

APPENDIX

ENVIRONMENT FOCUS GROUP POSSIBLE PLAN STATEMENTS • NOV. 3

INTRODUCTION

The Town recognizes the necessity of preserving, protecting and enhancing our environmental quality. We are totally dependent upon the natural resources of the land for our health, quality of life, and economic well-being. It is essential, then, that the wise use of the Town's environmental resources be planned so that they are available for present and future generations to benefit from and enjoy.

GENERAL STATEMENTS

1. There is a direct relationship between negative, environmental impacts and human population densities. Because of the severe limitations that are imposed by the Town's topography, soil types, and bedrock formations, it is essential that the resident population density be controlled and limited. This can be achieved by implementing and utilizing the best planning, zoning, and development alternatives available. The human carrying capacity of the land within the Town must not be exceeded. Any failure in this regard will make the goal of environmental protection extremely difficult, or even impossible, to achieve.
2. Effective protection of environmental quality requires public input and participation; knowledgeable, responsible citizens are the first line of defense for any environmental protection strategy. With this in mind, it is essential that Town citizens:
 - a. Are notified well in advance about any proposed major developments within one mile of their property; any minor developments that are adjacent to or across the road from their property.
 - b. Observe and monitor the state of the Town's environment and report problems, questionable practices, violations, etc. to the appropriate management/enforcement agencies.
 - c. Seek information and technical assistance from appropriate agencies and organizations regarding land use practices that, applied knowledgeably, can protect and enhance our environmental resources.
 - d. Support and/or work directly with appropriate agencies and organizations in order to preserve, protect, and enhance our environmental resources.
 - e. Consider the rights and welfare of the community, as a whole, when exercising various individual rights that may impact negatively upon the environmental resources of the community.
3. It is essential that the Town support and/or work with other levels of government, appropriate agencies, and/or organizations in order to preserve, protect, and enhance our environmental resources.

4. A preliminary site review and development planning checklist will be required for all development. (see Appendix E)
5. It is essential that for any proposed development, the alternatives used should have the lowest possible negative environmental impact. Such alternatives might include, but are not limited to: conservation subdivision design, graded density development, and/or infill development. (see Appendix E)
6. All development must include plans for controlling and minimizing water runoff, erosion and sedimentation. Failure to properly control these elements from the start could leave the developer with costly options later. Controls should meet the following objectives (see Appendix D):
 - a. The development and roads should conform to the natural topography of the site.
 - b. Bare soil must be protected from rain/snow induced erosion.
 - c. The infiltration function of the soil must be maintained.
 - d. Runoff velocities must be kept low.
 - e. All areas on the site must be protected from runoff which flows from land above the site.
 - f. Sediment at the site perimeter must be controlled.
 - g. There must be permanent controls established for the release of excess runoff which result from the completed development.
 - h. Installed controls must be properly maintained both during and after the construction period.
 - i. Post-development surface water run off shall be no greater than pre-development surface water run off.
7. Recreational development and activities must not adversely affect our environmental resources.
8. In order to protect air quality, the outdoor burning of solid wastes, including, but not limited to: garbage, trash, construction debris, leaves, cut or fallen brush and trees, etc. should not be allowed. Prescribed burns for the purpose of regenerating and/or maintaining wildlife habitat ecosystems are exempt from this restriction.
9. The problems of noise, light and visual pollution must be addressed and effectively prevented, or reduced to the greatest extent possible, regarding all development planning, sighting and construction. Possible solutions may include, but are not limited to: vegetation screening, structural screening, structure design, directional light reflectors, etc.
10. All mining and quarrying must be regulated and monitored in order to ensure that the environment in general, and our water resources in particular, are not adversely affected by these activities.

11. Agricultural operations and practices must not adversely affect our environmental resources.
12. Industrial and/or commercial development and operations must not adversely affect our environmental resources.
13. Town road maintenance operations must not adversely affect our environmental resources.

PLAN STATEMENTS

1. PRESERVE, PROTECT AND UPGRADE SURFACE WATERS, WETLANDS, AND GROUNDWATER.

Surface water, wetlands, and groundwater are not separate entities; they are all physically interconnected. It is imperative that the contamination of all of these forms of our water resources is not allowed to occur.

- A. The provisions of the County Wide Sanitary Code (Chapter 15) must be strictly enforced and adhered to. The Town should have the ability to implement stricter provisions whenever conditions may warrant such action. (Sanitary Code deals with the installation and maintenance requirements of wells and septic systems.)
- B. Holding tanks for septic waste shall not be allowed.
- C. All potential sources of surface water, wetland and groundwater contamination must be regulated and monitored. These sources include, but are not limited to: salvage yards, solid waste sites, fuel/chemical tanks, feed lots, manure storage facilities, etc.
- D. Development of wetlands must be prohibited.
- E. Wetlands shall not be used for the purpose of storm water retention or as development related detention basins. Runoff must be controlled so that the wetlands' natural functions are not overloaded and disrupted.
- F. Post-development surface water run off shall be no greater than pre-development surface water run off.
- G. Lakeshore, streamside, pond and wetland landowners must be encouraged to provide a significant buffer zone of appropriate vegetation between surface waters/wetlands (both permanent and intermittent) and yards, croplands, feedlots, roads, etc. in order to reduce runoff, prevent contamination and reduce erosion.
- H. All structures and roads shall be built at least 100 feet from the highest recorded water level of all surface waters and wetlands.

2. PRESERVE AND PROTECT SHORELANDS AND FLOODPLAINS.

Shorelines and floodplains are the last line of defense in regard to protecting surface waters against contamination and sedimentation via runoff and erosion. Shorelines and floodplains, then, must be protected to the greatest extent possible in order to preserve water quality.

- A. The provisions of Shoreline Zoning, as required by the state of WI, must be strictly enforced and adhered to. The Town should have the ability to implement stricter provisions whenever conditions warrant such action.

- B. The provisions of Floodplain Zoning, as required by the state of WI, must be strictly enforced and adhered to. The Town should have the ability to implement stricter provisions whenever conditions warrant such action.
- C. Development should not be allowed within the 100-year flood plain of any river or stream.
- D. Development should not be allowed below the historically recorded/known highest water level of any lake.
- E. Shoreline landowners must be encouraged to provide a significant buffer zone of appropriate vegetation between surface waters and yards, croplands, pastures, feedlots, roads, etc. in order to protect and preserve water quality. (see Appendix D)

3. PRESERVE AND PROTECT NATURAL PHYSICAL FEATURES.

Natural physical features can be environmentally sensitive and/or aesthetically significant areas which are important for preserving the rural character of the community. Any development near or within them, then, must be carefully planned and executed.

- A. The list of physical features includes, but is not limited to:
 - 1. Bluffs, steep slopes, bedrock outcrops
 - 2. Springs, prairie potholes, marshes
 - 3. Woodlands, native prairie, savannas, grasslands
 - 4. Rare plant communities
 - 5. River valleys, drainage ravines
 - 6. Rustic roads
 - 7. Closed depressions, sink holes
- B. Review all proposed development plans adjacent to or within natural physical features in order to ensure the protection of said features.
- C. Encourage planning such that environmentally sensitive and/or aesthetically significant natural features are included within open space or their connecting corridors.
- D. Structures, roads, etc. should be designed, located, and constructed so that they do not adversely affect the topography by disrupting steep slopes, increasing runoff, increasing erosion, etc.
- E. Steep slopes are any areas where the gradient of the land is 12% or greater. These areas are subject to erosion impacts even from very slight land disturbances. (see Appendix C)
 - 1. Development of slopes of over 20% will not be allowed.
 - 2. Development of slopes from 12% to 20% must be considered, approved, or disapproved on a case-by-case basis.
- G. Development within closed depressions, kettles, etc. should not be allowed.
- H. Development adjacent to or within sinkholes must not be allowed.
- I. Development adjacent to and/or within woodlands must be planned and executed such that as few trees as possible are removed and/or damaged.

4. PRESERVE AND PROTECT OPEN SPACE.

Preservation and protection of open space is the very first line of defense in regard to protecting our water resources against excess run off, sedimentation and contamination. With this in mind, as well as the other environmental, recreational, and aesthetic values of open space, it is essential that significant areas of open space be preserved, protected and, where possible, enhanced.

- A. The term "open space" is used to describe a combination of physical, environmental and/or historic resources on public or private land within the town. These include, but are not limited to:
 - 1. Lakes, rivers, streams, springs, wetlands
 - 2. Woodlands, hedgerows, grasslands, prairies, savannas
 - 3. Crop and pasture lands
 - 4. Steep topography
 - 5. Scenic areas
 - 6. Historic and cultural resources
- B. Open spaces should be grouped and combined, when possible, via connecting, undeveloped units called corridors. Areas of low density development may also serve as connecting corridors where undeveloped units are not available to serve this function.
- C. Require that agencies and bodies--government and/or private--responsible for the location of improvements such as roads, highways, pipelines, power lines, towers, rail lines, airports, billboards, etc. recognize and do not violate the intent of the Town's goals and policies for open spaces.
- D. Require that all development plans address and are in accord with the town's goals and policies regarding open spaces.

5. PRESERVE, PROTECT, & ENHANCE WILDLIFE HABITAT

The presence of a diversified, healthy wildlife population is essential, both for environmental purposes and for their aesthetic value associated with the rural character of the Town.

- A. Wildlife is considered to be any and all animal, insect, and plant life, terrestrial and aquatic, that is not commonly and generally recognized as being domestic or exotic pets, livestock, poultry, crops, flowers, herbs, etc.
- B. Wildlife Habitat is considered to be:
 - 1. Any and all of the naturally occurring resources that are necessary or useful to support and assure the presence and well-being of wildlife populations.
 - 2. Any and all wildlife plants, terrestrial and aquatic, that help provide the food, shelter, and cover requirements for the support and well-being of any and all animal and insect wildlife populations, terrestrial and aquatic.
 - 3. Any and all man-made structures, ponds, cultivated crops, plants, etc., that are useful to support the presence and well-being of wildlife populations, whether or not such is the primary intent of such structures, crops, plants, etc., are considered to be elements of wildlife habitat.

- C. The best way to preserve, protect, and enhance wildlife populations are by the processes of preserving, protecting, enhancing, and/or establishing wildlife habitat, terrestrial and aquatic, both on private and public lands. To this end, the Town will:
1. Review all development plans adjacent to or within areas of wildlife habitat for the purpose of protecting and preserving said habitat to the greatest practicable extent possible.
 2. Encourage that undeveloped lands (open spaces), that are not agriculturally productive, be utilized for the purpose of protecting, preserving, enhancing, and/or establishing wildlife habitat.
 3. Encourage all resident landowners to maintain and/or establish appropriate vegetation in order to provide wildlife habitat and preserve the rural character of the community.
 4. Encourage the preservation, protection, enhancement, and/or establishment of fence rows, hedge rows, and wind breaks wherever they will not adversely affect agricultural operations or significantly jeopardize the safe operation of motor vehicles on Town roads, in order to provide wildlife habitat, reduce erosion, and enhance the aesthetics of the rural character of the community.
 5. Prohibit the development of oak savannas and prairie remnants. Prohibit development within 300 feet of oak savannas and prairie remnants.
 6. Continue to allow the activities of regulated sport hunting and fishing within the town. These activities function both as wildlife management tools and help to finance wildlife management programs and projects.

6. REQUIRE DEVELOPMENT TO PAY ITS WAY.

- A. Require an appropriate fee from developers (individual, commercial, professional) to cover the costs related to the density, environmental impact, and additional services and infrastructure that the development will impose upon the Town.

7. CLUSTER COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

- A. To protect the Town's environmental resources, maintain the rural character of the Town, and to reduce road maintenance and other infrastructure costs, industrial development should only occur in areas already served by municipal sewer and water system.
- B. To protect the environmental resources, to retain the rural character of the Town, and to reduce the financial impact on public facilities and services, commercial development must be clustered. Clustering of commercial development will:
1. minimize light and noise pollution
 2. minimize the environmental impact on the Town's natural resources (habitat, water, wildlife, open space, etc.)
 3. improve traffic safety and flow
 4. eliminate "strip mall" appearance
 5. maximize consumer convenience
- C. Clustered commercial developments should be adjacent to Wisconsin state highways, not on county or town roads.

SOURCES

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<http://www.webcom.com/%7Epcj/arendt/con1.html>.

Comprehensive Land Use Plan for the Town of Dunn.

League of Women Voters, Pierce and St. Croix Counties. Beyond Your Backyard: A Citizens Guide to Development and Participation in Land Use Decisions. 1997.

Open Space Preservation Handbook, Town of Dunn.

St. Croix County Management Plan: Chapter 2, Physical Features.

St. Croix County Zoning Ordinance: Chapters 15 & 17 (1986); Chapter 18 (1991).

Struss, Ron. Land Use Management Tools. UW-Extension.

Town of Farmington Land Use Plan, Draft. July 28, 1997.

Appendix

A – Impact of population

B – Cost of development

C – Impact of development on environmental resources

D – Erosion control

E – Development checklist

The impact of population growth

At a meeting in 1996 on urban growth management, sponsored by the Minnesota-Wisconsin Boundary Area

Commission, nearly two-thirds of those present said they felt the quality of life in the Lower St. Croix Valley had deteriorated. Half of the group identified the loss of open spaces and urban sprawl as the most pressing problems facing the area.

The next most-mentioned problem listed was environmental degradation and pollution.

Problems come with the influx of people. Some people, once comfortably situated in their homes, would just as soon close the doors to further growth. Others see development as inevitable and work toward accommodating it with planned expansion.

Roads are often first on the minds of those who have watched cornfields in suburbs give way to pavement.

The completion of I-94 had significant impact on the

growth of Pierce and St. Croix counties; a new Stillwater bridge also will be felt.

Population growth is both the cause and result of enlarged road systems. Urban population has increased in our areas since 1970 by 59 percent; rural non-farm population has increased by 70 percent. Commuters in 1990 formed 42 percent of the population of St. Croix County and 29 percent of those from Pierce County. The distance from home to work increases as closer areas develop. Houses in suburbs generate two-thirds more vehicle hours than houses in traditional communities.

Developers push for more roads; farmers and conservationists see agricultural land reduced even further.

Winding country lanes and cul-de-sacs provide just the kind of atmosphere many home-builders seek. When they need an ambulance in a hurry or when a fire truck must negotiate a tight cul-de-sac, what is

the price of isolation? When population growth is rapid, schools often show the most severe symptoms. If building doesn't take growth into account, students and teachers suffer space crunches.

Yet many voters resist bond issues they consider "over-building" the current need, or paying for the children of future residents.

When development occurs outside city limits, rural residents put pressure on services such as libraries.

People expect space and facilities for recreation. The St. Croix River is itself a recreation area we cherish and protect. It is used by metropolitan residents as well as by local citizens. Increased demand for new parks, golf courses, swim-

ming pools and tennis courts will require cooperative planning by city councils, town and village boards.

More people generate more refuse, both residential and industrial. The need for more landfills and recycling is undeniable. Planned development and control of density of housing determine efficiency of sewer and water services.

Fire, police, and ambulance protection are obvious necessities, but despite an expanded 911 system, those who live in the country must count on extra time for response. More personnel is needed to respond to more calls. Volunteer-reliant services find it harder to cover the population base when so many volunteers work outside the two counties.

Worth Quoting...

We recognize the value of planning and zoning done on the local government level, that is consistent with a statewide policy framework drafted from common goals developed by the people of Wisconsin. Such a legal framework, rooted in a culture of conservation, will protect the unique Wisconsin landscape for present and future generations. —1000 Friends of Wisconsin, Stevens Point, 1996

The cost of development

Is development a financial plus, a minus, or a draw?

As urban sprawl leaps the St. Croix and Mississippi rivers, there are financial realities that should be noted by anyone trying to weigh the pros and cons of development in western Wisconsin. Land is comparatively cheap and a working family can afford to buy a house and a piece of land. Developers can plow large areas for golf courses or homes on various size lots to accommodate a future population of trophy commuters.

As more people arrive, services must be expanded to provide roads, schools, social services, law enforcement and judicial courts, judges and jails. If the growth is mainly moderately priced homes, property taxes do not keep pace. More up-scale developments on large lots will generate more taxes, but more taxes would be generated if these \$200,000 homes were on smaller lots. A

square mile divided into 6-acre lots with \$180,000 houses can generate taxes of about \$300,000. If developed with two houses per acre, the same land can generate \$2.9 million in revenue.

As development increases, the tax base is broadened, property values rise because of demand, and employment opportunities do appear in providing services to the community. Much of this is outweighed by the government expenditures caused by an increasing population. As the tax base expands so does the need for services; as property values rise so do property taxes.

Some data from Community Services Studies compare annual revenues to public sector expenses. Findings are expressed in dollar-to-dollar ratios. In three nearby Minnesota cities on average for every \$1 raised by residential taxes, the towns spent \$1.04 in public services

including education, fire and police protection and roads. (Not included were libraries, parks, hospitals, jails or recreational facilities.)

For farmland the towns spent on average only 50 cents in services for each dollar raised. Local records were used to trace the flow of revenues and expenditures by specific land use. Figures vary from area to area but generally follow similar patterns.

As the desire for land outside the urban areas increases, the need for planning is urgent,

as is planning for future services for developing areas.

The Department of Urban and Regional Planning at Madison in 1995 estimated that public costs necessary to accommodate 400,000 additional state residents by the year 2010 could amount to \$4.444 billion. Costs would be 10 percent lower if development proceeded in a planned and more orderly way. In other words, property tax payers would pay \$400 million less for efficient development.

Gov. Thompson established the State-wide Interagency Land Use Council (LLUC) consisting of the secretaries of key state agencies, and the Wisconsin Strategic Growth Task Force, in 1994. The task force, which included representatives of local government, business and other interested groups, provided input to the LLUC regarding land use systems in other states, the strengths and shortcomings of Wisconsin's current land use management system and an inventory of public attitudes about land use planning, procedures and impacts. Based on LLUC recommendations Gov. Thompson proposes creating a new Wisconsin Land Council to identify state land use goals, priorities and procedures for facilitating local land use planning and make recommendations for improvements. The 16-member council would replace the existing state Land Information Board and would include the secretaries of the Department of Administration, Agriculture, Trade and Consumer Protection, Commerce, Natural Resources, Revenue, and Transportation, a representative of counties, towns and cities, and four public members. The council would be required to issue an evaluation of its performance by Sept. 1, 2002, including a recommendation on its further existence. In the absence of affirmative legislative action, the council would sunset on Sept. 1, 2003.

C

The Impacts of Development on Environmental Resources

Surface Water

Several of the previously described resources are involved in the impacts of development on surface water quality and quantity. Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; and, Wildlife and Fisheries Areas are directly affected by surface water impacts.

Urbanization, development and other human activities disrupt the natural course of water as it moves across a watershed. Removing vegetation and constructing impervious surfaces such as roads, parking lots, driveways, sidewalks and rooftops greatly increases the amount and rate of stormwater runoff. As this increased stormwater runoff crosses the urbanized or developed landscape it also picks up contaminants and sediments which affect water quality.

In rivers and streams the changes brought by development are: increased water level fluctuations manifested by lower base flow and increased stormwater flow which can lead to flooding; decreased oxygen levels; increased water temperatures; greater channel erosion; muddying of waters from increased sediment; and, pollution from fertilizers, pesticides, debris, salt, oil, grease and toxic substances. In effect, urbanization and development can turn a clear, cool, brisk-running trout stream which does not breach its banks every spring into a muddy, warm, slow-moving stream which swells over its embankment with every heavy rain.

