: St. Croix Co Aerial (2020)

# Existing Land Use

## Comprehensive Plan Update

Village of Somerset  
St. Croix County, WI



















- Village of Somerset
- Surrounding Municipality
- Existing Land Use
  - Single Family
  - Town Home
  - Multi Family
  - Commercial
  - Industrial
  - Institutional
  - Parks/Open Space
  - Public
  - Agriculture
  - Undeveloped

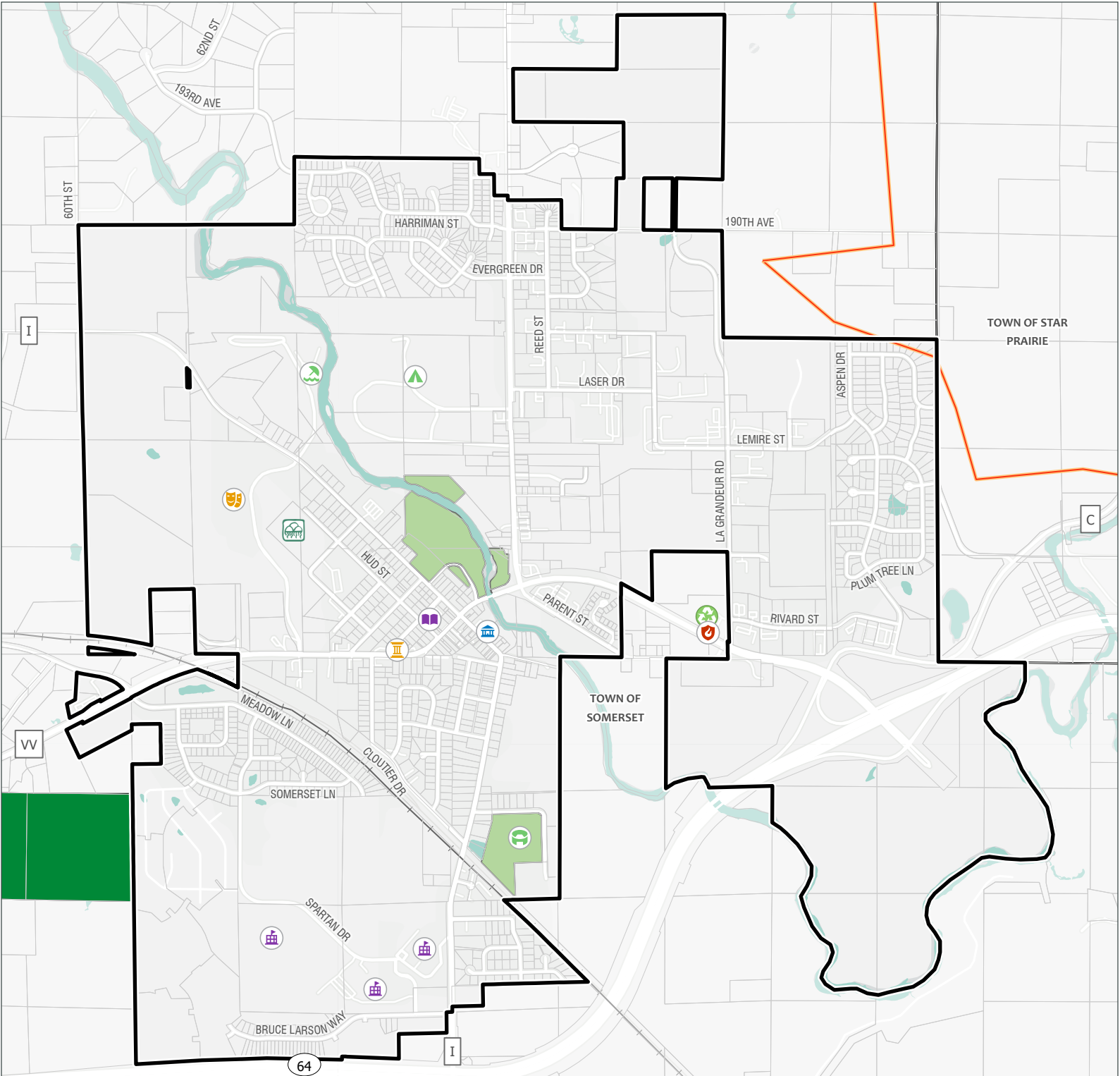
Data Sources:  
Data Sources:  
St. Croix County GIS (2023)  
Land Use Developed from Village/County Plans &  
Zoning and MSA & Aerial Review  
St. Croix County Aerial Imagery (2020)