Lakes, ponds and reservoirs can also be impacted by development. All lakes decline in water quality over time if left in their natural state. However, development can accelerate the decline in lake water quality so what once took thousands of years can occur in decades. As with rivers and streams, the detrimental impacts from development to lakes are caused by stormwater runoff, erosion and pollution.

Shorelands and the vegetation they contain are the natural buffer which helps protect surface waters from overland runoff and contaminants. If they are disturbed their ability to slow runoff and filter contaminants is reduced. Shoreland is also critical habitat for a variety of plants and animals and preserves the aesthetic quality of water bodies if left undisturbed.

Development within areas which are prone to flooding can cause adverse impacts on not only the waterway but also on the development itself. Altering the floodplain landscape by filling or building levees or structures can exacerbate flooding conditions. These alterations divert water from where it once moved through during spring runoff or storm events which usually increases the area of the floodplain. The accumulation of development in floodplains can cause more severe flooding in other areas within the floodplain or newly created floodplain. In addition, development within floodplains is always subject to damage from flooding.

TYPES OF EROSION

LANDSLIP EROSION

(Occurs on steeply sloping hillsides, often in areas of high water table, especially in areas of heavy forest.)

DEPTHS EROSION

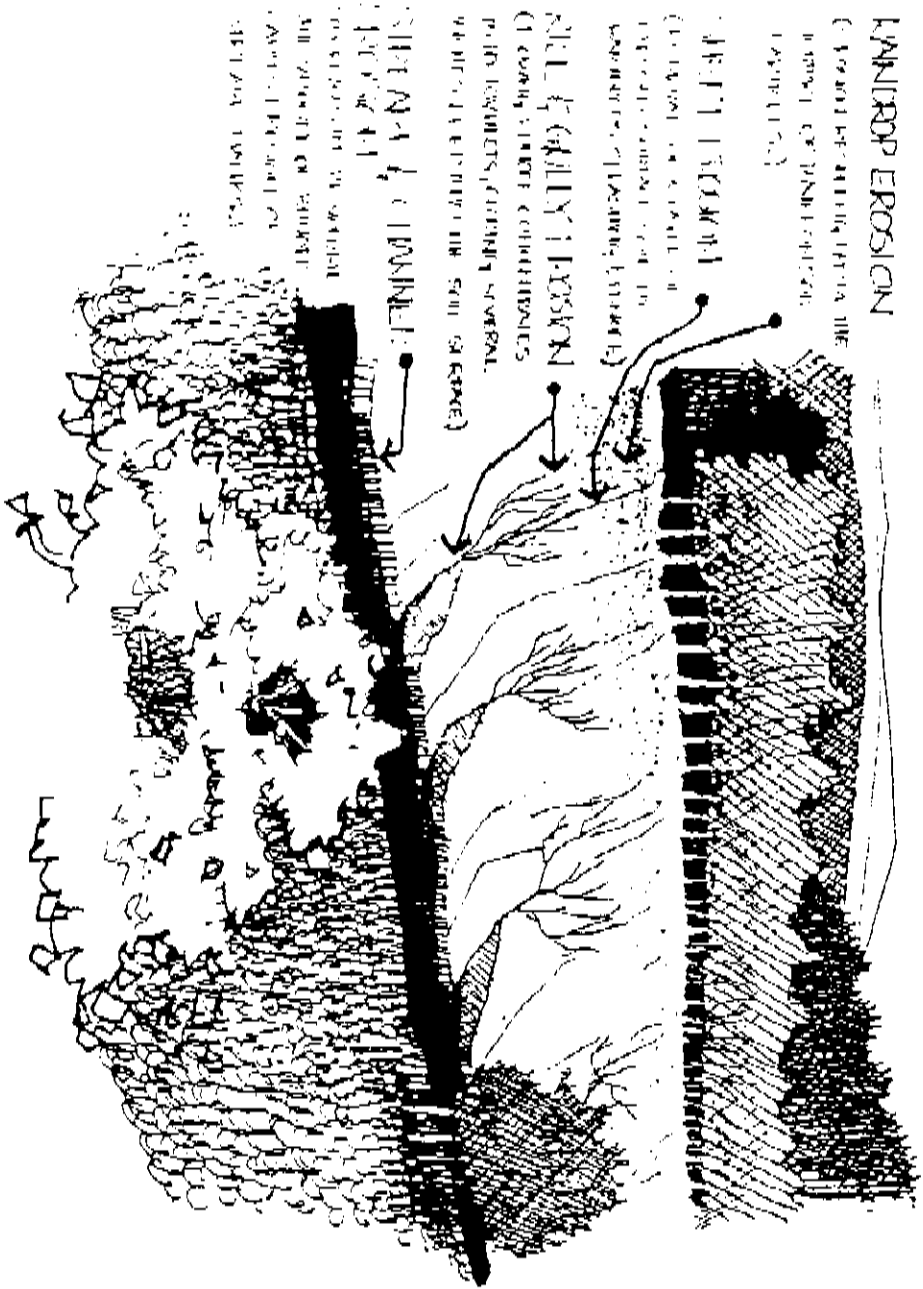
(Occurs on steeply sloping hillsides, often in areas of high water table, especially in areas of heavy forest.)

WHEEL GULLY EROSION

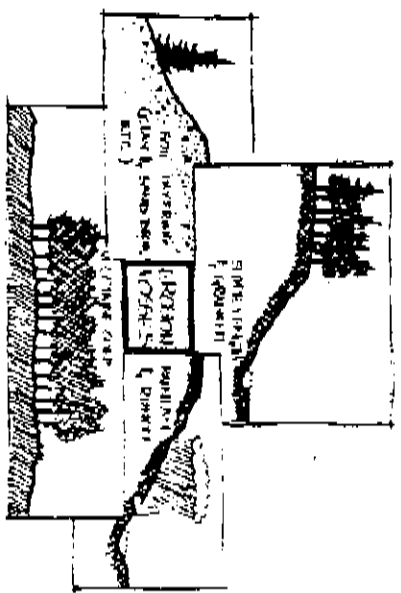
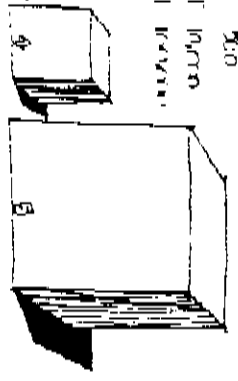
(Occurs in areas of high water table, especially in areas of heavy forest.)

SHOULDER EROSION

(Occurs on steeply sloping hillsides, often in areas of high water table, especially in areas of heavy forest.)



LAND USE	SEDIMENT VOLUME TO DISPOSITION/HR
1. HIGHWAYS	4000
2. PAVED AREAS	2000
3. LAWNS	200
4. BUILT-UP AREAS	1000
5. UNDEVELOPED AREAS	100



VALUES OF SEDIMENT LOAD FROM LAND OF DIFFERENT USES (From F. W. Meyer, 1957)

CHARACTERISTICS WIKI WIKI SOIL LOSS

EROSION AND SEDIMENTATION: BASIC PRINCIPLES

Soil erosion is the removal and loss of soil due to falling and flowing water. The erosion process includes both the detachment and transport of soil particles. The force of rain falling on bare soil loosens it and carries it down slope. There are four basic types of erosion: rilltop erosion, sheet erosion, rill and gully erosion, and stream and channel erosion. Each of these types of erosion can be found to occur in the town, and each can be prevented if people manage their land wisely.

Sedimentation is the end result of erosion. Sedimentation is the settling out of soil, sand, and gravel that has been transported by water. It occurs where the velocity of water carrying eroded materials slows enough to allow these materials to settle out. Sedimentation can be development and poor cropping practices (such as in the town's wetlands where it clogs the natural filtering action of the vegetation and destroys fish spawning and feeding areas). But fronts which accompany the sedimentation cause algae blooms and result in excessive growth of seaweed, creating poor swimming conditions in the lakes.

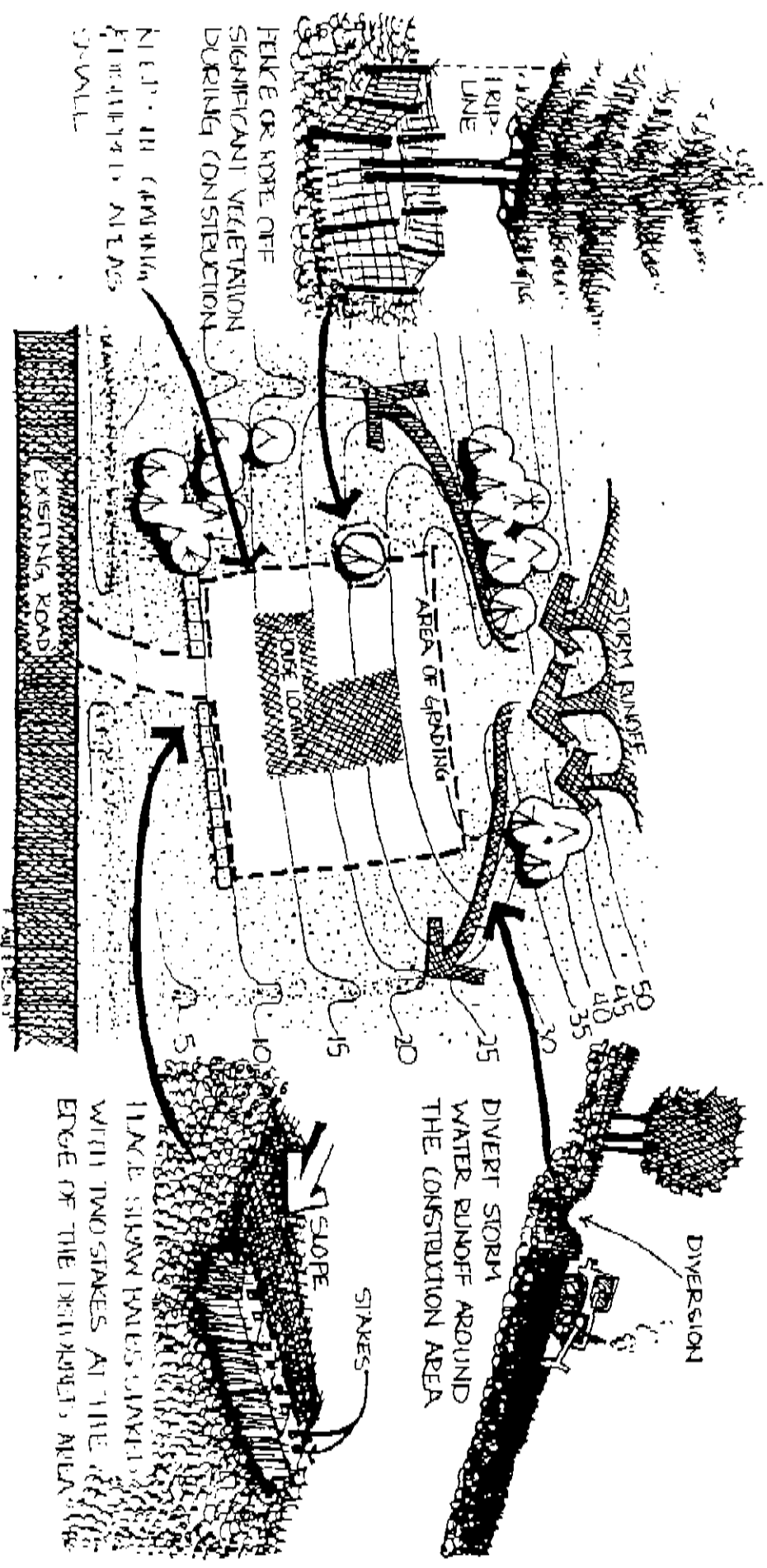
There are three basic principles that should be followed when developing erosion and sedimentation control plans for construction and other land disturbing activities:

1. Erosion control on the site should be the first line of defense. Control at the source of construction activity prevents both erosion and sedimentation damage. In some cases it may be the only way to have control of very fine sediments.

2. Sedimentation control is a backup for erosion control measures and is the second line of defense. Sedimentation control provides a backup when all possible erosion control measures have been utilized. Sediment should be filtered out of the runoff water or allowed to settle out before the runoff leaves the site. Care must be taken so that runoff released from the site will not cause gullies or channel erosion and sediment damage in wetland areas.

3. Erosion control and sediment control should be coordinated with long-range plans for the management of the flow of water leaving the site. Erosion control is not always completely effective during or following construction. It must be backed up by adequate provisions for slowing water flow and trapping sediment before it leaves the site. To insure against downstream damages, an evaluation must be made to determine what is needed to counteract the higher runoff that could

occur after construction is completed. Erosion and sediment control and the control of the amount and rate of runoff must be planned along with the total plan for the site. If this is not done during the planning for the total development, the contractor or the town will be left with limited, costly, and unsatisfactory options for erosion and sediment control.



PROTECT VEGETATION AND PREVENT SOIL EROSION DURING CONSTRUCTION.

In putting these three principles into action, there are eight objectives that contractors should follow:

1. **Fit development and roads to the natural features of the site, such as soils, topography, vegetative cover, and the natural drainage system.** Avoid exposing steep erodible soils to rainfall and runoff. Protect buffer strips along drainageways, streams, and other vulnerable areas during construction.

2. **Protect bare soil from raindrop erosion.**

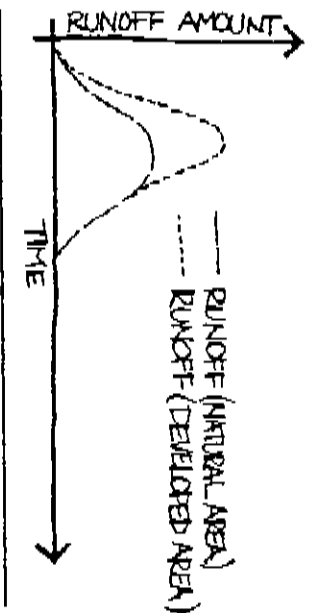
Keep both the area of soil exposed and the length of time that it is exposed to an absolute minimum. Temporary mulches accompanying seedlings should immediately follow grading. Jobs should be done in stages so that both time of exposure and areas exposed are kept to a minimum. Jobs can also be staged to avoid the periods of most erosive rains and hot, dry periods unsuitable for quick revegetation.

3. **Maintain the infiltration function of the soil to the fullest extent possible.** Choose layout and designs to minimize the amount of impervious areas. Retain areas of unique or stable natural vegetation whenever possible. Keep compaction due to traffic and construction machinery to a minimum except where compaction is specified for some structures as a means of improving their stability.

4. **Keep runoff velocities low.** The energy generated by runoff from steep or long slopes can be minimized by the use of interceptors or diversions to shorten slopes and carry the water off at a controlled grade and velocity.

5. **Protect disturbed, bare, and wooded areas on the site from runoff which flows from areas above the site.** Again, diversions and interceptors can be used to carry upslope runoff around the site. Wooded areas are as vulnerable to gullying as bare ground.

IMPROPERLY PLANNED DEVELOPMENT RESULTS IN INCREASED RATES AND AMOUNTS OF RUNOFF



6. **Control sediment at the development site perimeter.** This is accomplished by retarding runoff and filtering or trapping sediment. Vegetative and mechanical measures combine to slow runoff in level spreaders and grassed waterways. Mechanical measures such as gravel outlet structures, sediment basins, and sediment traps slow or hold runoff and allow sediment to settle out.

7. **Develop permanent controls for the release of excessive stormwater runoff which result from the new development.** These controls are needed to prevent channel erosion down-slope and channels and siltation in the town's wellheads.

8. **Maintain installed control practices, both during and after the construction period.** During the construction period, practices must be diligently checked, especially if there is a threat of rain. A close-of-day check is recommended, and a check for damages after each rain is equally important. Look for damaged diversion berms, damaged waterways, clogged or filled sediment traps, downspouts, and other critical runoff carrying practices. Improperly used straw bales can result in breaching and gullying. Be sure that outlet areas are properly protected. Check for rills and repair them before they become gullies and provide diversions so they do not re-form. After the construction period, permanent control measures should be checked periodically to see that they are functioning properly.

Erosion and sedimentation controls must be planned for with the same care and attention that goes into the design of roads and utilities.

Proper planning requires a knowledge of the factors that cause soil erosion and those that prevent it. There are four basic factors which determine the amount of erosion and runoff that will occur on a site: the length and gradient of slopes, the type of soil layers, the type and amount of vegetation cover, and the amount of rainfall that is expected to occur. Engineers can predict runoff amounts by using formulas such as the soil-cover-complex method.

Once the amount of predicted runoff has been calculated, preventive measures can be chosen and designed for the site. As mentioned earlier, these measures should be designed right along with the total plan for the development. This ensures that the greatest range of control options can be used.

In developing a soil erosion and sedimentation plan, contractors should choose measures that fulfill the eight control objectives previously mentioned. Besides temporary measures for control during the construction phase, the plan should include permanent measures to prevent long-term erosion of streams and wetland elements. Some of the available permanent controls are listed in the table on the following page.

Plans are adequately prepared, plan requirements should be spelled out in town or county ordinances. This lets contractors know what's expected of them and prevents misunderstandings.

Plans should be carefully reviewed and monitored. Experience has shown that ordinance requirements mean little if they are not backed up by a process for implementing those requirements. A well-functioning review and monitoring process requires that inspectors, engineers, and job superintendents maintain close communications and share a common view of what requirements call for. An ideal development might take into account the following six steps:

1. Study of the plan, and site, and the timing of plan implementation.

2. Insuring and coordinating between the job superintendent, inspector, and engineer.

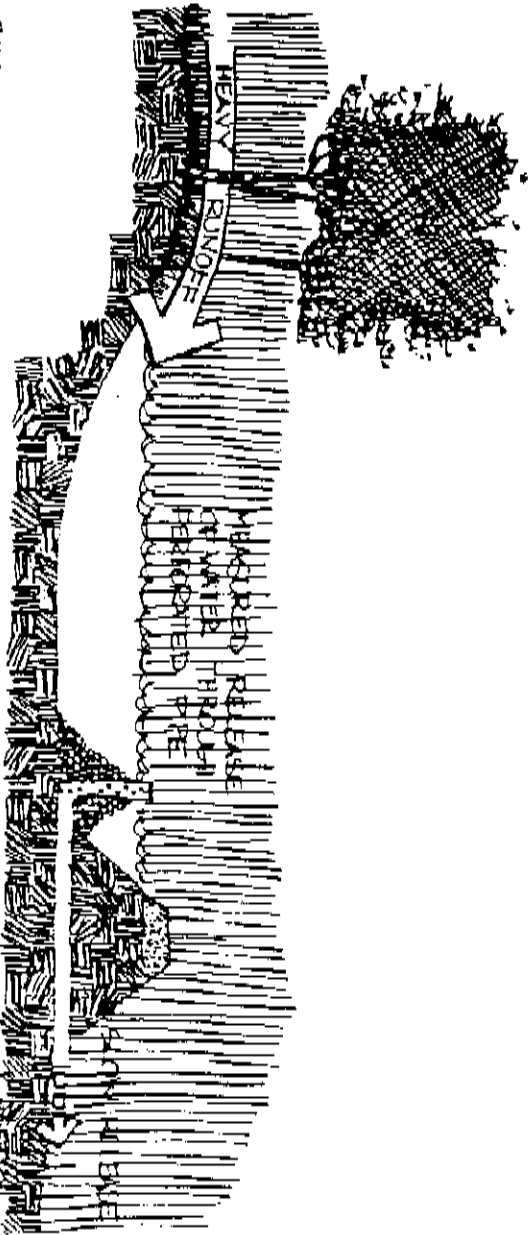
3. Site preparation—checking and maintenance.

4. Grading and installing utilities—checking and maintenance.

5. Construction of buildings or roads—checking and maintenance.

6. Installing of permanent controls—checking and maintenance.

Inspectors and job superintendents should know both state law and local ordinance requirements, their own responsibilities, the erosion and sedimentation process, control principles and practices, and the content of control plans.

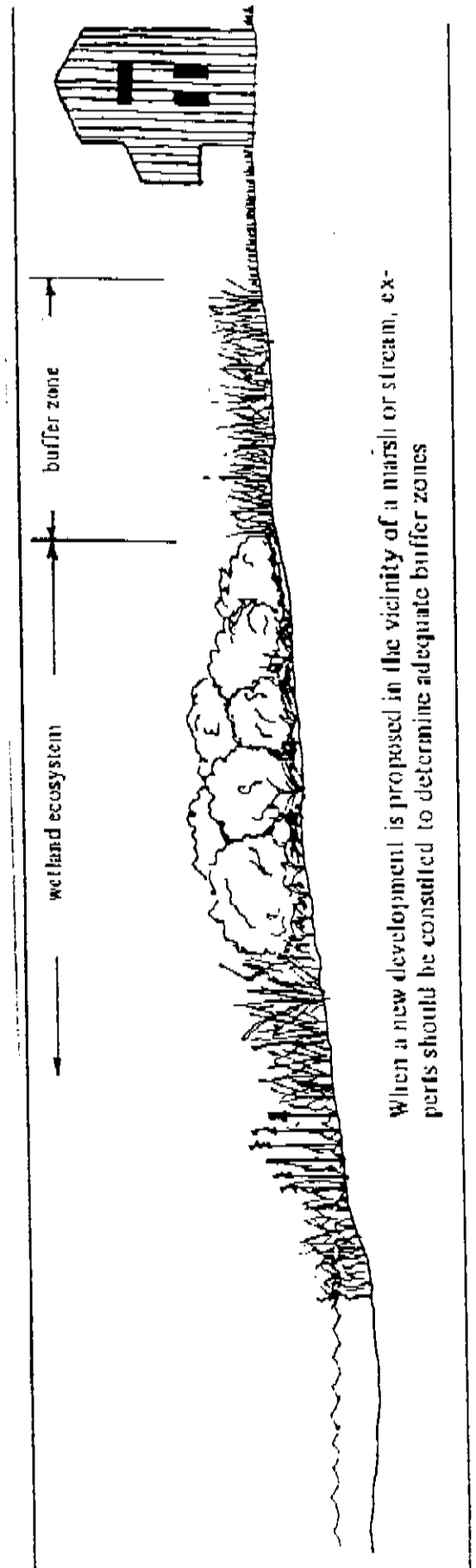
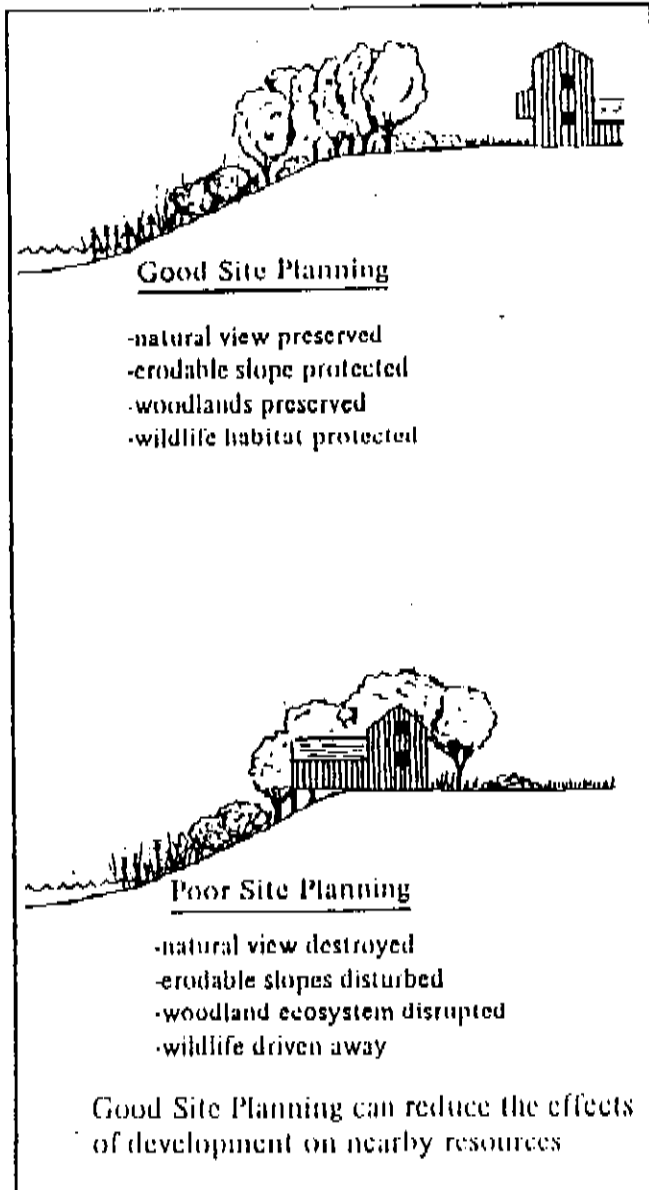


STORMWATER MANAGEMENT MEASURES, SUCH AS DELATION BASINS, CAN REDUCE THE RATE AND AMOUNT OF RUNOFF. THIS HELPS NUTRIENTS AND SEDIMENTS SETTLE OUT AND REDUCES THE SCOURING OF GULLIES AND STREAM CHANNELS.

Permanent Measures to Control Increases in Runoff and Decreases in Infiltration Due to Urban Development*

Function	Measure
Delay of Runoff from Roofs	Gravel Barriers on Flat Roofs, 'Findams' on Pitched Roofs
Infiltration of Precipitation 'At Source' Prior to Concentration	Dutch Drains. (Gravel- Filled Ditches with Optional Drainage Pipe in Base)
Infiltration of Precipitation 'At Source' Prior to Concentration	Porous Paving - Asphalt
Infiltration of Precipitation 'At Source' Prior to Concentration	Precast Concrete Lattice Blocks and Bricks
Increase Time of Concentration Increasing Length of Overland Flow	Terraces, Diversions, Runoff Spreaders, Etc.
Infiltration of Runoff After Preliminary Concentration	Seepage Basin or Recharge Basins (Single Use)
Infiltration of Runoff After Preliminary Concentration	Recharge Basins (Multi-Use)
Infiltration of Runoff After Preliminary Concentration	Seepage Pits or Dry Wells, Pits Usually Filled with Gravel or Rubble
Infiltration of Runoff After Preliminary Concentration	Pits, Gravity Shafts, Trenches, Tile Fields
Infiltration of Runoff After Preliminary Concentration	Seepage Beds or Ditches
Infiltration of Runoff After Preliminary Concentration	Seepage Areas (Multi-Use)
Delay of Runoff	Detention Basins
Runoff Control	Detention Ponds on Minor Waterways

*(from Toubier, J., and R. Westmacott, WATER RESOURCES PROTECTION MEASURES IN LAND DEVELOPMENT: A HANDBOOK, Office of Water Resources Research, U.S. Department of Interior, Washington, D.C., 1974, NTIS No. PB-236 049).



Natural Lands: Special Places in Your Community

If you live in a rural area or along the suburban fringe, chances are that you live not far from a stream valley, wildflower meadow, or patch of woods. Chances are also good that none of these special places will be recognizable 20 or 30 years from now, unless they are in a public park, state forest or wildlife refuge, or unless they happen to be protected through a conservation easement held by a conservation organization such as the Kinnickinnic River Land Trust or the Western Wisconsin Land Trust. That is because most counties and townships have adopted zoning and subdivision ordinances whose principal purpose is to set rules for the orderly conversion of virtually all land that is dry, flood-free and flat to moderately sloping, into developed properties. Fortunately, practical alternatives do in fact exist, and this article describes a straight-forward way to ensure that new subdivisions are designed around the central organizing principle of conservation. This technique can also be used to help communities create an interconnected network of open space through creative approaches to land development.

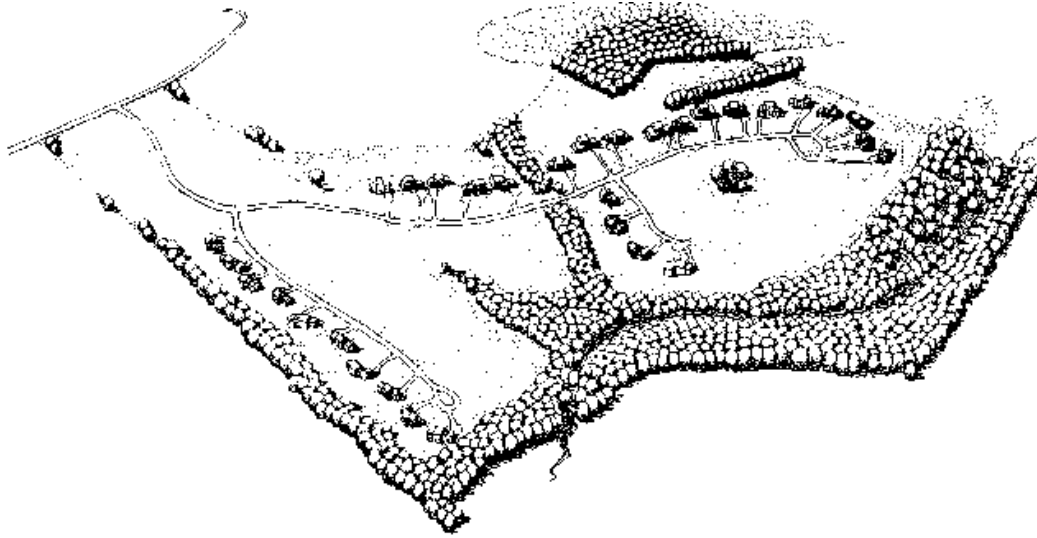


Figure 1: Conservation Subdivision Aerial Sketch

Special Features Worth Conserving

The aerial drawing above shows how a partially wooded property could be developed at the full two-acre density allowed under local zoning, following the principles of conservation design. Altogether, at least two-thirds of this 82-acre parcel could be conserved, including 17 acres of wetlands and steep slopes, and 37 acres of upland without any building constraints.

Although the hedgerows on this site are not visually spectacular, they are capable of providing instant buffering between backyards in addition to their intrinsic habitat value. The species found there along a typical 300-foot length include white ash, cockspur hawthorn, wild crabapple, black cherry, shadblow serviceberry, hackberry and white oak. These trees provide many perching, feeding and nesting opportunities for a variety of arboreal birds such as indigo buntings, tree swallows and bluebirds.

Below them grows a dense thicket of shrubs including black choke-berry, box huckleberry, pin cherry, American hazelnut, viburnum, elderberry and blackberry bramble which, together with a variety of thick meadow grasses, offer excellent cover for meadow voles and other small rodents, providing abundant food sources for foxes and other carnivores.

The little hollow sheltering the spring house where the stream rises is filled with rue anemone, sweet flag, marsh bellflowers, turtlehead, spearmint, milkweed, silky dogwood and summersweet or sweet pepperbush, and the wildflower meadow in the northwest corner of the property is noted for its wild strawberry, sleepy catchfly, tall anemone thimbleweed and broomsedge. These features can also be seen in Figure 2, showing the site in its pre-development state.

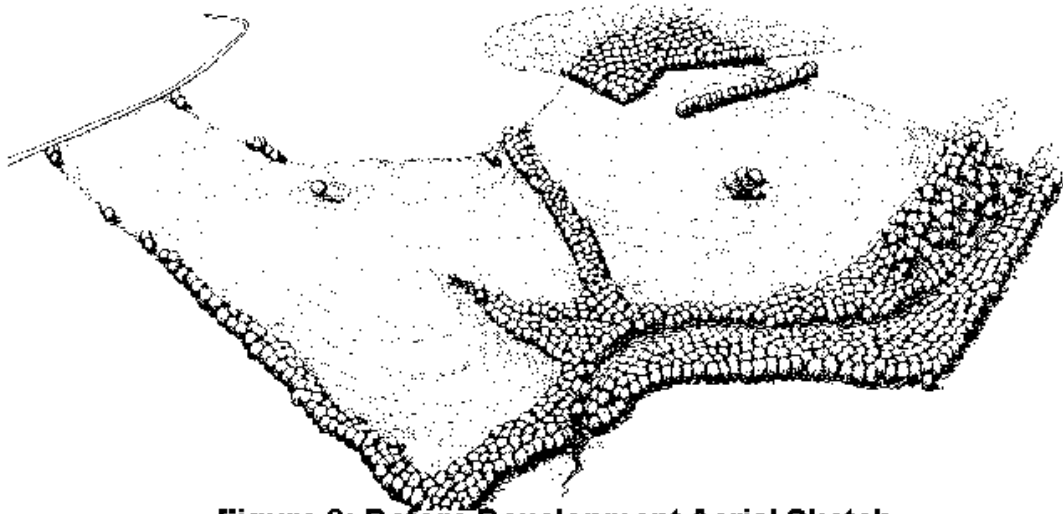


Figure 2: Before Development Aerial Sketch

Under normal development circumstances, not one of these features would rate highly enough for it to be designed around and saved, or even noted, as local ordinances typically do not address conservation of such natural areas. However, they provide food and shelter for a myriad of birds, small mammals, amphibians and insects. (For example, milkweed is a critical plant in the life cycle of the Monarch butterfly, a species that is currently suffering markedly from the careless destruction of this kind of habitat, which is almost universally being replaced by tidy suburban lawns.)

Conventional Subdivision Design

Figures 3 and 4 below illustrate the typical kind of "checkerboard" layout that is permitted (sometimes even required) by local zoning and subdivision ordinances. Conventional developments such as this needlessly displace wildlife habitat and convert other natural areas into ecologically diminished suburban yardspace. The same number of houses could just as easily be accommodated onto a smaller portion of the land, not only reducing development costs but also helping to foster a greater sense of community among the new residents by providing them with a more neighborly arrangement of homes. The three-acre lots shown in these drawings are "too large to mow and too small to plow." Meanwhile, many forms of wildlife are driven farther away, and opportunities to take woodland walks or weekend strolls across wildflower meadows simply do not exist, because every acre has been divided into private lawns and yards.

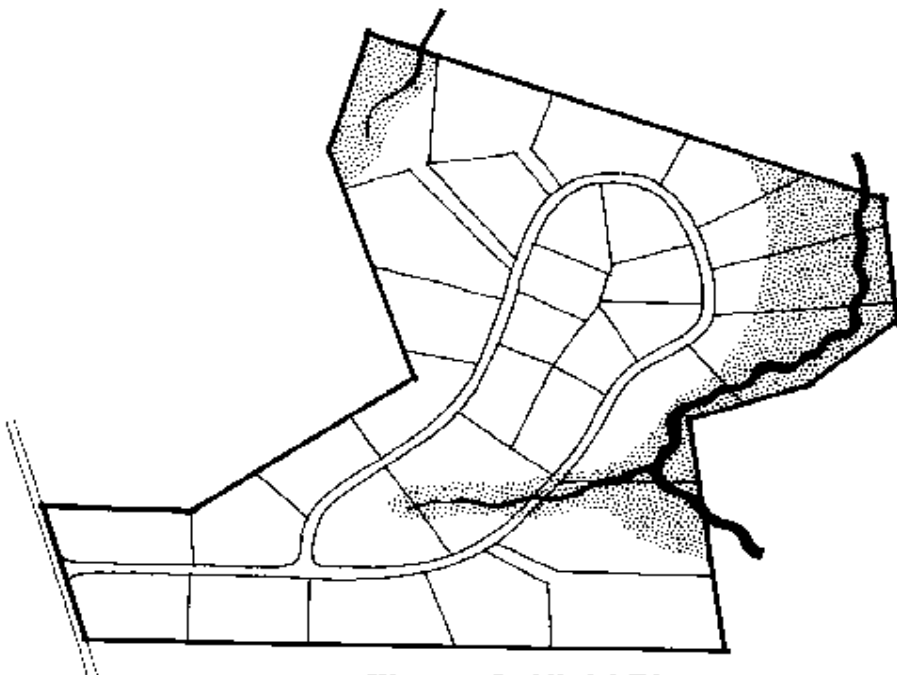


Figure 3: Yield Plan

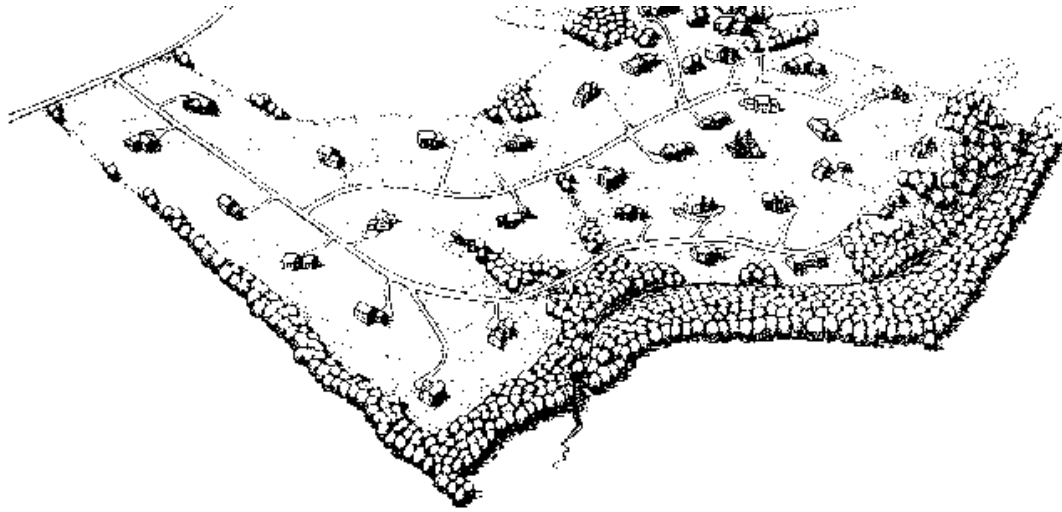


Figure 4: Yield Plan Aerial Sketch

The Context

Community Planning for Conservation and Development

To broaden land conservation efforts throughout the West Central Wisconsin region, the West Central Wisconsin Regional Planning Commission (Commission) has for the past five years been working on an approach to revising local zoning and subdivision ordinances that will increase the options available to landowners, setting higher standards for both the quantity and quality of land that is set aside for permanent conservation. These efforts are important as many communities struggle to preserve the rural character which they cherish.

Network of Conservation Lands

The ultimate goal of these planning efforts is to help communities identify and protect an interconnected network of natural lands woven into the fabric of new development, to assure greener futures for succeeding generations of residents. While traditional conservation methods such as acquisition, easements and "limited development" (involving greatly reduced densities) will continue to play an important role in certain instances, it is likely that the vast majority of undeveloped parcels in our region will ultimately be proposed for full-density residential development in the years to come. It is therefore essential that more conservation-oriented design standards be incorporated into the local land-use ordinances that govern subdivision proposals, so that the majority of new developments will contain a substantial percentage of protected open space. It is that protected open space that can help communities maintain their rural character.