# Community Facilities

## Comprehensive Plan Update

Village of Somerset  
St. Croix County, WI

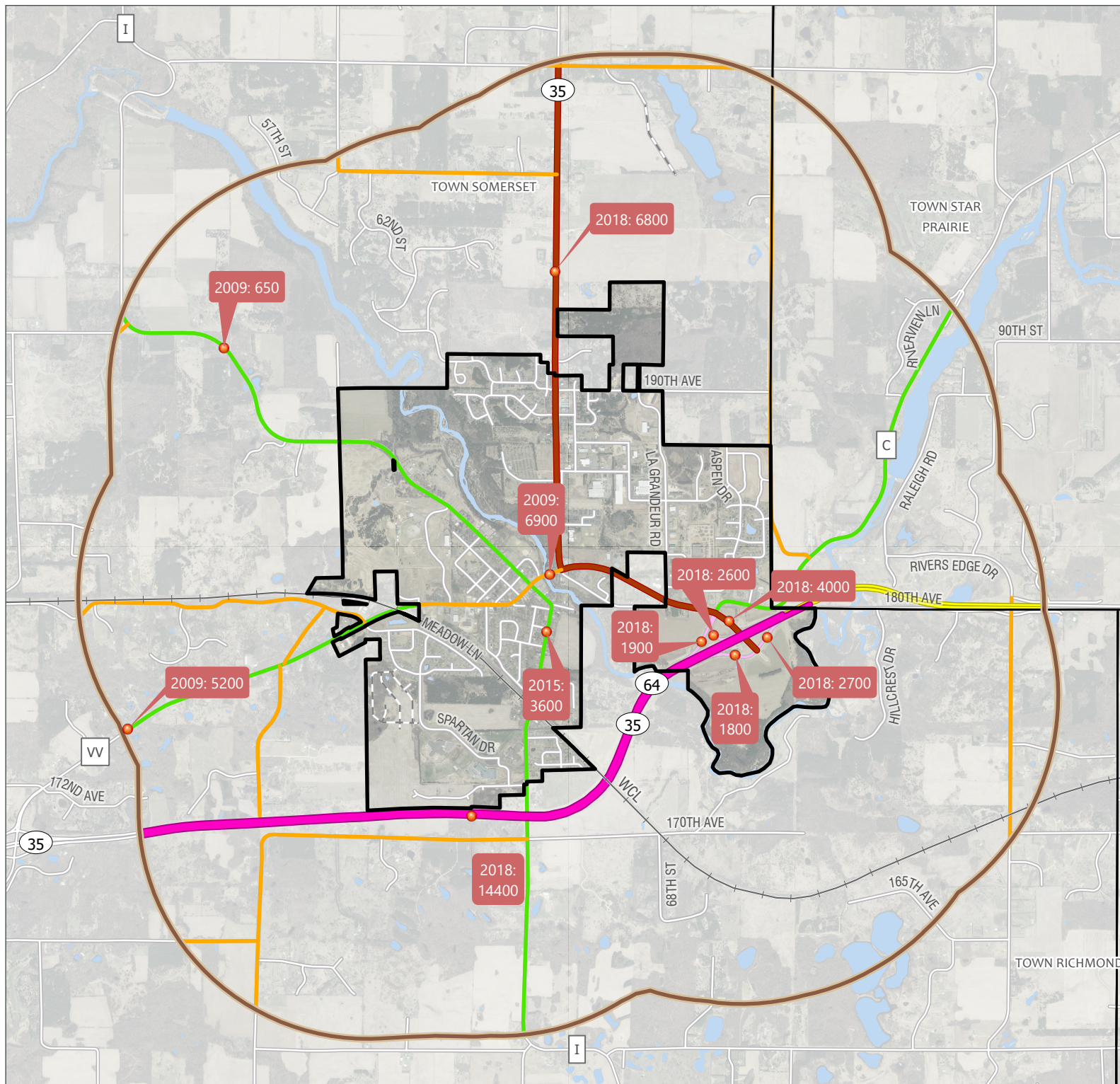
-  Amusement / Water Park
-  Campground
-  Community / Recreation Center
-  Fire Station / EMS Station
-  Historic Site / Museum
-  Outdoor Theater / Amphitheater
-  Recycling Facility
-  Sports Complex / Stadium
-  Village Hall
-  Library
-  School
-  Snowmobile Trail
-  Village of Somerset
-  Surrounding Municipality
-  St. Croix County Parks
-  US Fish and Wildlife



Data Sources:  
St. Croix County GIS (2023)  
Metropolitan Council, MetroGIS, Esri, HERE,  
Garmin, SafeGraph, GeoTechnologies, Inc, METI/  
NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Transportation Network Comprehensive Plan Update

Village of Somerset  
St. Croix County, WI



- Traffic Count Sites
- Planning Area (1.5 Miles)
- Municipalities
- Road Classification**
- Freeway
- Highway
- Collector
- Major Arterial
- Minor Arterial
- Ramp
- Local, Recreation, or Other
- - - Planned
- + + + Railroad

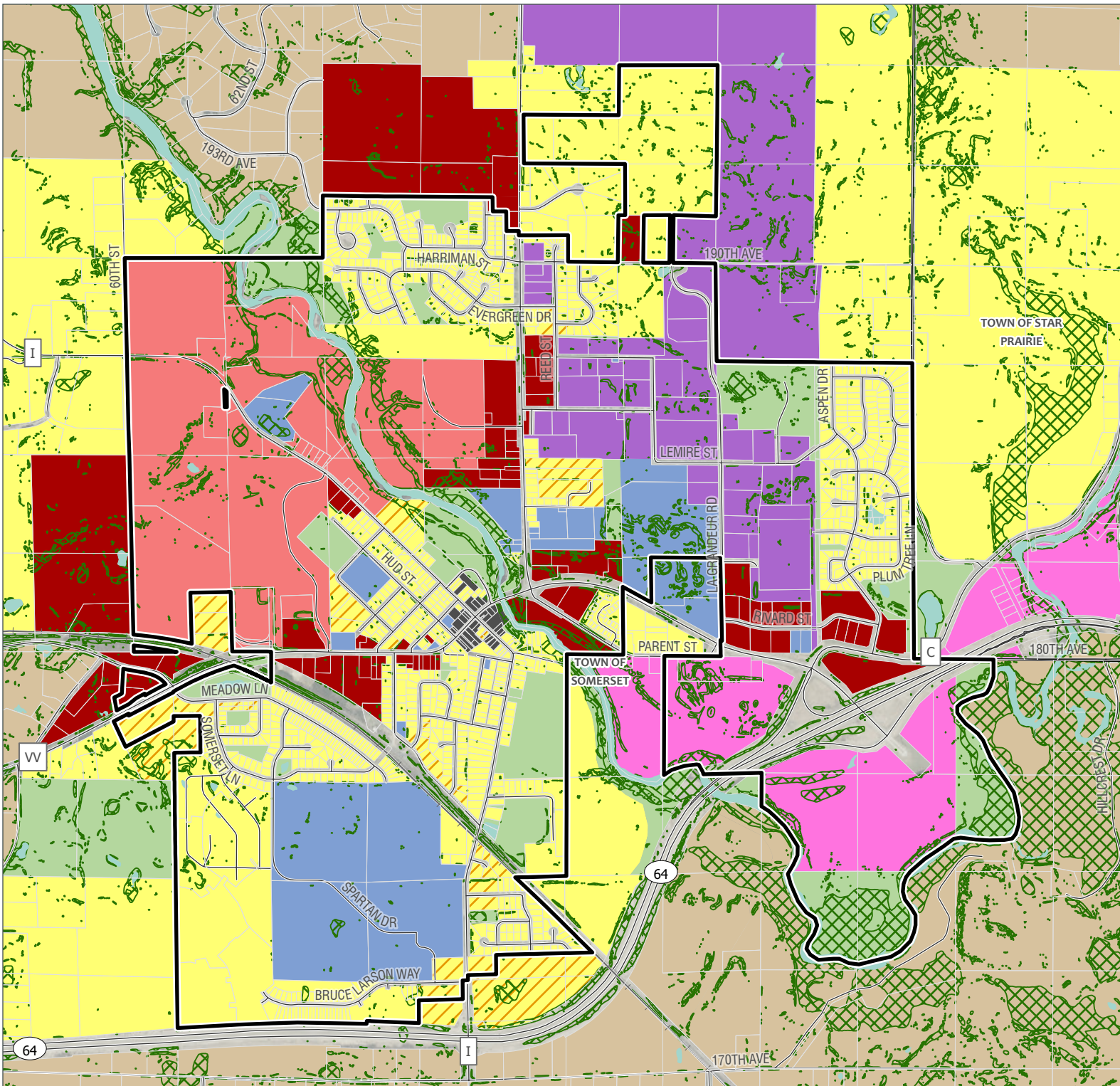
Data Sources:  
St Croix County GIS (2023)  
Basemap: St Croix County Aerial (2020)











# Future Land Use

## Village

### Comprehensive Plan Update

Village of Somerset  
St. Croix County, WI



-  Village of Somerset
-  Surrounding Municipality
- Future Land Use**
-  Neighborhood Residential (NR)
-  High-Intensity Residential Overlay (HIR)
-  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)
-  Natural Resource Overlay (NRO)