Community Open Space Plans

The site planning principles which the Commission advocates for individual properties that are proposed by their owners for development -- principles which are the main subject of this article -- are part of a much larger effort to help local officials prepare community-wide open space plans. These plans typically include maps combining a variety of natural resource data with tax parcel boundaries to identify, well in advance of development, broad opportunities for conservation throughout the community.

Ordinance Improvements

After completing these maps and drafting specific planning policies to conserve significant resources, the next step involves helping local officials to update their land-use ordinances. A key provision recommended by the Commission allows municipalities to require that developers take those pre-identified conservation areas into account and design their houselots and streets around them in a respectful manner. In a typical situation, flexible standards for lot size and frontage allow for the full legal density to be achieved on one-third to one-half of the buildable land, leaving the balance in permanent conservation.

Several counties and townships in our region are considering taking the further step of requiring that developers group their homes on half or less of their unconstrained land so that upland terrestrial habitat and other ecologically important areas may be maintained in their natural state. Current regulations in most communities protect only unbuildable areas such as wetlands, floodplains, and steep slopes (the so-called "obligatory open space"). Without open space design standards such as advocated by the Commission, most developers would continue to overlook other important conservation possibilities in their subdivisions, fragmenting many kinds of natural lands into individual houselots, rather than designing around them to create undivided conservation areas managed for long-term resource protection.

The kind of resource fragmentation described above is illustrated in Figures 3 and 4 and in the upper part of Figure 5, showing a typical large-lot subdivision layout that divides all upland and lowland areas on the subject parcel into a checkerboard of houselots and streets. Houses would, of course, be located away from wetlands, floodplains and steep slopes under most current ordinances, but woodlands and meadows would typically be cut up into individual lots and converted to suburban yardspace, precluding any overall management to enhance wildlife habitat or conserve other resource values.

In the majority of cases where complete protection of the land is not possible, new ordinance standards can be adopted to ensure that developers lay out their houselots and streets around the central organizing principle of open space conservation.

Although lots that abut conservation land typically sell more quickly and at premium prices compared with standard lots surrounded by more of the same, many developers lack experience in designing and marketing this kind of alternative, and therefore tend to continue subdividing in the conventional land-consumptive manner.

Conservation Subdivisions

A new breed of development -- known as "conservation subdivisions" -- is illustrated in the middle section of Figure 5. In communities where all three controlling documents (the comprehensive plan and the zoning and subdivision ordinances) are coordinated to produce an interconnected network of natural lands -- even after the last unprotected property is ultimately developed -- subdivisions would typically contain between 50 and 70 percent conservation land. Those areas would be located in broad conformance with a community-wide "Map of Conservation and Development" to ensure that the eased land in each development will connect with similar areas on adjoining parcels. Conserving a parcel with unique natural features in its entirety -- either through fee ownership or holding an easement -- as illustrated in the lower example in Figure 5 on the previous page is, of course, preferable, but may not always be practicable.

A planned system of preserves is based on this principle, made possible largely through the generosity of conservation-minded landowners and donors. However, neither community monies set aside for purchase of conservation easements, nor funding available from Wisconsin's Stewardship Fund, will allow any single municipality to protect more than a handful of properties in this manner. The balance of this article describes a practical approach for designing full-density subdivisions around conservation principles, in accordance with new planning policies and ordinance standards developed by the Commission and University of Wisconsin-Extension (UWEX), to help communities implement their visions of a greener future for the generations that will follow our own.

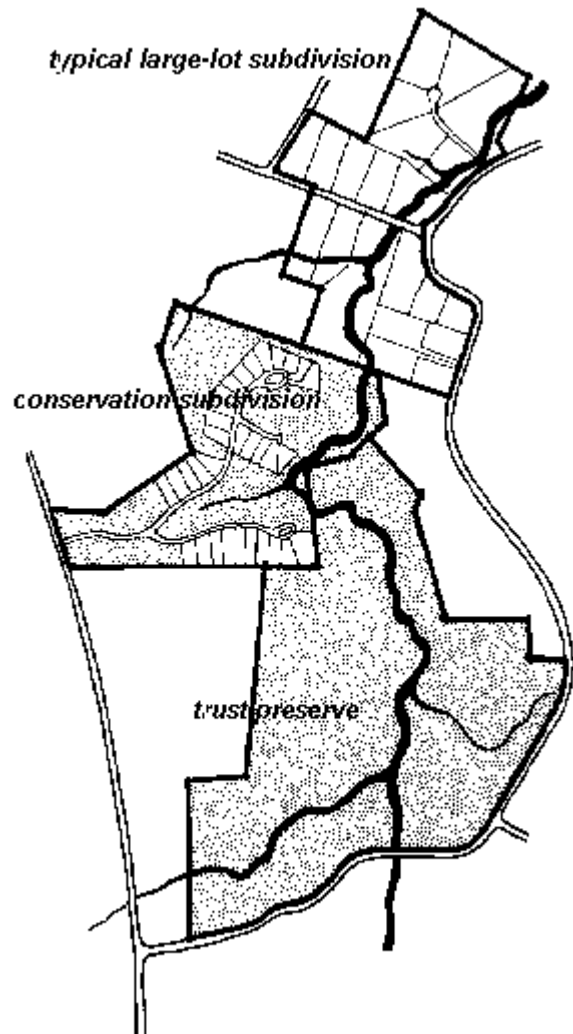


Figure 5: 3 Parcels in Stream Valley

Designing Around Conservation Features: The Four-Step Process

Until now, the zoning regulations in most communities have established a "one size fits all" approach to regulating lot sizes in each of their various districts, essentially creating a single standard size for new houselots which frequently results in "checkerboard" layouts of nearly identical lots covering the entire parcel. This result is illustrated in Figures 3 and 4, which for the purposes of the following example serves one useful purpose -- as a "Yield Plan" demonstrating the legal development potential of the site (in this case, 32 lots could be created).

To provide more options for landowners (and developers) who might want to conserve their site's most special features, while at the same time receiving an acceptable economic return on their property, the Commission has worked on model zoning provisions that offer a wide range of density options (from agriculture production to rural estate lots to village designs), each of which is related to specific standards for open space conservation.

In addition, UWEX has drafted new standards for designing residential subdivisions. The basic idea is to set up an approach in which land conservation becomes the central organizing principle around which houselots and streets are sensitively designed. As a general rule, this approach would conserve at least half the land area of each site, in addition to the wetlands, floodplains and steep slopes that are typically protected under existing codes. This approach has been drafted to work well at both reduced density and full density levels, so that the principle of landowner equity is respected.

Among the procedures recommended is the preparation of an "Site Inventory and Analysis Plan." (In this article these features are all shown on Figures 6 and 7 -- see the next part for these illustrations). This critical element identifies all the special characteristics of the subject property, from unbuildable areas such as wetlands, floodplains and steep slopes, to other kinds of land that are developable but which contain certain features that merit the small amount of additional effort needed for their conservation. Such features might include mature or healthy and diverse woodlands, wildlife habitats critical for breeding or feeding, hedgerows and prime farmland, scenic views into and out of the site, and historic buildings in their rural context. Production of the "Site Inventory and Analysis Plan" sets the stage for beginning the four-step design process.

Step One: Identifying Conservation Areas

The first step, which involves the identification of open space worthy of preservation, is divided into two parts: Primary Conservation Areas (Figure 6) limited to regulatory wetlands, floodplains and steep slopes, and Secondary Conservation Areas (Figure 7) including those unprotected elements of the natural and cultural landscape that deserve to be spared from clearing, grading, and development.

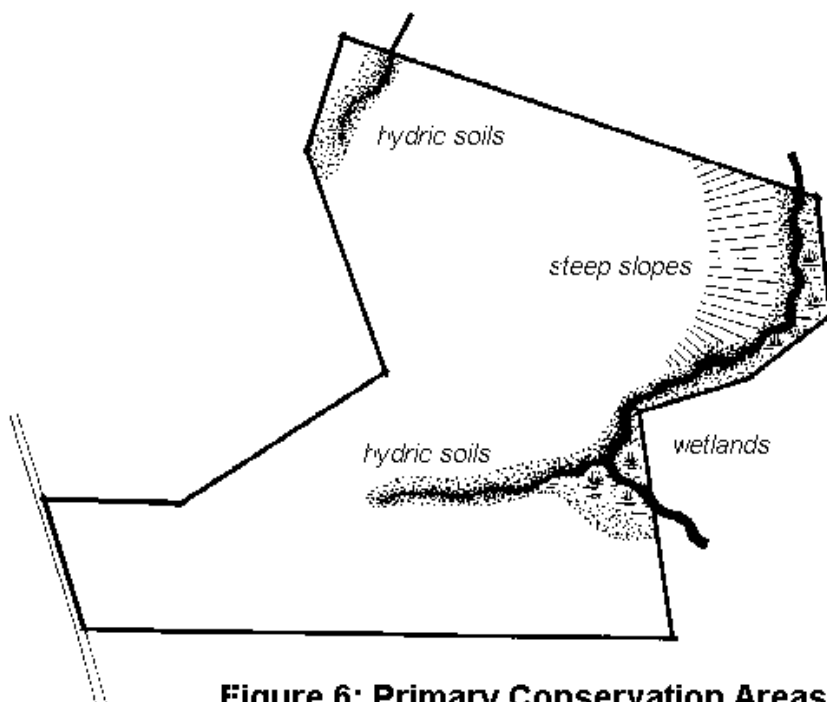


Figure 6: Primary Conservation Areas

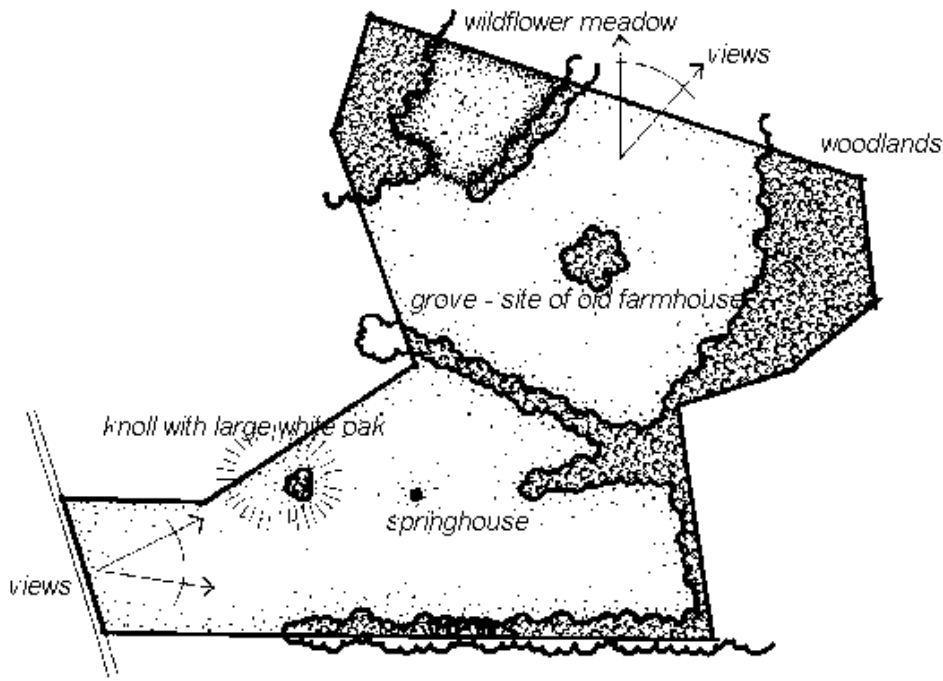


Figure 7: Secondary Conservation Areas

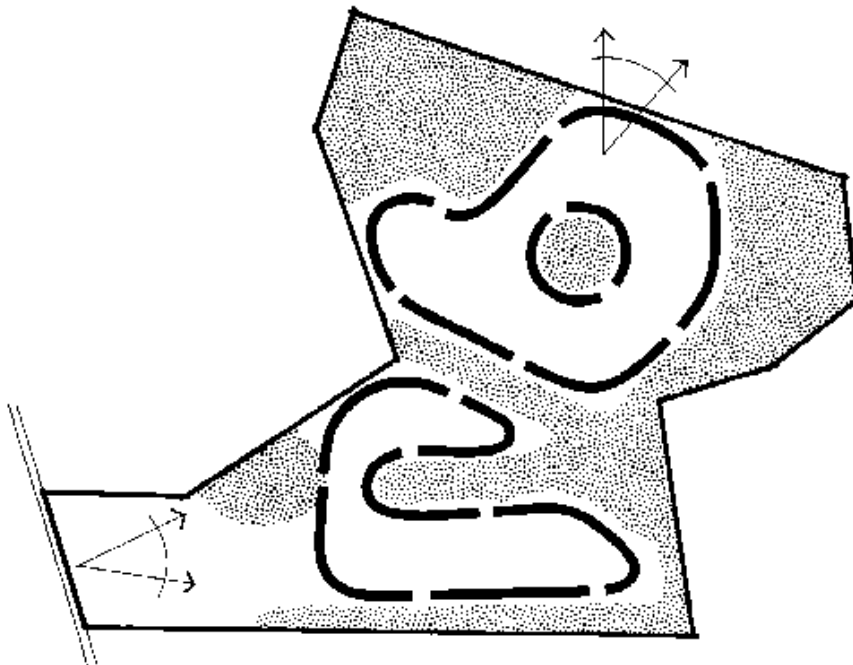


Figure 8: Potential Development Areas

The act of delineating conservation areas also defines "Potential Development Areas," which occupy the balance of the site (Figure 8 above). This completes the first step and virtually ensures that the site's fundamental integrity will be protected, regardless of the actual configuration of houselots and streets that will follow. In other words, once the "big picture" of conservation has been brought into focus, the rest of the design process essentially involves only lesser details. Those details, which are of critical importance to developers, realtors and future residents, are addressed during the last three steps. In Figure 7, those features include hedgerows, wildflower meadows, a large white oak tree, a grove of trees on the site of the original farmhouse and rural roads into the property from the township road.

Step Two: Locating House Sites

The second step involves locating the approximate sites of individual houses, which for marketing and quality-of-life reasons should be placed at a respectful proximity to the conservation areas, with homes backing up to woodlands or hedge-rows for privacy, fronting onto a central common or wildflower meadow, or enjoying long views across open fields or boggy areas (Figure 9 below). In a full-density plan, the number of house sites will be the same as that shown on the "Yield Plan" (32 in this example). Other options would include increasing density for developments that help achieve other community land use objectives like affordable housing or community sewage treatment, or voluntarily reducing that density to create a "limited development" plan, which under certain circumstances might produce the same economic payoff for the landowner.

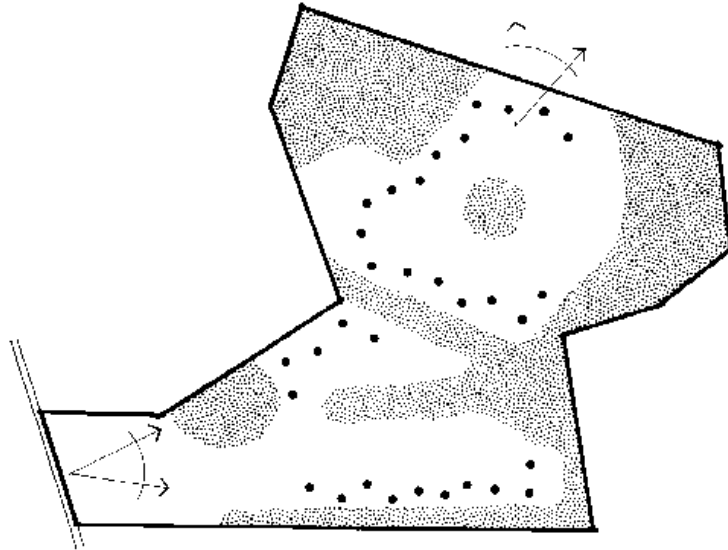


Figure 9: Locating House Sites

Step Three: Aligning Streets and Trails

The third step consists of tracing a logical alignment for local streets to access the 32 homes and for informal footpaths to connect various parts of the neighborhood, making it easier for residents to enjoy walking through the open space, observing seasonal changes in the landscape and possibly meeting other folks who live at the other end of the subdivision or the adjacent subdivision (Figure 10 below).

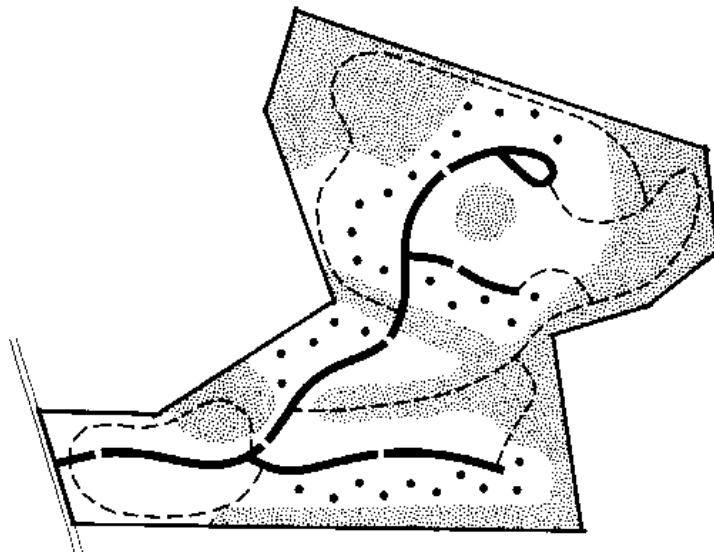


Figure 10: Aligning Streets and Trails

Step Four: Drawing in the Lot Lines

The final step is simply a matter of drawing in the lot lines, perhaps the least important part of the process. Successful developers of open space subdivisions know that most buyers prefer homes in attractive park-like settings, and that views of protected open space enable them to sell lots or houses faster and at premium prices (Figure 1 and Figure 11 below). Such homes also tend to appreciate more in value, compared with those on lots in standard "cookie-cutter" developments offering no views or nearby open space.