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)

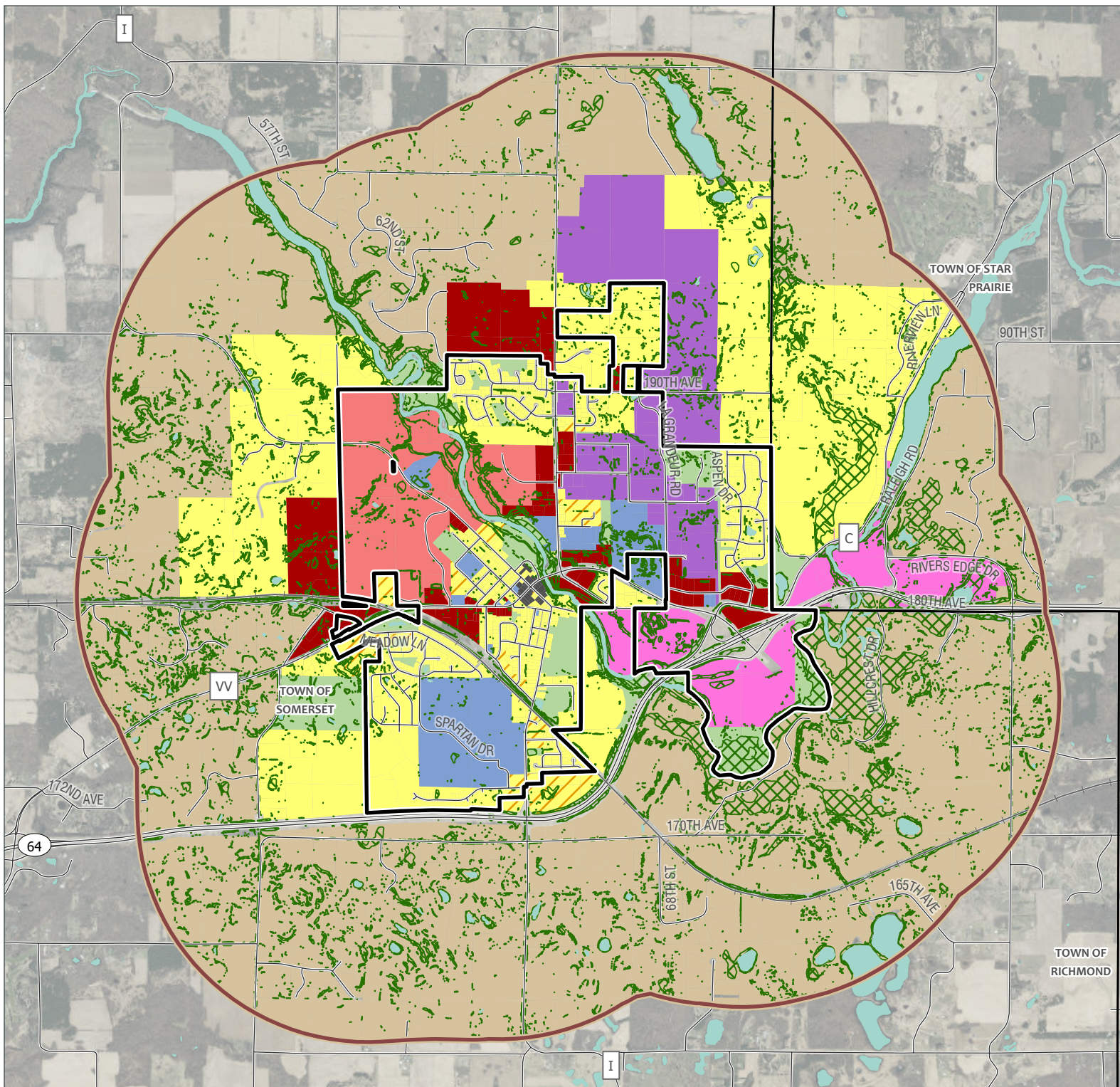


0 0.1 0.2 Miles



# 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
- Future Land Use**
- Neighborhood Residential (NR)
- High-Intensity Residential Overlay (HIR)
- 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)
- Natural Resource Overlay (NRO)