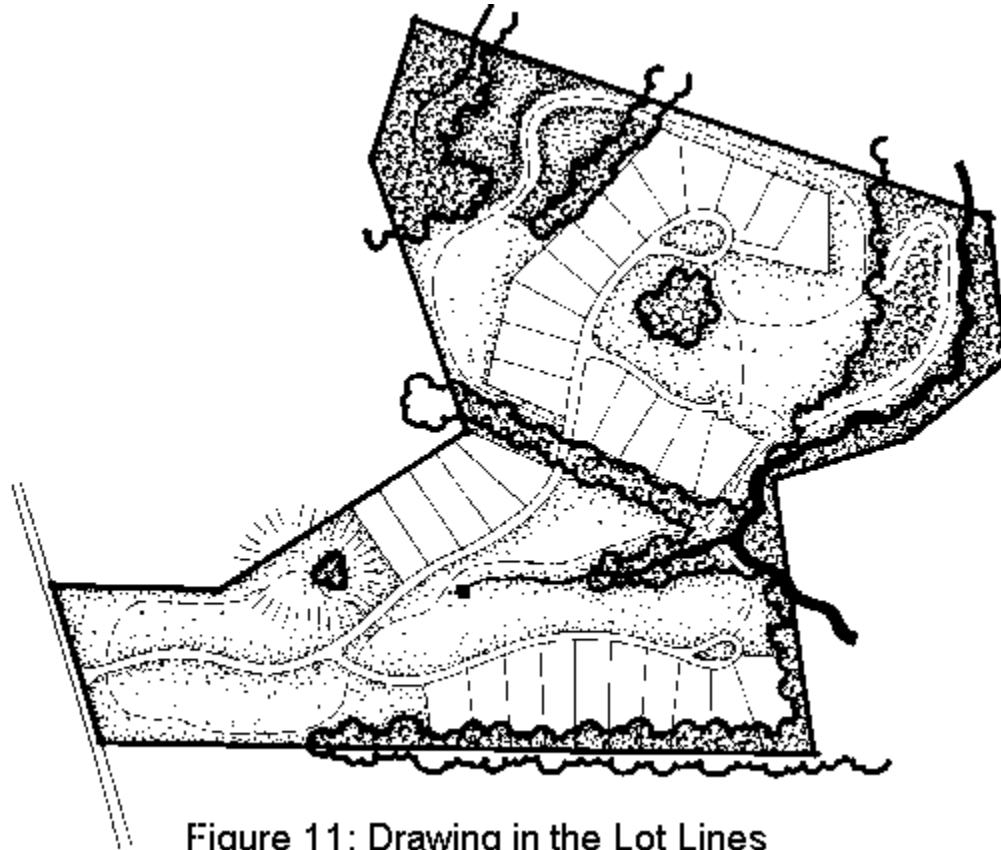


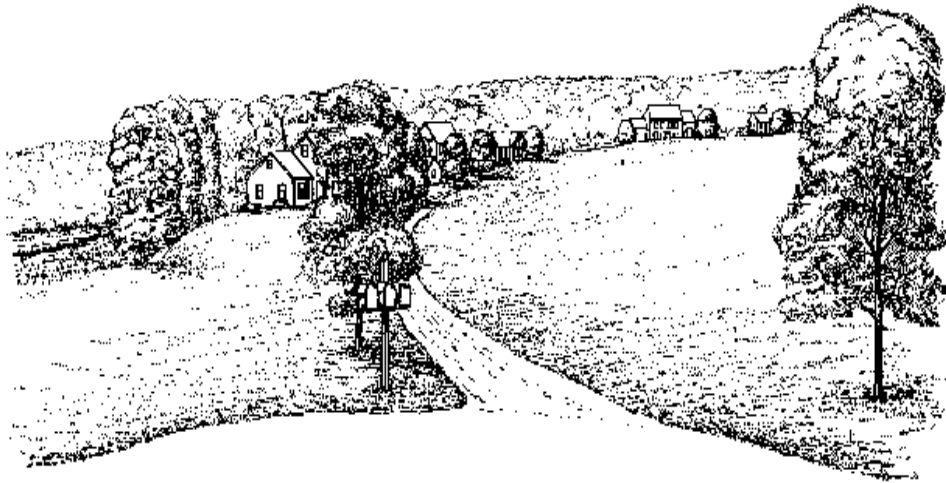
Figure 11: Drawing in the Lot Lines

Advantages for Municipalities, Developers, and Residents

Perhaps the most significant aspect of this design process is the way that it can help communities build an interconnected network of conservation areas. As described earlier in this article, township-wide open space plans, containing "Maps of Conservation and Development", can pre-identify land to be conserved in each new residential subdivision. Of course, such plans must be supplemented by amendments to zoning and subdivision ordinances to ensure that developers design around the natural features on their property and place them into undivided conservation areas rather than allowing them to be converted to suburban lawns and streets. Commission planning staff are working with a number of counties and townships in our seven-county region to implement such improvements.

These kinds of designs are finding a ready market among homebuyers in Minnesota and Wisconsin, who are placing greater emphasis on "quality of life" issues when purchasing new houses. In our area several developers have recognized the value of open space conservation, using it successfully as a marketing tool in some of their recent subdivisions.

In informal surveys it has been revealed that as many as four out of five house buyers in two new golf course developments in many areas have little or no interest in playing golf. They have chosen homes there primarily because they prefer to dwell in park-like settings, ones that offer attractive views from their windows and pleasant places in which to stroll. Developers find that lots abutting or looking onto open space sell faster -- and at premium prices -- compared with lots that are surrounded by more of the same. The good news for everyone is that huge sums need no longer be spent clearing natural land to create artificial open space in the form of golf courses. Developers who let Nature alone can reap the same benefits at minimal cost -- and with minimal disturbance to woodlands, meadows and fields.



A view across a protected meadow toward a group of new homes built at the edge of the woods.

Toward a New Land Ethic

The idea of a "land ethic" represents an evolution from the ancient Judeo-Christian ethics that govern relations among individuals and between individuals and society. Sixty years ago, Aldo Leopold suggested a third kind of ethic to deal with man's relation to the land.

As Leopold, who founded the discipline of game management at the University of Wisconsin, observed in 1933, "There is yet no ethic dealing with man's relation with the land and the animals and plants which grow upon it. ... The land-relation is still strictly economic, entailing privileges but not obligations."

The idea of a land ethic is probably very much alive in the minds and hearts of many rural residents, including many landowners. What farmer, for example, would truly prefer the noise of traffic or the hum of air conditioners over the sound of bird-song or the rustle of wind through the leaves? Who would prefer to see rooftops defining the horizon line instead of treetops, or parking lots instead of fields and meadows?

In Leopold's time there were few financial alternatives for those who depended upon the value of their land to ease their retirement years, or to pay for health care costs. Today a variety of options exist, allowing landowners to realize the economic value of their farms and woodlands without destroying the wildlife and ecological values of their properties. The 150-page handbook *Conservation Design for Subdivisions*, by Randall Arendt, illustrates one of these options, one that could be used along with others to strike a better balance between development and natural areas conservation.

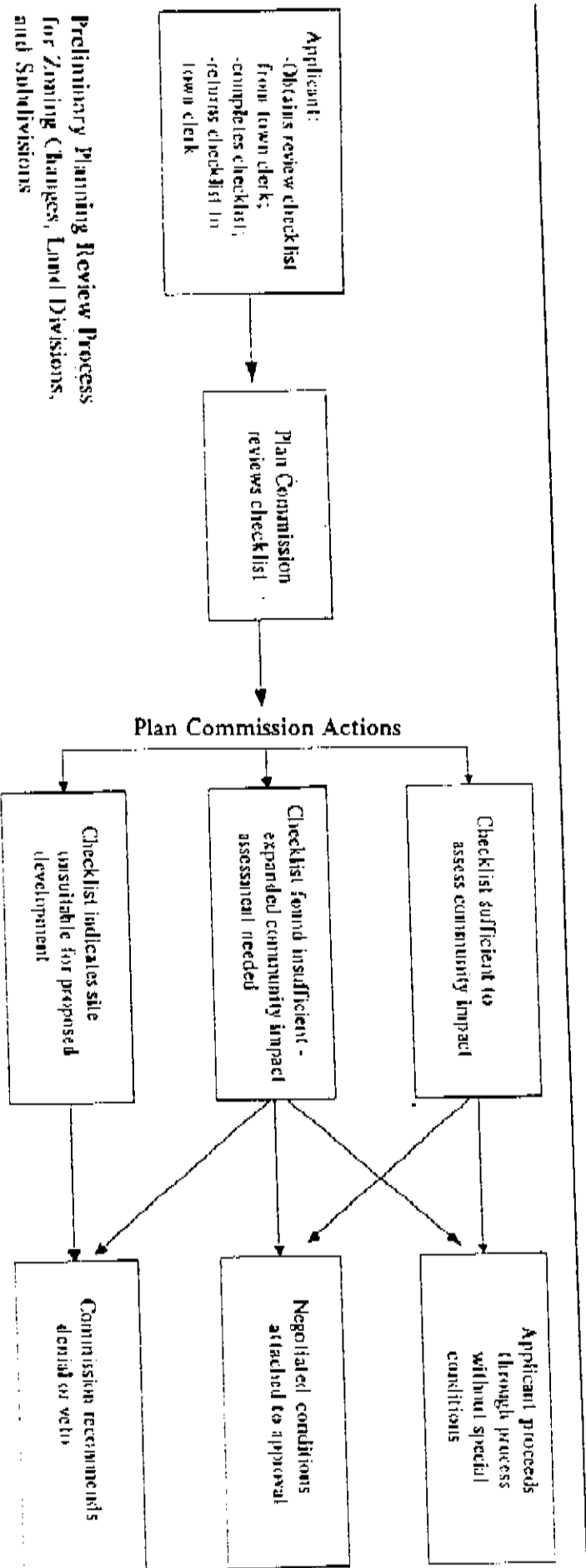
Among those other options are the purchase of development rights, the transfer of development rights, "landowner compacts" involving density shifts among contiguous parcels, bargain sales to land conservancies, and "limited development". Of the entire range of alternatives, it is likely that the approach described in the handbook offers the greatest potential because it does not require public expenditure, does not depend upon landowner generosity, does not need a special "high end" market, does not involve complicated regulations for transferring rights to other sites and does not depend upon the cooperation of two or more adjoining land-owners.

This is not to imply that the other options should not be actively encouraged in your community, but rather to place those techniques in a realistic perspective as supporting elements in an areawide program of conservation and development that is most logically based upon the flexibility and advantages offered by "conservation subdivision design", within a comprehensive planning framework as delineated on a township-wide "Map of Conservation and Development".

The great advantage of some of those other options is that many of them preserve parcels in their entirety, although they are implemented less frequently. **The great advantage of open space planning and conservation design is that when they are institutionalized into local zoning and subdivision ordinances, they will be used on a day-to-day basis to protect significant percentages of land in each new subdivision that is proposed. This is known to contribute to**

maintaining rural character and creating sustainable corridors of open space for wildlife habitat, water quality protection and scenic appreciation while allowing the same amount of development as under existing rules.

This article is excerpted with permission from Randall Arendt's handbook, **Conservation Design for Subdivisions** (Island Press). Mr. Arendt is Vice-President for Conservation Planning for the Natural Lands Trust in Media, Pennsylvania and is one of the country's leading advocates of open space conservation and improved subdivision design. He previously served as Director of Planning and Research for the Center for Rural Massachusetts in Amherst. Arendt is also the author of the widely praised book, **Rural by Design: Maintaining Small Town Character** (American Planning Ass'n) -- which includes case studies of communities that have successfully dealt with open space, infill, and commercial development.



Preliminary Planning Review Process for Zoning Changes, Land Divisions, and Subdivisions

The following represents recommended changes in the town subdivision ordinance and a proposed resolution related to the zoning review process:

Implementation of Plat and Certified Survey Review

The Town of Dunn should amend its subdivision ordinance as follows:
Section 1.02—change “Greenway” to “Open Space”

(1) Pre-Application Procedure

Prior to filing an application for approval of a preliminary plat, comprehensive development plan or a certified survey map, the subdivision shall consult the Plan Commission for general advice and assistance and for a preliminary planning review of the site and the proposed subdivision or land division.

(A) Purpose. The purpose of the preliminary planning review is to provide a basis for an orderly, systematic review of the effects of a new subdivision or land division upon the town in accordance with the principles and procedures of Section 236.45(1), Wisconsin Statutes and to assist the subdivision as early as possible in the planning process to plan the proposed subdivision or land division consistent with the Town of Mount Horeb Use Plan.

(B) Preliminary Planning Review Checklist. Prior to the pre-application conference the subdivision shall receive a preliminary planning review checklist form from the Town Clerk. The preliminary planning review checklist shall be completed by the subdivision and returned to the Town Clerk. Within thirty (30) days, the Plan Commission shall review with the applicant or agent the preliminary planning review checklist.

(C) Plan Commission Recommendations. Upon reviewing the preliminary planning review checklist, the Plan Commission shall do one of the following:

(1) Waive further pre-application planning review and advise the subdivision to proceed with the application for preliminary plat, comprehensive development plan, or land division application as specified elsewhere in this ordinance.

(2) Waive further pre-application planning review providing the subdivision meets conditions specified in writing in a letter to the applicant and the Town Board.

(3) Advise the applicant and the Town Board that the Plan Commission will not recommend approval of the proposed subdivision on the basis of the planning review. The notice of a negative recommendation shall be prepared in writing to the applicant and the Town Board and shall specify the reasons for the negative recommendation.

OR

(4) Determine the need for an expanded community impact assessment. If an expanded community impact assessment is required, the Plan Commission shall state in writing the specific questions which require further research, data, and input from the applicant or other affected persons. The list of questions can include items which this ordinance already enables the Plan Commission to obtain or it may include additional information which is relevant to making a decision on the application. The letter requiring an expanded community impact assessment shall set a reasonable date for the return of the requested data and information and it may specify the format in which the data is to be presented. All costs incurred by the applicant in responding to questions from the Plan Commission shall be borne exclusively by the applicant.

Within thirty (30) days after submission to the Plan Commission of the final expanded community impact assessment, the Plan Commission shall make its findings as indicated in Section 105.04(1)-(3) above. Any alterations of the natural environment that the Town Plan Commission determines were purposely made to subvert the intentions of this review process will result in an automatic negative recommendation from the Plan Commission.

(D) Plan Commission Recommendations are Advisory. The findings of the Plan Commission at the pre-application conference do not constitute approval of the proposed subdivision and do not preclude additional review as provided elsewhere in this ordinance.

Implementation of Zoning Change Review Process

The Town Board should adopt by resolution a zoning change review process which will permit the town to conduct a planning review of all proposed zoning changes and to exercise its veto powers, as specified in Section 59.9745(6)3, where a proposed zoning change would not be consistent with the Town of Dunn Land Use Plan. A copy of the resolution should be filed with the County Clerk, County Board, and County Zoning Administrator. The County Zoning Administrator should be requested to inform all applicants for zoning changes in the Town of Dunn of the zoning change review process. The County Zoning Administrator cannot refuse zoning applications, if the applicant refuses to comply with the adopted resolution. The incentive for compliance is the town veto power.

The resolution adopted by the Town Board should include the following wording:

(1) This resolution requires applicants for zoning change in the Town of Dunn to submit a preliminary planning review checklist to the Town Plan Commission prior to filing a petition for a zoning change with the County Zoning Administrator. The purpose of this requirement is to assure proper planning review and consistency with the Town of Dunn Land Use Plan.

(2) Prior to filing a petition with the County Zoning Administrator, an applicant should receive a preliminary planning review checklist form from the Town Clerk.

(3) The preliminary planning review checklist shall be completed by the applicant, using the Town of Dunn Open Space Preservation Handbook and Land Use Plan, and presented to the Plan Commission meeting.

(4) At the next regularly scheduled Plan Commission meeting, upon reviewing the preliminary planning review checklist, the Plan Commission shall do one of the following:

a. Write further planning review and submit a letter to the Town Board and the applicant that no significant community impacts are apparent at this time. Such a finding does not preclude a Town Board veto if new information should be revealed or if the Town Board does not accept the Plan Commission recommendation.

b. Write further planning review providing the applicant needs conditions specified by the Plan Commission. Written notice to the applicant and Town Board stating the conditions shall also contain the notice that the Town Board could still veto the requested zoning change as a result of other evidence presented at the public hearing. Following the public hearing conducted by Dana County, if the Town Board decides to accept the Plan Commission recommendation, the applicant has seven (7) days to file a signed written statement with the Town Clerk accepting the conditions recommended by the Plan Commission.

This statement shall specify that if conditions are not being met that town building permits and/or driveway permits will be withheld. Also, if development has not begun within one year from date of approval the town will petition the county to revert the zoning time extensions may be granted by the Plan Commission. When deemed appropriate, deed restrictions or covenants may be required as a condition.

If the applicant does not choose to file such a statement the Town Board shall file a veto resolution with the County Clerk within ten (10) days of the public hearing as specified by Section 59.97(5)(e), Wisconsin Statutes.

c. Submit a letter to the applicant and the Town Board stating that the proposed zoning change would result in an unacceptable community impact and recommending that the Town Board veto the proposed zoning change.

OR

d. Determine the need for an expanded community impact assessment. If an expanded community impact assessment is required, the Plan Commission shall state in writing the specific questions which require further research, data, and input from the applicant or other affected persons. The letter requiring an expanded community impact assessment shall set a reasonable date for the return of the requested data and information and specify the format in which the data is presented. All costs incurred by the applicant in responding to questions from the Plan Commission shall be borne exclusively by the applicant. Within thirty (30) days after submission of the final expanded community impact assessment, the Plan Commission shall make its findings articulated in a through c above. Any alterations of the natural environment that the Town Plan Commission determines were purposely made to subvert the intentions of this review process will result in an automatic negative recommendation from the Plan Commission.

(5) If an applicant fails to comply with provisions of this resolution, the Town Board may veto the proposed zoning change as provided in Section 59.97(5)(e), Wisconsin Statutes.

Preliminary Planning Review Checklist

The preliminary planning review checklist shown on the following page has been prepared for use in identifying potential impacts of land use changes on the Town of Dunn Open Space System. It is strongly recommended that this checklist be expanded to include a review of public services, impact on agriculture, and design.

MAP 11
 POLLUTANT EXHAUSTION RIVER MILES LIST

Name of Project

Type of Approval Requested

Project Name & Address

Date Submitted

Does the project (a) affect the site or (b) is located adjacent to the site? (See Section 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Does the project (a) affect the site or (b) is located adjacent to the site?

YES NO

1. Does the project site contain or is it adjacent to wildlife habitat, including feeding, nesting, resting, breeding, burrows, wintering, or migratory habitat and movement corridors?
2. Does the project site contain wetlands, prairie, or wetland plant communities?
3. Will any trees over 6" in diameter at breast height be removed by the proposed action?
4. Does the project site contain or is it adjacent to areas of significant scientific research value?
5. Will the proposed project affect riparian views of bridges, roads, trails, streams, and wetlands?
6. Does the project site contain farm distance views (over the water from the river)?

Although not within the scope of this report, the preliminary planarian review checklist should be reviewed in the case of public services, impacts on agriculture, and other

7. Will the proposed project affect views from within wetland areas and stream corridors which currently contain low stems or lower deciduous?
8. Will the proposed project interfere with all types of night flights, nesting, or activities which might affect adjacent wildlife habitat or aesthetic resources?
9. Does the project site contain or is it adjacent to water resource areas, including springs, perennial streams, rivers, lakes, or wetlands?
10. Does the project site involve an area of soil instability or erosion potential - soils of greater than 12 percent slope or organic soils, peats, or mucks at or near the surface?
11. Does the project site contain intermittent drainage channels which empty into wetlands, streams, or other bodies of water?
12. Will the proposed project increase ~~storm water~~ runoff into adjacent property?
13. Will the proposed project involve changes in wetland connectivity?
14. Does the project site contain or is it adjacent to areas designated as part of the 100-year flood hazard?
15. Will the proposed project involve concentrations of untreated ground water pollution sources, such as on-site wastewater disposal systems or sanitary landfill activity?
16. Will the proposed project affect the flow of ground water discharge to springs, streams, rivers, lakes, or wetlands?
17. Will the proposed project affect the area's use for fishing, hunting, trapping, or wild food gathering?
18. Will the proposed project be allowed to include opportunities for active recreation activities and preserve natural opportunities for walking, hiking, or skiing?
19. Is the proposed site within 500 feet of a publicly-owned recreation or conservation area?
20. Does the project site contain factors of significant environmental value?
21. Does the project site contain or is it adjacent to parks, recreational facilities or historic, archaeological, or cultural resources?
22. Is the proposed project situated in an existing development, commercial or industrial by State and local authorities, such as parking lots, streets, rivers, wetlands, wetlands, or archaeological sites?

151

10/12/12

10/12/12

10/12/12

2003 Focus Groups

SOMERSET TOWNSHIP COMPREHENSIVE PLAN: *PARKS AND RECREATION DEVELOPMENT COMMITTEE*

Vision-

“The Window of Opportunity is Closing”.

Somerset Township is poised at the brink of rapid development that will, if we do not act now, remove any chance of open spaces for future generations. To put in place plans for the future development of Parks for the residents of the Township, Trails for multiple uses (walking, biking, cross-country skiing, horseback riding, and snowmobiling), seeking public access to the Apple and St. Croix Rivers and the preservation of places of historic significance.

It is our recommendation to establish a “Parks and Recreation Committee” to carry out the plans set forth in the Somerset Township Comprehensive Plan for Parks and Recreational Development.

Our Parks and Recreation Group has broken down it’s plan recommendations into the following four sections:

- I. Inventory of the Town’s Assets
- II. Funding for Parks and Recreational Development
- III. Development of Parks and Trails
- IV. Prioritization of the Comprehensive Plan

I. Inventory- Property presently owned or features within the Township boundaries.

- 1). Twin Springs Park
- 2). Historic townhall and lot in village limits
- 3). Lake access-
 - a. Pine Lake
 - b. Bass Lake

- 4). St. Croix River access-
 - a. Somerset Landing (Ferry crossing)
 - b. Twin Springs
 - c. Numerous parcels of USA, National Scenic Riverway and DNR property in between.
- 5.) Apple River access-
 - a). None at present-explore possibilities.
 - b). Floater's Haven for example.
 - c). Private property {Example: Wigee-Lawson property}
 - d). "The Falls" NSP property
- 6) River bluff views
- 7). 40 acre closed dumpsite.
- 8). Village ball fields towards which township funds have been previously paid.

II. Funding:

To purchase land and/or acquire easements, funds will be necessary. Methods of obtaining the necessary funding are proposed as follows-

- 1). Change the development fee for "Park Fund" to 1% of the selling price of each newly created lot. This will more accurately keep pace with inflation and the rapidly increasing value of the lots, as well as the added burden on demands for use of parks and trails.
- 2). Determine if "Impact Fees" are a viable means of obtaining funds.
- 3). Grants and aids for trail development available from County, State and Federal programs.
- 4). Conservation easements.

- 5). Township Property Tax increases to fund specific projects-much the same as School bond referendums.
- 6). Private funding.
- 7). Foundations.
- 8). Trusts/Wills.
- 9). Borrowing.
- 10). Town Fundraisers
- 11). Involve Special Interest Groups for partnering, resources or funds.

III. DEVELOPMENT of PARKS AND TRAILS:

We propose the following considerations be adopted into the township plan to facilitate the development of public parks, and trails.

1). Parks/Trails within all newly proposed developments. The Parks and Recreation Committee will review each proposed development plan for the following.

A). Trails for non-motorized use will be designated (incorporated) into the overall plan with consideration given to inter connecting trails to adjacent developments, so as to create a 'System' of trails through out the township.

B). Set aside ½ acre/ 10 lots for kiddy play parks.

C). Create a marked extension to the paved roads within new developments for walking/bicycles etc. These extensions could also be interconnected to other developments through the culdesacs that butt up to the next development.

D). Acquire land to establish day parks.

E). Acquire land to establish ingress/egress to Lakes, Rivers or National Park Land.

2.) Parks and trails outside of newly created developments.

3.) Parks and Recreation Committee would work with the National Park system to establish non-motorized recreation trails on the federal land east of the St. Croix River.

IV. Prioritization of the Comprehensive Plan for Parks and Recreation Development.

- 1.) Establish a “*Parks and Recreation Committee*”.
- 2.) Change the development fee for “Park Fund” to 1% of the selling price of each newly created lot.
- 3.) Create non-motorized trails through new developments, marked lanes on new development roads, land acquisition, easements, working with National Parks people.
- 4.) Purchase land for parks and or trails.
- 5.) Use current assets/inventory to create parks and/or trails.
- 6.) Work on alternative funding to procure more land, create parks, and/or create trails.
- 7.) Be open to act on any opportunity that will enhance the Town of Somerset’s parks and recreational development

Alternate list of priorities-

IV. Prioritization of the Comprehensive Plan for Parks and Recreation Development.

- 1.) Establish a "Parks and Recreation Committee".
- 2.) Change the development fee for "Park Fund" to 1% of the selling price of each newly created lot.
- 3.) Trails for non-motorized use will be designated (incorporated) into the overall plan with consideration given to inter connecting trails to adjacent developments, so as to create a 'System' of trails through out the township.
- 4.) Create a marked extension to the paved roads within new developments for walking/bicycles etc. These extensions could also be interconnected to other developments through the culdesacs that butt up to the next development.
- 5.) Acquire land to establish day parks.
- 6.) Acquire land to establish ingress/egress to Lakes, Rivers, USA, National Scenic River way and DNR Lands.
- 7.) Develop Twin Springs Park. Possible purchasing two unbuildable lots adjacent to it.
- 8.) Parks and Recreation Committee would work with the National Park system to establish non-motorized recreation trails on the federal land east of the St. Croix River.

Obtain grants and aids for trail development available from County, State and Federal programs.

- 9.) Consider obtaining Apple River access by purchasing land from Floater's Haven.**
- 10.) Consider obtaining Apple River access by purchasing land from Wiggee-Lawson.**
- 11.) Create a park out of the Somerset landing (Ferry crossing)**
- 12.) Contact NSP to get public access to the Apple River through their property at the "Falls".**
- 13.) If the NSP plant ever closes, make sure that the Town of Somerset reacquires this property.**
- 14.) Create parks and trails outside newly created developments.**
- 15.) Purchase land adjacent to the Pine Lake access to create a Town Park.**
- 16.) Purchase land adjacent to the Bass Lake access to create a Town Park.**
- 17.) Purchase land with a St. Croix River bluff view to create a Town Park.**
- 18.) Involve special interest groups for partnering, resources or funds.**
- 19.) Purchase land to move the historic Town Hall, and create a park.**
- 20.) Increase property taxes to fund specific parks and recreation projects.**

- 21.) Develop the 40 acre dumpsite into a Town Park-if environmental and health concerns would permit.
- 22.) Organize town fundraisers to fund specific parks and recreation projects.
- 23.) Set aside ½ acre/ 10 lots for kiddy play parks.
- 24.) Obtain private funding for specific parks and recreation projects.
- 25.) Look to Foundations to obtain funds for specific parks and recreation projects.
- 26.) Borrow money to accomplish specific parks and recreation projects.
- 27.) Seek out trusts and wills to accomplish specific parks and recreation projects.

Housing Focus Group

Jason Crotty
Chris Brunell
Tom Mosman
David Bracht
Jack Harrison - Convener
Mike Helgeson

Some Things to Consider

What sort of housing stock is missing in the town?

Can we continue to rely on the village providing low income and rental housing?
If not, how should this be addressed?

Would some type of conservation design make sense? If so what would it look like?
If not, what might be a better way to preserve the rural character of the town?

How can we persuade developers to lose a lot to retain a feature of the land that might make remaining lots worth more?

Statistics

Average home sale price for 2002 (closed sales) on a 3 Acre lot in Somerset Township is \$250,000. Typical prices start around \$200,000.

Average home sale price for 2002 in the village is \$155,000 with typical prices starting in the mid \$130,000s.

See Appendix for data source (Multiple Listing Service)

Background

For the purpose of this group it is believed that the West Central Wisconsin Regional Planning Commission (WCWRPC) contracted by the township and planning commission will update information contained in the "Town of Somerset Land Use Plan 1998-2018" to identify growth trends such as:

- Population and population change by year
- Components of population change
- Persons per household by year
- General housing characteristics by year
- Types of housing
- Housing unit value by year and year built
- Residential, commercial and industrial land projections, etc.

Introduction

Our committee was asked to develop a vision for the town's future as it relates to Housing. Ideally providing objectives and guidelines for the township as a basis to the "Comprehensive Plan".

In the fall of 1996, the town mailed out 300 surveys to randomly selected households in the Town of Somerset. Of those, 280 surveys (93%) were completed and returned for analysis. Two results as they relate to housing were as follows:

44% think that clustered residential development, which maximizes open space, should be allowed. 42% of the respondents do not.

What people like the most about the Town of Somerset: The rural setting followed by the location, the schools, the size of the community, how friendly quiet, safe and beautiful it is.

Without a more up to date survey, we created an objective to accommodate the respondent relatively equal split between our current housing development practices and a more rural conservation or clustered residential development approach as follows:

Our principal objective is to propose a vision that balances the less tangible benefits to the community of maintaining farmland and open space, with the need for landowners to receive an equitable financial return on the value of their land.

We believe both objectives (maintaining a rural setting while providing an equitable return to landowners can be accomplished through a developer/market driven approach, which enables the developer to choose the current 3-acre standard development, or a clustered/conservation land development based on economics. We further propose that the economics for a developer be enhanced toward a conservation/clustered design allowing a greater number of housing parcels over a standard development thereby further increasing existing landowners ability to receive an equitable financial return.

Principles To Guide Somerset's Residential Development Program

1. If we want to keep the rural character of our town, it is essential that we preserve blocks of open space during development of residential neighborhoods.
2. We need to provide existing landowners reasonable and equitable options that will allow them a fair return of the development of their land in the future.
3. We need to ensure that "open space" dedicated during a development is permanently protected.
4. Our program should ensure Somerset remains a very desirable place to live, work and farm in the future.

What will our countryside Look Like in the Future?

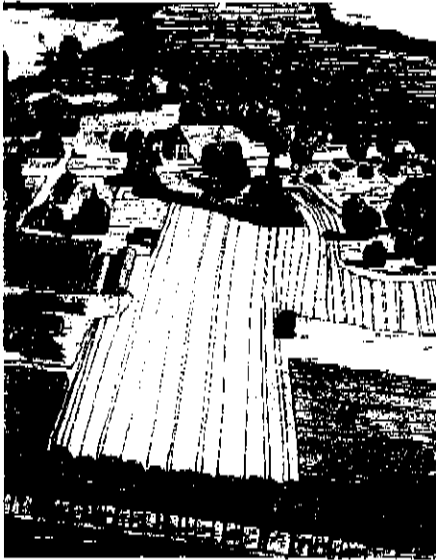
The land-use decisions we make now will determine how our Town will look in the future. There are a number of options we can choose for shaping our future development. Some will provide more of a sense of rural character, and some will move us towards a more suburban look.

- 1) **Conventional large lots.** A typical development in Somerset Township is comprised of an 80 acre parcel that is divided into approx. 24 (3-acre) lots.
- 2) **Cluster or conservation design.** If the cluster approach would allow a minimum of 24 lots in 40 acres with the balance set-aside in a conservation easement it is likely that developers would be in favor. Using this approach, the net undeveloped land would be much greater than with current development practices. We believe developers should have an incentive to seek a conservation design. One approach could be by gaining an extra lot or lots in returning for pursuing a conservation design. As previously mentioned, a standard 80 results in 24 - 3 Acre lots. If the developer gets 25 or 26 lots by pursuing the conservation design, in conjunction with less roadwork and utility infrastructure, there will be an incentive. This approach would enhance the existing landowners opportunity to receive an equitable financial return on the value of their land while leaving significant portions of their property undeveloped.

These choices will each have their own economic impacts, both positive and negative. They will also have an impact on how our Town looks, and what it feels like to live here.

The illustrations below show an example of how two different planning and zoning options would provide planning on a similar sized parcel of land.

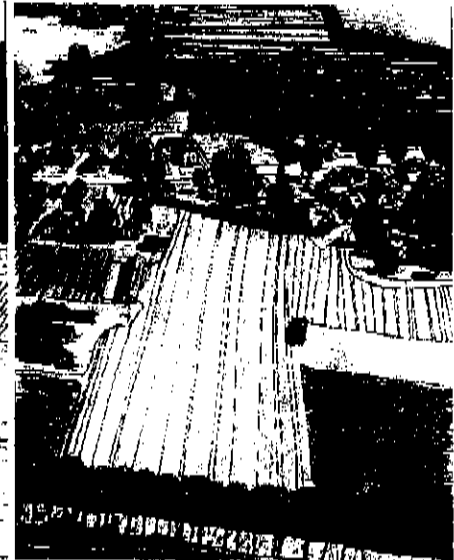
Undeveloped



Conventional



Conservation



Conventional Residential Zoning Design

The conventional approach to development results in the entire parcel being covered with houselots and subdivision streets. Communities which have had a lot of experience with this type of development ultimately realize that, as one parcel after another is eventually developed, their formerly open landscape evolves into a network of "wall-to-wall" subdivisions.

One of the "solutions" that many conventional zoning ordinances use for maintaining open space and rural character is large lot zoning – that is establishing large, three, five to ten acre, minimum lot sizes in rural zoning districts. Although large lot zoning does reduce the number of homes that can be built, it also spreads out the homes in such a way that none of the remaining land is useable for farming, forestry, or even recreational trails. House lots become "too large to mow, but too small to plow," and the greater distance between homes effectively stifles the emergence of any sense of neighborhood.

Cluster/Conservation Residential Zoning Design

The basic principle of cluster development is to group new homes onto part of the development parcel, so that the remainder can be preserved as un-built open space.

In order to avoid disturbing the equity held by existing landowners, open space zoning allows the same overall amount of development that is already permitted. The key difference is that this technique requires new construction to be located on only a portion – typically half – of the parcel. The remaining open space is permanently protected under a conservation easement co-signed by a local conservation commission or land trust, and recorded in the registry of deeds.

Experience has shown that when clustering and open space preservation are left optional, only a small percentage of developers choose to take advantage of this approach. Most simply continue to do as they have

always done: creating checkerboards of house lots and streets. This means that even though the clustering option is in the zoning ordinance, it remains essentially unused. The community is still left with conventional development patterns repeated over fields and woodlands. ***To offset the habitual development process of conventional 3-acre lot design we propose an economic incentive be created to enable a greater number of lots than would under conventional residential development guiding a developer to more closely assess a cluster design.***

Open space zoning does not penalize the rural landowner, does not take development potential away from the developer, and is extremely effective in permanently protecting a substantial proportion of every development tract. It does not require large public expenditures (to purchase development rights), and allows farmers and others to extract their rightful equity without seeing their entire land holding bulldozed for complete coverage by house lots.

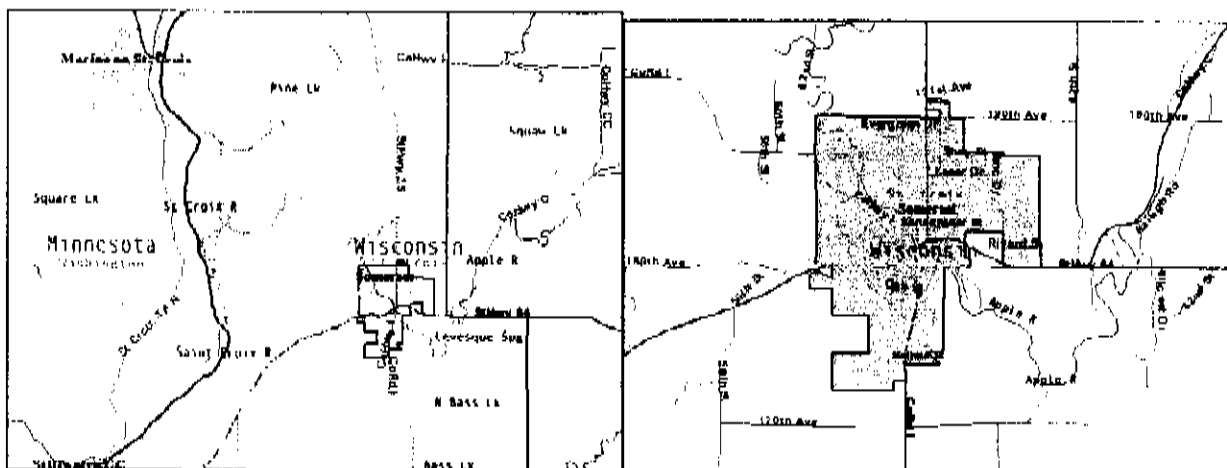
This pattern of down-sized house lots and preserved open space offers distinct economic advantages to all parties. Developers can reduce the costs of building roads and providing utility infrastructure. Also, additional savings may be realized through the use of common wells and septic systems. Local governments save on snowplowing and on periodic road re-surfacing. All of these savings will benefit homebuyers through reduced development costs.

Landowners who view their property as their "pension" no longer have to destroy their woods and fields in order to retire with a guaranteed income, as their equity is not diminished. Local governments do not have to raise property taxes to finance expensive open space acquisitions, and are not faced with the administrative complexities posed by TDR (transfer of development rights) systems. Developers are not placed under unreasonable constraints and home owners as well as current town residents benefit from view sheds that will be guaranteed by conservation easements, protecting the open space from future development.

Open Issues with Cluster Design

Psychological and/or actual impact of conventional well/septic/drain field implemented on smaller lots
 Common well and septic costs versus conventional on 3-acre lots

People have expressed concerns about siting septic systems on the smaller cluster lots. Recognizing this factor, officials are requiring such houselots to be located on that part of the parcel where soils are most favorable for leaching fields. The flexibility of cluster design allows this to happen. On the other hand, in a conventional subdivision, septic systems are located wherever the soils manage to pass minimum health requirements, even on marginal soils whose long-term suitability is questionable. In addition, it should be noted that septic systems can be located beyond one's lot lines, on an easement within the protected open space.



Housing Focus Group - Summary

We feel that a conservation / cluster design that preserves open space would be good for the Township.

Developers should have choices associated with developing property as a "one size fits all approach" is usually not the best.

Economic incentives could make cluster developments the design of choice.

Large lot zoning (5 acre or 10 Acre lots) just create subdivisions with big lots and don't preserve open spaces with nice views.

Housing and land use policies in the Town of Somerset need to preserve the rural feel of the area, protect the investment of area farmers and land owners, and foster a climate conducive to the development of future housing opportunities.