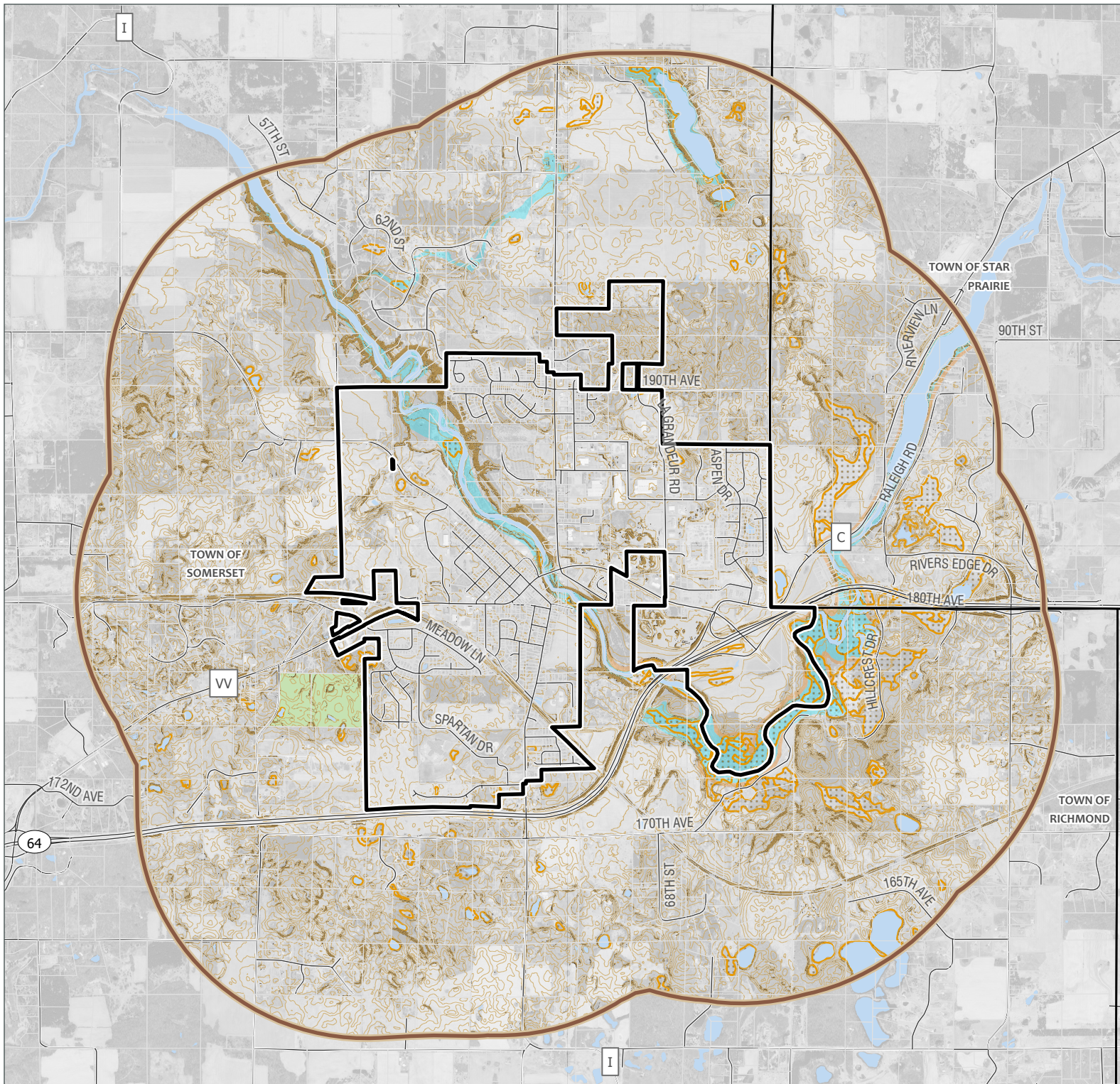
Data Sources:  
St. Croix County GIS (2023)  
Land Use Developed from Village/County Plans &  
Zoning and MSA & Aerial Review  
St. Croix County Aerial Imagery (2020)

# Development Limitations

## Comprehensive Plan Update

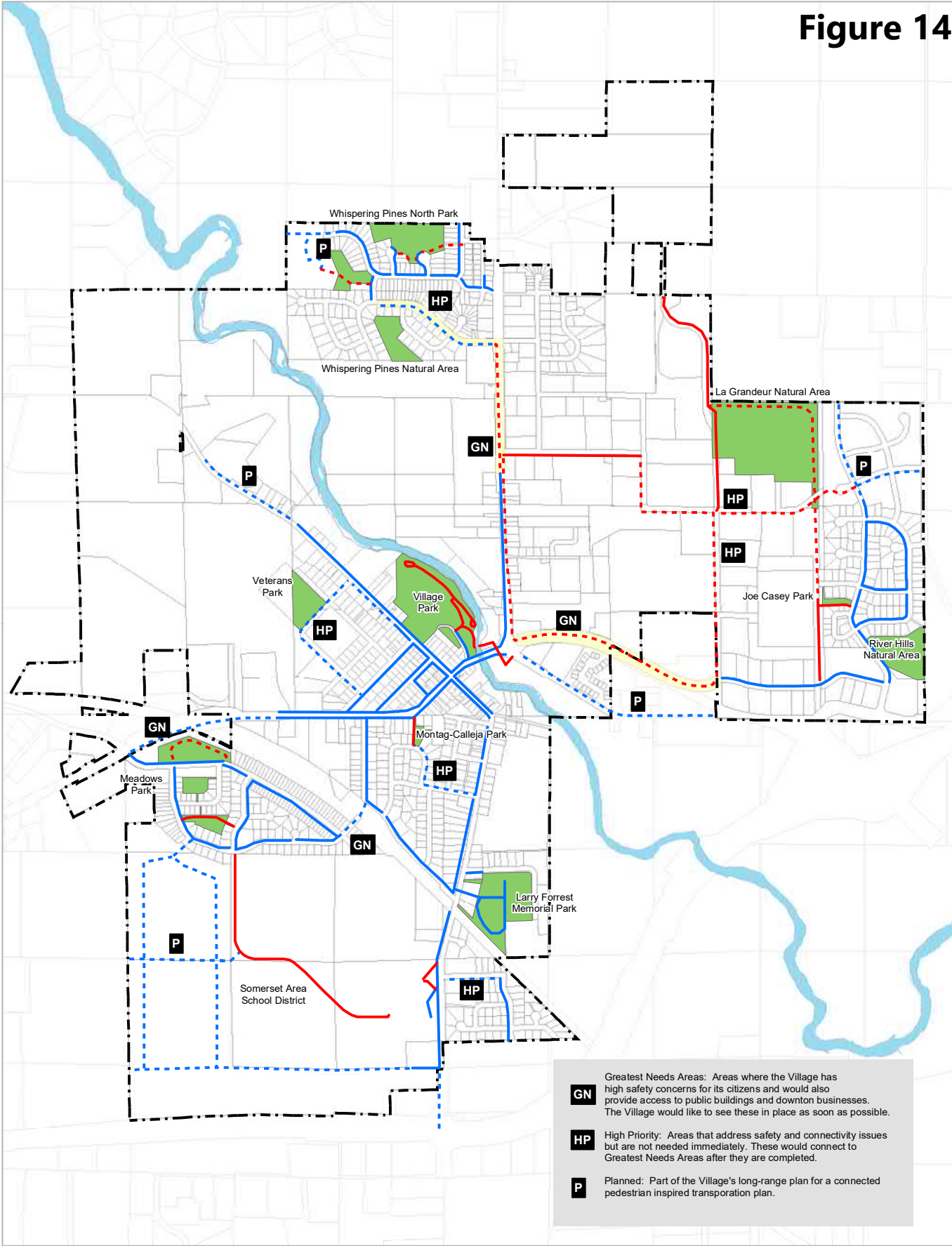
Village of Somerset  
St. Croix County, WI

-  Planning Area (1.5 Miles)
-  Parcel Boundary
-  Village of Somerset
-  Surrounding Municipality
-  10-ft Contour
-  Steep Slopes (> 20%)
-  Wetland Class Areas
-  Public Land
- Flood Hazard Zones (FEMA)
  -  1% Annual Chance Flood Hazard
  -  0.2% Annual Chance Flood Hazard



Data Sources:  
St. Croix County GIS (2023)  
Basemap: St. Croix Aerial (2020)  
Topography/Wetlands: DNR  
FEMA Floodplain Data

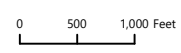
**Figure 14**



**PROPOSED SIDEWALK & BICYCLE TRAILS**

Village of Somerset

- - - Proposed Bike-Pedestrian Trails
- Existing Bike-Pedestrian Trails
- - - Proposed Sidewalk
- Existing Sidewalks
- Major Water Bodies
- Village Owned Parks and Open Space
- Safe Routes to School Priority Routes