APPENDIX

- 1 MLS data on housing prices
- 2 Statute 66.1001 Comprehensive planning (Unofficial text)
- 3 Studies on Consumer Preferences
- 4 Summary of Troy Township Ordinance
- 5 Copy of Troy Subdiv. Ordinance
- 6 Examples of Subdiv layouts

Sold - 37 Properties Found								
	Sq Foot Total	Bedrooms	Full Baths	Total Baths	Half Baths	List Price	Sale Price	Days on Market
Min	1134	2	1	1	0	\$ 159,900	\$ 158,900	1
Avg	2141	3.4	1.5	2.5	1	\$ 256,209	\$ 257,712	128.7
Max	4900	5	3	5	1	\$ 429,000	\$ 438,500	498

Your Search Criteria Returned 37 Properties

Enter Number of Properties to View (200 maximum)

Search Criteria: (liststatus in ('closed') and (SalesPrncs>=150000) and (OMarkedDate>=convert(datetime,'01/01/2002')) AND Municipality in ('SOANT', 'SOMIS', AND Area in ('805'), AND (SalesPrice>=150000) AND (Acres>=3)

$$\frac{9700}{2141} = 4530$$

$$\frac{257712}{2141} = 12037$$

$$\frac{256209}{2141} = 11967$$

Adjusted Average Price \$249,831

SOMERSET Township

Tempo Single Family Residential Search Results
 Click on MLS No. link to view one property:

2007 closed sales
 townshp Aug \$ 249,031

Total number of properties found: 41

Res	MLS No.	Pic	Status	Address	Area	Muni	Price	DOM	Style	BR	Baths	FSZ	FSF	Year Built
1	2032691		Sold	909 Raymond Street	805	SOMG - Somerset	\$127,900	60	2UNIT	2	2	1120	1120	1998
2	2025695		Sold	410 Raymond Street	805	SOMS - Somerset	\$125,999	8	2UNIT	2	2	1128	1120	1999
3	2023295		Sold	2124 76th Street	805	SOMS - Somerset	\$143,100	1	THRLS	3	2	1546	1546	2000
4	2017453		Sold	1799 62nd Street	805	SOMI - Somerset Twp	\$152,899	21	ONEST	3	2	1164	2020	1990
5	2080988		Sold	1664 85th Street	805	SOMT - Somerset Twp	\$158,900	35	SPEBI	4	2	960	1760	1994
6	2015794		Sold	613 230th Avenue	805	SOMT - Somerset Twp	\$167,000	33	ONEST	3	2	1104	1716	1976
7	2002450		Sold	2345 53rd Street	805	SOMS - Somerset	\$179,900	46	SPEBI	2	2	1134	1134	2001
8	2063745		Sold	1491 6th St JOE	805	SOMS - Somerset	\$179,900	2	SPEBI	3	1	1020	1692	1991
9	1585910		Sold	505 239TH AVENUE	805	SOMS - Somerset	\$189,900	228	THRLS	3	2	1508	1508	2001
10	2063768		Sold	524 170th Avenue	805	SOMS - Somerset	\$180,000	35	ONEST	3	3	1150	1450	1965
11	1603320		Sold	567 207TH AVENUE	805	SOMS - Somerset	\$197,500	108	ONEST	3	2	1440	1440	2001
12	2039178		Sold	2359 53rd Street	805	SOMS - Somerset	\$213,900	78	SPEBI	3	2	1196	1284	2002
13	2015455		Sold	880 169th Avenue	805	SOMT - Somerset Twp	\$199,750	131	SPEBI	3	2	1196	2480	2002
14	2013316		Sold	500 155TH AVE 40 AC	805	SOMS - Somerset	\$456,500	115	SPEBI	3	2	1248	1826	1983
15	1511218		Sold	2327 53RD STREET	805	SOMS - Somerset	\$194,900	238	THRLS	3	2	1306	1306	2001
16	1603165		Sold	2123 76TH STREET	805	SOMS - Somerset	\$201,025	268	THRLS	3	2	1508	1508	2001
17	1533144		Sold	551 170TH AVE	805	SOMS - Somerset	\$187,500	252	TWOST	3	2	1216	2432	1900
18	2004634		Sold	2349 City Rd	805	SOMS - Somerset	\$199,500	61	TWOST	3	3	782	1566	2002
19	1535811		Sold	1814 CITY RD	805	SOMS - Somerset	\$205,000	99	TWOST	4	3	1312	2288	1111
20	2019284		Sold	2095 60th Street	805	SOMS - Somerset	\$209,900	193	SPEBI	3	2	1196	1300	2002
21	1555943		Sold	508 239TH AVENUE	805	SOMS - Somerset	\$222,000	266	ONEST	3	2	1728	1728	2001
22	2020454		Sold	2383 53rd Street	805	SOMT - Somerset Twp	\$228,900	63	ONEST	3	3	1512	3024	2002
23	2000787		Sold	597 217th Ave	805	SOMT - Somerset Twp	\$239,900	363	SPEBI	2	1	1400	1590	2001
24	1601965		Sold	418 172ND AVENUE	805	SOMS - Somerset	\$240,000	498	TWOST	4	3	1240	1960	2000
25	2043074		Sold	517 232nd Avenue	805	SOMS - Somerset	\$242,000	181	SPEBI	3	2	1480	1440	2002
26	2019992		Sold	1997 Nighthawk Dr	805	SOMS - Somerset	\$250,000	88	TWOST	4	2	625	3100	1996
27	2088190		Sold	1662 County Rd. J	805	SOMT - Somerset Twp	\$247,250	82	ONEST	3	3	1680	2373	1998
28	1528215		Sold	423 172ND AVE	805	SOMS - Somerset	\$269,900	145	TWOST	4	3	1208	2192	2001

Sold - 44 Properties Found								
	Sq Foot Total	Bedrooms	Full Baths	Total Baths	Half Baths	List Price	Sale Price	Days on Market
Min	858	0	0	0	0	\$ 79,900	\$ 81,000	1
Avg	1284.8	2.6	1.1	1.5	1	\$ 155,275	\$ 155,315	72
Max	2129	4	2	3	1	\$ 275,900	\$ 248,500	352

Your Search Criteria Returned 44 Properties

Enter Number of Properties to View: (200 maximum)

[View Requested Listings](#)

[Revise and search again](#)

Search Criteria: ((liststatus in ('closed') and (OffMarketDate>=convert(datetime,'01/01/2002') AND OffMarketDate<=convert(datetime,'12/31/2002')))) AND (SchoolDistrict Like "9006%") AND (Acres<=1)

2002 closed sales - Village

Tempo Single Family Residential Search Results

29	205M75	1	Sold	453 172nd Avenue	805	SOMS - Somerset	\$275,000	128	TWOST	3	3	1088	1768	2002
30	2017193	1	Sold	1762 85TH ST	805	SOMT - Somerset Twp	\$276,000	29	ONEST	4	4	1964	2864	1994
31	2067484	1	Sold	421 172nd Avenue	805	SOMS - Somerset	\$285,000	108	ONEST	4	4	1536	3072	2002
32	2067475	0	Sold	1709 41st Street	805	SOMS - Somerset	\$285,418	1	ONEST	4	4	1536	3072	2002
33	2011017	1	Sold	1950 62nd Street	805	SOMS - Somerset	\$326,000	120	TWOST	3	3	2200	2356	1998
34	2004062	1	Sold	1970 62nd Street	805	SOMT - Somerset Twp	\$325,000	105	TWOST	4	3	1240	2481	1996
35	2010035	1	Sold	1745 85th Street	805	SOMT - Somerset Twp	\$325,000	155	ONEST	4	3	3136	3136	1995
36	2072945	0	Sold	531 164th Ave	805	SOMS - Somerset	\$328,900	1	ONEST	3	3	2020	2020	2002
37	2033297	1	Sold	1949 Hwy 36 ADAC	805	SOMT - Somerset Twp	\$342,500	119	ONEHF	3	1	0	1356	1880
38	2071559	1	Sold	1945 Hwy 36 ADAC	805	SOMT - Somerset Twp	\$356,900	6	ONEHF	3	2	952	1250	1920
39	1639625	1	Sold	1952 62ND ST	805	SOMS - Somerset	\$362,500	89	TWOST	4	3	1279	2728	1999
40	2006587	1	Sold	538 164th Ave	805	SOMT - Somerset Twp	\$380,000	165	ONEST	5	3	2167	4116	2001
41	2013170	1	Sold	2028 77th Street	805	SOMT - Somerset Twp	\$428,000	142	TWOST	5	5	1650	4900	1997

Available Reports:

Property Full Report	Revise Search
Property One Page Report	
Property Quarter Report	
Property No Photo Full	
Property No Photo Quarter	
Customer Full Report	Custom Reports

Check All Listings
Narrow Listing(s)
E-mail Listing(s)

Your initial search criteria were: ((listatus in ('closed') and (ONMarketDate>=convert(datetime,01/01/2002))) AND Municipality in ('SOMT', 'SOMS') AND Area in ('805') AND (Acres>=3))

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exercises these powers the word “city” wherever it appears in subs. (1) to (12) means “village” unless the context otherwise requires. Any village participating in the construction or other acquisition of a hospital or in its operation, pursuant to this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

(15) **POWERS OF TOWNS.** Towns have all of the powers granted to cities under subs. (1) to (12) and whenever any town exercises these powers the word “city” wherever it appears in subs. (1) to (12) means “town” unless the context otherwise requires. Any town participating in the construction or other acquisition of a hospital or in its operation, under this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

History: 1977 c. 29; 1983 a. 189; 1983 a. 192 s. 303 (1); 1993 a. 246; 1999 a. 150 ss. 262, 480 to 483; Stats. 1999 s. 66.0927.

SUBCHAPTER X

PLANNING, HOUSING AND TRANSPORTATION

66.1001 Comprehensive planning. (1) DEFINITIONS. In this section:

(a) “Comprehensive plan” means:

1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).

2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3).

3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10).

(b) “Local governmental unit” means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.

(c) “Political subdivision” means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

(2) **CONTENTS OF A COMPREHENSIVE PLAN.** A comprehensive plan shall contain all of the following elements:

(a) *Issues and opportunities element.* Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

(b) *Housing element.* A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.

(c) *Transportation element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles,

electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

(d) *Utilities and community facilities element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

(e) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

(f) *Economic development element.* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

(g) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are spe-

cified in this paragraph and describe processes to resolve such conflicts.

(h) *Land–use element.* A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

(i) *Implementation element.* A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

(3) ACTIONS, PROCEDURES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS. Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit’s comprehensive plan:

(g) Official mapping established or amended under s. 62.23 (6).

(h) Local subdivision regulation under s. 236.45 or 236.46.

(j) County zoning ordinances enacted or amended under s. 59.69.

(k) City or village zoning ordinances enacted or amended under s. 62.23 (7).

(L) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.

(q) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will

use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.

2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).

3. The Wisconsin land council.

4. After September 1, 2005, the department of administration.

5. The regional planning commission in which the local governmental unit is located.

6. The public library that serves the area in which the local governmental unit is located.

(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members–elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted or a resolution that is adopted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.

2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.

3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.

4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).

66.1001 MUNICIPAL LAW

2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.

3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).

(f) A political subdivision shall maintain a list of persons who submit a written request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy of the proposed ordinance, to all such persons. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.

(5) **APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN.** A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

(6) **COMPREHENSIVE PLAN MAY TAKE EFFECT.** Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.

History: 1999 a. 9, 148; 1999 a. 150 s. 74; Stats. 1999 s. 66.1001; 1999 a. 185 s. 57; 1999 a. 186 s. 42; 2001 a. 30, 90; 2003 a. 33, 93, 233, 307, 327; 2005 a. 26, 208.

66.1003 Discontinuance of a public way. (1) In this section, "public way" means all or any part of a road, street, slip, pier, lane or paved alley.

(2) The common council of any city, except a 1st class city, or a village or town board may discontinue all or part of a public way upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued, and of the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the public way which lies within 2,650 feet of the ends of the portion to be discontinued, or lies within so much of that 2,650 feet as is within the corporate limits of the city, village or town. The beginning and ending of an alley shall be considered to be within the block in which it is located. This subsection does not apply to a highway upon the line between 2 towns that is subject to s. 82.21.

(3) The common council of any city, except a 1st class city, or a village or town board may discontinue all or part of an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots and lands abutting upon the portion of the unpaved alley sought to be discontinued. The beginning and ending of an unpaved alley shall be considered to be within the block in which it is located. This subsection does not apply to a highway upon the line between 2 towns that is subject to s. 82.21.

(4) (a) Notwithstanding subs. (2) and (3), proceedings covered by this section may be initiated by the common council or village or town board by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued. No discontinuance of a public way under this subsection may result in a landlocked parcel of property.

(b) A hearing on the passage of a resolution under par. (a) shall be set by the common council or village or town board on a date which shall not be less than 40 days after the date on which the resolution is introduced. Notice of the hearing shall be given as provided in sub. (8) (b), except that in addition notice of the hearing shall be served on the owners of all of the frontage of the lots and

lands abutting upon the public way or unpaved alley sought to be discontinued in a manner provided for the service of summons in circuit court at least 30 days before the hearing. When service cannot be made within the city, village or town, a copy of the notice shall be mailed to the owner's last-known address at least 30 days before the hearing.

(c) Except as provided in this paragraph, no discontinuance of the whole or any part of a public way may be ordered under this subsection if a written objection to the proposed discontinuance is filed with the city, village or town clerk by any of the owners abutting on the public way sought to be discontinued or by the owners of more than one-third of the frontage of the lots and lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the corporate limits of the city, village or town. If a written objection is filed, the discontinuance may be ordered only by the favorable vote of two-thirds of the members of the common council or village or town board voting on the proposed discontinuance. An owner of property abutting on a discontinued public way whose property is damaged by the discontinuance may recover damages as provided in ch. 32. The beginning and ending of an alley shall be considered to be within the block in which it is located.

(d) No discontinuance of an unpaved alley shall be ordered if a written objection to a proposed discontinuance is filed with the city, village or town clerk by the owner of one parcel of land that abuts the portion of the alley to be discontinued and if the alley provides the only access to off-street parking for the parcel of land owned by the objector.

(5) For the purpose of this section, the narrowing, widening, extending or other alteration of any road, street, lane or alley does not constitute a discontinuance of any part of the former road, street, lane or alley, including any right-of-way, which is included within the right-of-way for the new road, street, lane or alley.

(6) Whenever any of the lots or lands subject to this section is owned by the state, county, city, village or town, or by a minor or incompetent person, or the title to the lots or lands is held in trust, petitions for discontinuance or objections to discontinuance may be signed by the governor, chairperson of the board of supervisors of the county, mayor of the city, president of the village, chairperson of the town board, guardian of the minor or incompetent person, or the trustee, respectively, and the signature of any private corporation may be made by its president, secretary or other principal officer or managing agent.

(7) The city council or village or town board may by resolution discontinue any alley or any portion of an alley which has been abandoned, at any time after the expiration of 5 years from the date of the recording of the plat by which it was dedicated. Failure or neglect to work or use any alley or any portion of an alley for a period of 5 years next preceding the date of notice provided for in sub. (8) (b) shall be considered an abandonment for the purpose of this section.

(8) (a) Upon receiving a petition under sub. (2) or (3) or upon the introduction of a resolution under sub. (4), the city, village, town, or county shall deliver a copy of the petition or resolution to the secretary of transportation, if the public way or unpaved alley that is the subject of the petition or resolution is located within one-quarter mile of a state trunk highway or connecting highway.

(b) Notice stating when and where the petition or resolution under this section will be acted upon and stating what public way or unpaved alley is proposed to be discontinued shall be published as a class 3 notice under ch. 985.

(9) In proceedings under this section, s. 840.11 shall be considered as a part of the proceedings.

Studies on Consumer Preferences

The fields of planning and development are plagued with outdated ideas. Even though the evidence is clear that these ideas do not work, they nonetheless prevail and have power over people.

One of these old ideas concerns the desirability of large lots and low-density development. We now know that developing homes with large lots does not preserve farmland and does not preserve rural character. Large lots incur higher public service cost and force people to drive longer distances. As a planning tool, low density development has been a failure.

Some home builders believe that customers want large lots, but consumer preference surveys conducted by the National Association of Home Builders show that a large lot is one of the first features homebuyers are willing to forego to obtain the home they want. Consumers are most interested in getting the most house for their money in a good neighborhood. And yet, many builders, planners, and public officials remain fixated on large lots.

Another outdated idea is that wide neighborhood streets are safe and desirable. In fact, just the opposite is true. Wider streets encourage people to drive faster and more carelessly. Research has shown that narrow streets force people to drive slower. Analysis of accident data shows that a child hit by a car traveling at 15 to 20 miles per hour will probably survive, while a child hit at 35 miles per hour will probably die. Yet, in most communities, local regulations still require wide streets, thereby encouraging faster-moving traffic.

Visual preference surveys conducted by the planning firm of A. Nelessen Associates of Princeton, New Jersey, have also shown that people prefer communities with narrow streets. And, of course, narrow streets are less costly to build. But the idea of wide streets, as outdated as it is, holds sway over people.

Summary of Troy Township Subdivision Ordinance

No land shall be subdivided which is held unsuitable by the Town Board.....

Minor subdivision – the division of a lot, parcel or tract of land resulting in the creation of 4 or fewer lots.....

Major subdivision – the division of a lot, parcel or tract of land resulting in the creation of 5 or more lots.....

Major subdivision requirements different for lot size 2.5 acres and over and for lot size under 2.5 acres

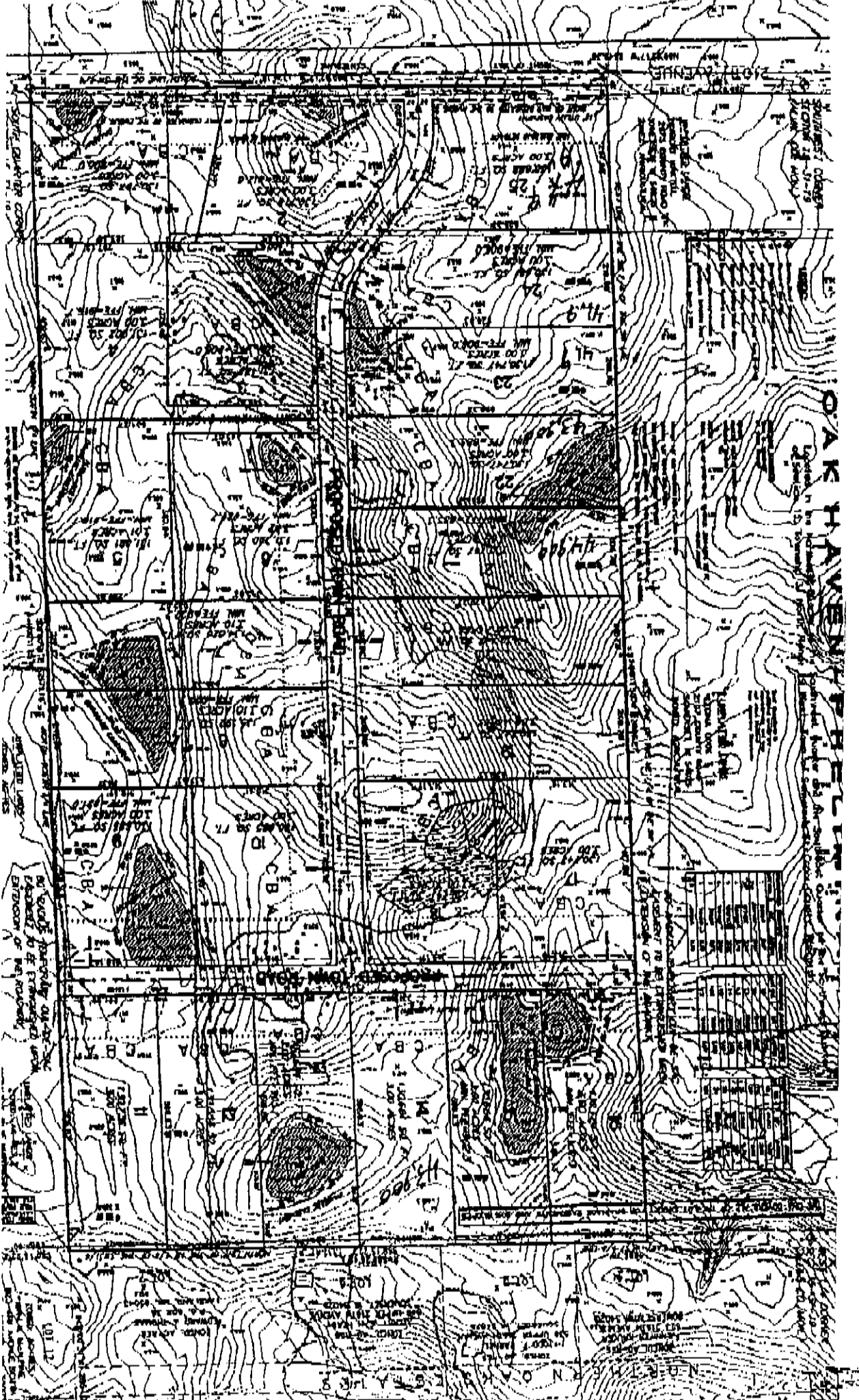
Architectural and aesthetic design guidelines

Density ratio of shall not exceed one dwelling unit for each 3.0 acres being subdivided

Cluster subdivision option allows a minimum lot size of 1 acre and a minimum 1 acre to serve as open area. Can use public roads, right of ways, etc to meet 3 acres density ratio.