Village of Somerset  
St. Croix County, WI



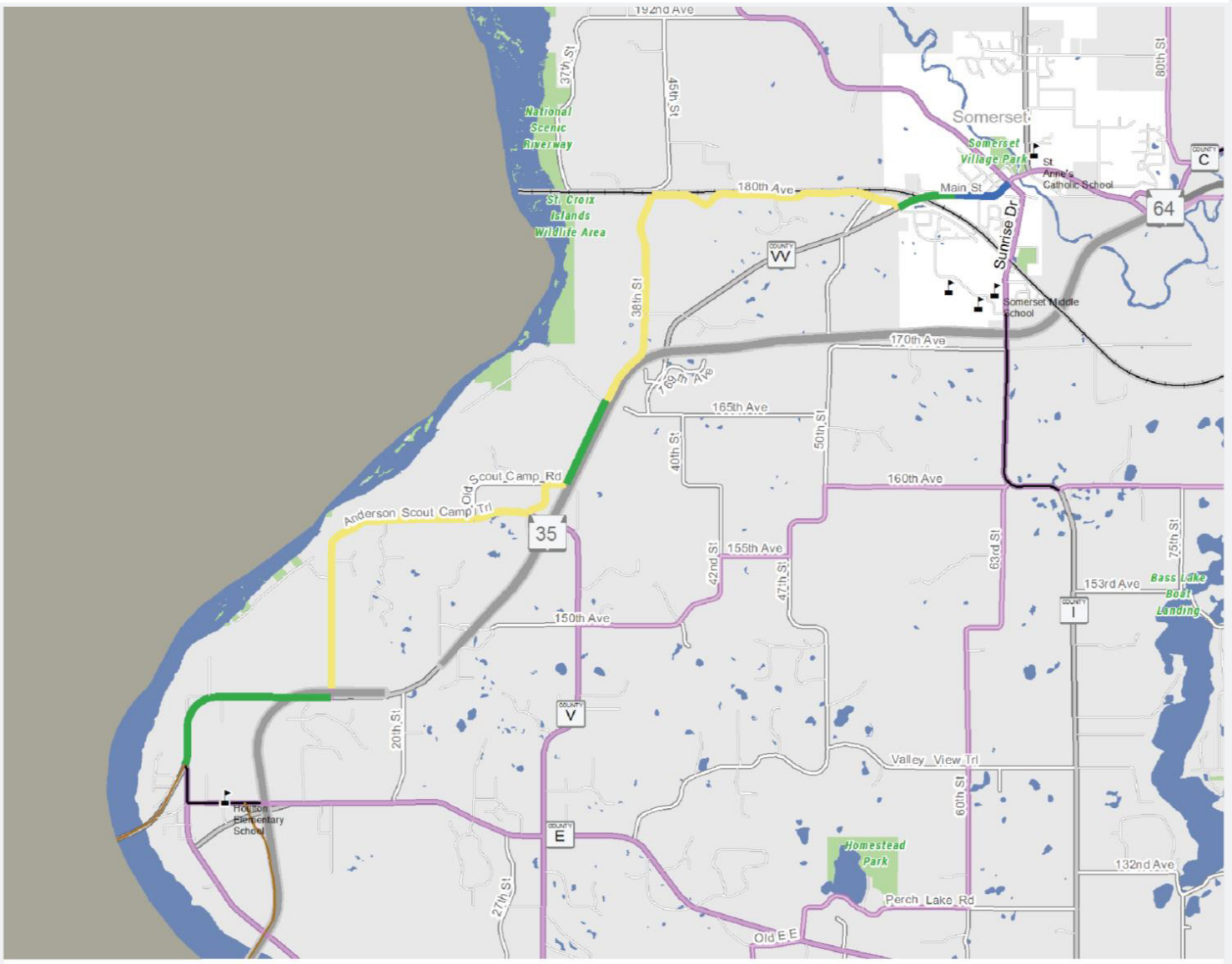


# Corridor 4: Loop Trail-Somerset Connection

## Corridor Overview

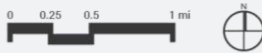
This segment provides a critical connection to the St. Croix Crossing project and its Loop Trail component along a scenic route north to the Village of Somerset. In Somerset, the corridor provides access to a popular Apple River tubing site and the Somerset Amphitheater, which hosts large concerts and festivals. The corridor also connects to other planned bikeways north of Somerset along CTH I and 80<sup>th</sup> Street, linking to the Apple River Canyon State Natural Area and beyond to other bicycling opportunities in Polk County. This segment is also the first step in reaching another primary population and activity center in St. Croix County, the City of New Richmond. The combination of on-road facilities and separated sidepaths, where necessary, will provide a comfortable ride for most riders, while some significant terrain variation will keep the route interesting for fitness riders.

Figure 2-15: Corridor 4 Alignment



Planned Bikeways within this Priority Corridor  
 Path  
 Minor Enhancements  
 Bike Lanes

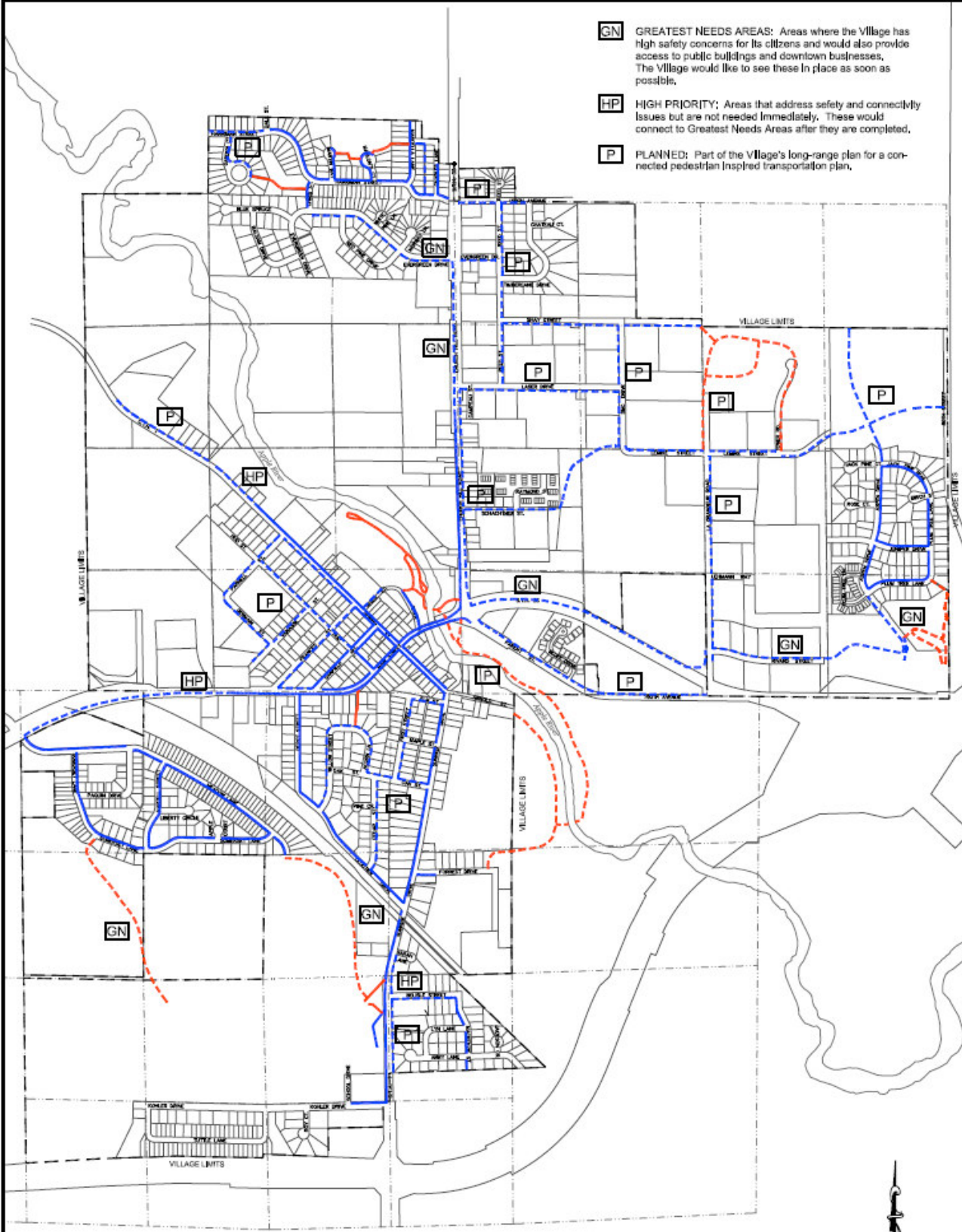
Other Bikeways  
 Existing Path  
 Other Planned Bikeways or Enhancements to Existing Bikeways



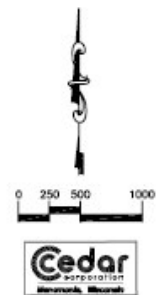
# PROPOSED SIDEWALKS & TRAILS

## Village of Somerset

- GN** GREATEST NEEDS AREAS: Areas where the Village has High safety concerns for its citizens and would also provide access to public buildings and downtown businesses. The Village would like to see these in place as soon as possible.
- HP** HIGH PRIORITY: Areas that address safety and connectivity issues but are not needed immediately. These would connect to Greatest Needs Areas after they are completed.
- P** PLANNED: Part of the Village's long-range plan for a connected pedestrian inspired transportation plan.



- LEGEND**
- Existing Sidewalks
  - Proposed Sidewalks
  - Existing Bike-Pedestrian Trails
  - Proposed Bike-Pedestrian Trails



Revised: April 2007