Homeowners association owns open acres.

Different requirements for subdivision of land zoned as exclusive agricultural – appears to attempt to preserve quality farmland.



PRELIMINARY PLAT FOR: WILD TURKEY RETREAT

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12,
TOWNSHIP 31 NORTH, RANGE 13 WEST, TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN.

SUBDIVISION PARAMETERS

UNUSUAL PERFORMANCE STANDARDS:
 TOTAL PLAT AREA - 151.8 AC. (INC. 800)
 TOTAL NET AREA - 151.8 AC. (INC. 800)
 MINIMUM LOT SIZE - 2.00 AC.
 MINIMUM AVERAGE LOT SIZE - 2.00 AC.

PROPERTY REQUIREMENTS:
 MINIMUM PAVED WIDTH - 36'
 MINIMUM DRIVEWAY WIDTH - 12'
 MINIMUM DRIVEWAY SETBACK - 10'

LOCATION MAP

UNIT TO SCALE
 SECTION 12, T31N, R13W

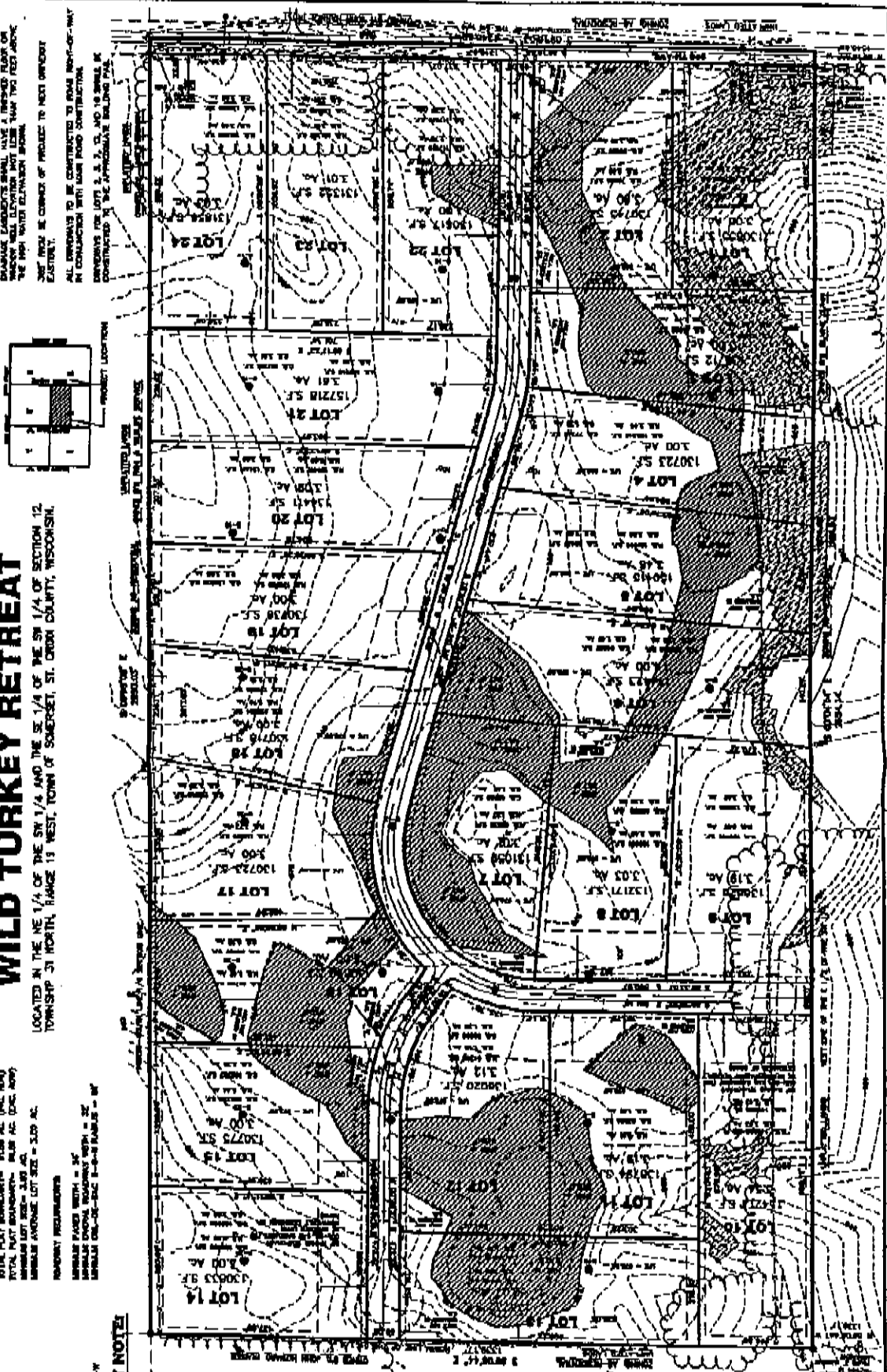
NOTES:

ALL DIMENSIONS ARE REFERENCED TO THE SOUTH LINE OF THE
 WESTMOST 1/4 OF SECTION 12. THE RITE REQUIRED AS
 200'±±±±±.

ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH
 THE ZONING ORDINANCES OF THE TOWN OF SOMERSET, WI.
 THE HIGH WATER ELEVATION SHALL BE THE HIGHEST ELEVATION
 SHOWN ON THE SURVEY.

THE TOWN OF SOMERSET, WISCONSIN, HAS REVIEWED THIS
 PRELIMINARY PLAT AND HAS DETERMINED THAT THE PLAT
 COMPLIES WITH THE ZONING ORDINANCES OF THE TOWN OF
 SOMERSET, WISCONSIN.

ALL DRIVEWAYS TO BE CONSTRUCTED TO EQUAL OR BETTER
 STANDARDS AS SET FORTH IN THE ZONING ORDINANCES OF THE
 TOWN OF SOMERSET, WISCONSIN. ALL DRIVEWAYS SHALL BE
 CONSTRUCTED WITH A 4% MINIMUM GRADE.



DRAINAGE EASEMENT NOTE:

NO OWNER OR RESIDENT SHALL
 DO ANYTHING WHICH MIGHT
 INTERFERE WITH OR OBSTRUCT
 THE OPERATION OF THE APPROVED
 COMPREHENSIVE WATER DRAINAGE
 AND SOIL EROSION PLAN FOR THIS
 PLAT. THIS INCLUDES BUT IS NOT
 LIMITED TO BUILDING UPON,
 OBTAINING, A TIEPIECE, PLACING,
 OR TYPING EASEMENTS, WATER
 DRAINAGE DITCHES, WATER
 BERMS OR GRASS SEEDINGS.

APPROVING AUTHORITY

TOWN OF SOMERSET
 ST. CROIX COUNTY

OWNER

PAZ COLLINA
 P.O. BOX 100
 PO BOX 100, SOMERSET, WI 54085

ENGINEER/SURVEYOR

HANDBY ENGINEERING, INC.
 145 MAIN STREET, BOX 230
 PO BOX 230, SOMERSET, WI 54085

LEGEND

- PROPOSED DRIVEWAY
- LOCKINGS
- SETBACKS
- 5' ± 3/4" WIDE SETBACK
- MINIMUM DRIVEWAY WIDTH
- COUNTY RESERVATION
- (FORMER AS NOTED)
- 12" UNL. 7" EASEMENT
- MIN. DRIVEWAY WIDTH
- MIN. DRIVEWAY SETBACK
- DRAINAGE DITCHES
- DRAINAGE DITCHES
- MIN. DRIVEWAY WIDTH
- MIN. DRIVEWAY SETBACK
- MIN. DRIVEWAY WIDTH
- MIN. DRIVEWAY SETBACK
- MIN. DRIVEWAY WIDTH
- MIN. DRIVEWAY SETBACK

CONTOUR INTERVALS

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

MIN. DRIVEWAY WIDTH

12' ±±±±±

MIN. DRIVEWAY SETBACK

10' ±±±±±

WILD TURKEY RETREAT

TOWN OF SOMERSET, WI

PRELIMINARY PLAT

DATE: 11-15-11

SCALE: AS SHOWN

BY: [Signature]

FOR: [Signature]

11-15-11

PLAT NO. 2

WILD TURKEY RETREAT

TOWN OF SOMERSET, WI

PRELIMINARY PLAT

DATE: 11-15-11

SCALE: AS SHOWN

BY: [Signature]

FOR: [Signature]

11-15-11

PLAT NO. 2

WILD TURKEY RETREAT

TOWN OF SOMERSET, WI

PRELIMINARY PLAT

DATE: 11-15-11

SCALE: AS SHOWN

BY: [Signature]

FOR: [Signature]

11-15-11

PLAT NO. 2

WILD TURKEY RETREAT

TOWN OF SOMERSET, WI

PRELIMINARY PLAT

**TOWN OF SOMERSET
COMMERCIAL AND ECONOMIC DEVELOPMENT
SUMMARY**

Unfortunately, the town of Somerset suffers from a very strong negative reputation as a "party town". A ride through the village currently solidifies that theme. Most families would be discouraged from bringing their children to the town for entertainment. However, our team believes that this reputation can be changed by developing an alternative theme to capitalize on the natural resources (NR) of Somerset, such as, the countryside, river and historical landmarks. Our team strongly agrees that allowing growth in the town/village, without adhering to a Somerset NR Theme, will continue to foster undesirable businesses and reputation.

The attached report outlines several recommendations for Commercial and Economic development in the Town of Somerset. In some cases, team members researched topics or gathered detail information/graphics supporting their ideas. Such detail is provided in appendix form.

We suggest that the Planning Commission extract pertinent recommendations from our report and forward to the Village of Somerset. Our team believes that the town and village should work toward a joint effort to restore the Somerset reputation without obstructing the businesses that capitalized on its "party town" reputation. In our vision, Somerset will still be a fun place to go for concerts, camping, tubing and nightlife. However, all of the businesses supporting these events can gain additional clientele by targeting the family sector as well.

The recommendations outlined in this report are generally based on long term, visionary ideas of what we would like the Town of Somerset to look like in years to come. Our team recognizes that additional research may be required to pursue specific recommendations and that continuous action in the desired direction is required to see our vision through to fruition.

Team Members:

Denise Gunderson 247-3265
Joann Hardegger 247-2651
Barb Nowaczyk 247-2473 (team facilitator)
Jim Schroeder 247-4699
Tom Walters 549-5928

March 25, 2003

**TOWN OF SOMERSET
COMMERCIAL AND ECONOMIC DEVELOPMENT
RECOMMENDATIONS**

General Considerations:

- Encourage a family friendly theme for all development in the town of Somerset.
- Identify historical sites in town and incorporate into town theme.
- Develop a plan to solicit desirable businesses into the town.

Signage: (see sample photos in Appendix A)

- Signage should be pleasing to the eye – tap into Somerset's natural resources of stone (flagstone, fieldstone). Encourage a rustic theme.
- Discuss possible partnership with Rivard Stone to encourage use of their product in the town signage theme.
- Town should provide and regulate size specifications.
- New business signs should be pre-approved by the town.
- Encourage existing businesses to change signs to Somerset sign theme by providing incentives, such as tax breaks or % off Rivard Stone, etc.
- Do not allow additional billboards in town. Licence existing billboard ads.
- Partner with Village to encourage support of the Somerset sign theme.
- Develop a new Welcome to Somerset sign.
 - Locate closer to town line
 - Include population, historical information, etc

Location for Commercial Entities:

- Recommend against spot zoning.
- Cottage industries should be selectively allowed and regulated.
- Keep bulk of commercial zoning along highway 64, south of village of Somerset.
- Consider stop-n-go type food service businesses for Somerset/New Richmond commuters exiting the new expressway at the county road C interchange.
- Businesses should be clustered and served by a single entrance off the highway. Developer should propose functional commercial buildings with entrance from highway in the Somerset sign theme, ie: one sign listing multiple businesses.
- Consider service roads to house commercial buildings where applicable.

Types of Businesses:

- Continue to limit businesses that produce toxic materials.
- Exclude development of any adult theme businesses.

- Preferred and recommended business development in town of Somerset:
 - Manufacturing - Anderson Windows, 3M, Healthcare, Medtronic, Guidant
 - Service - Hotel, Vet, Dentist, Doctor, Daycare Center, Day Spa, Grocery Store, Dry Cleaner, Pharmacy, Community Center, Cable
 - Housing – Nursing Home, Assisted Living
 - Distribution Centers

Capitalize on Natural Resources:

- Renovate the Old Town Hall building in Somerset.
 - Use volunteers to paint it and put up one of the Somerset theme signs for others to model after.
 - Consider a historical society that could develop a historical museum inside the Old Town Hall.
- Develop a walking/biking path along the Apple River.
 - May need to discuss a cooperative partnership with Star Prairie.
 - Provide tax breaks for landowners willing to allow trails through their property.
 - Consider trails along county roads where riverfront access is limited.
 - **See Appendix B** for focus group research recommendations.
- Encourage tree planting in the town to camouflage unattractive sites along town roads.

Conservation of Farmland and Wildlife

- Encourage commercial development; however, work toward preservation of farmland as well.
- Consider subsidies to encourage farm owners to continue farming rather than selling out to commercial developers.
- Contact wildlife preservation organizations such as Ducks Unlimited, Pheasants Forever, etc. to discuss development of wildlife preservation sites.

Economic Considerations

- With increase in commercial and housing development, town should consider the following requirements:
 - Research alternative means of handling sewage
 - Holding tank locations
 - Sewage treatment centers
 - Wet Well Lift Station for multiple business usage
 - Provide digital cable accessibility.
 - Additional telephone and communication lines.
 - Expanding Natural Gas lines to replace propane tanks.
 - Recommend installation of cluster PVC or service conduits prior to completion of the road construction along 35/64. **See Appendix C**

APPENDIX A – PHOTOGRAPHS – SIGNAGE

Photos provided by Tom Walters

APPENDIX C – PVC/SERVICE CONDUITS

Recommend Focus Group to Research Further

Brochures provided by Tom Walters

Carlton Bore-Gard and Boragle Multi-Gard Raceway

Carlton Multi-Gard, Multi-Cell Raceway

Carlton Intra-Gard, Multi-Cell Raceway

APPENDIX B – PATH ALONG APPLE RIVER

Recommend Focus Group to Research Further

Funding options:

- Partner with wildlife preservation organizations to encourage donation of funds in return for preservation sites.
- Increase fee required for building permits.
- Research use of work release program for labor to build path.
- Encourage community involvement (volunteers) for development and maintenance.

Locations:

- Perform feasibility study along Apple River and county roads
- Consider connection to Gateway Bike Path and Gandy Dancer
- Research abandoned railway beds

Path Usage and Maintenance:

- Research issues surrounding multi use path ie: walk, bike, snowmobile, horse, cross country skiing, etc.
- Research requirements regarding security, lighting, general maintenance, etc.

PLAN STATEMENTS

1. PRESERVE, PROTECT AND UPGRADE SURFACE WATERS, WETLANDS, AND GROUNDWATER.

Surface water, wetlands, and groundwater are not separate entities; they are all physically interconnected. It is imperative that the contamination of all of these forms of our water resources is not allowed to occur.

- A. The provisions of the County Wide Sanitary Code (Chapter 15) must be strictly enforced and adhered to. The Town should have the ability to implement stricter provisions whenever conditions may warrant such action. (Sanitary Code deals with the installation and maintenance requirements of wells and septic systems.)
- B. Holding tanks for septic waste shall not be allowed.
- C. All potential sources of surface water, wetland and groundwater contamination must be regulated and monitored. These sources include, but are not limited to: salvage yards, solid waste sites, fuel/chemical tanks, feed lots, manure storage facilities, etc.
- D. Development of wetlands must be prohibited.
- E. Wetlands shall not be used for the purpose of storm water retention or as development related detention basins. Runoff must be controlled so that the wetlands' natural functions are not overloaded and disrupted.
- F. Post-development surface water run off shall be no greater than pre-development surface water run off.

G. Lakeshore, streamside, pond and wetland landowners must provide a 100 foot buffer zone of appropriate natural vegetation between surface waters/wetlands (both permanent and intermittent) and yards, croplands, feedlots, roads, etc. in order to reduce runoff, prevent contamination and reduce erosion.

- H. All structures and roads shall be built at least 100 feet from the highest recorded water level of all surface waters and wetlands.

I. To discourage mosquito-borne diseases, development of runoff or retention ponds must be built to drain water, not hold water. Make use of swales instead of ponds.

2. PRESERVE AND PROTECT SHORELANDS AND FLOODPLAINS.

Shorelines and floodplains are the last line of defense in regard to protecting surface waters against contamination and sedimentation via runoff and erosion. Shorelines and floodplains, then, must be protected to the greatest extent possible in order to preserve water quality.

A. The provisions of Shoreline Zoning, as required by St. Croix County and the state of Wi., must be strictly enforced and adhered to. The Town shall have the ability to implement stricter provisions whenever conditions warrant such action.

B. The provisions of Floodplain Zoning, as required by St. Croix County and the state of Wi., must be strictly enforced and adhered to. The Town shall have the ability to implement stricter provisions whenever conditions warrant such action.

C. Development should not be allowed within the 100-year flood plain of any river or stream.

D. Development should not be allowed below the historically recorded/known highest water level of any lake.

E. Shoreline landowners must provide a 100 foot buffer zone of appropriate natural vegetation between surface waters and yards, croplands, pastures, feedlots, roads, etc. in order to protect and preserve water quality. (Appendix D)

3. PRESERVE AND PROTECT NATURAL PHYSICAL FEATURES.

Natural physical features can be environmentally sensitive and/or aesthetically significant areas which are important for preserving the rural character of the community. Any development near or within them, then, must be carefully planned and executed.

A. The list of physical features includes, but is not limited to:

1. Bluffs, steep slopes, bedrock outcrops
2. Springs, prairie potholes, marshes
3. Woodlands, native prairie, savannas, grasslands
4. Rare plant communities
5. River valleys, drainage ravines
6. Rustic roads
7. Closed depressions, sink holes

B. Review all proposed development plans adjacent to or within natural physical features in order to ensure the protection of said features.

C. The County has identified 1/3 or 1/2 of the Township falling within primary environmental corridors. All land entirely or partially within these environmental corridors shall use conservation design. Development of the natural features listed in A must also meet the principles of conservation design.

D. Development adjacent to and/or within native woodlands must be planned and executed such that less than 40 % of the trees are removed and/or damaged.

E. Development adjacent to and/or within remnant prairies and/or savannas must be planned and executed such that less than 40 % of the prairies and/or savannas are removed and/or damaged.

F. Structures, roads, etc. should be designed, located, and constructed so that they do not adversely affect the topography by disrupting steep slopes, increasing runoff, increasing erosion, etc.

G. Development within closed depressions, kettles, etc. should not be allowed.

H. Development adjacent to or within sinkholes must not be allowed.

4. PRESERVE AND PROTECT OPEN SPACE.

Preservation and protection of open space is the very first line of defense in regard to protecting our water resources against excess run off, sedimentation and contamination. With this in mind, as well as the other environmental, recreational, and aesthetic values of open space, it is essential that significant areas of open space be preserved, protected and, where possible, enhanced.

- A. The term "open space" is used to describe a combination of physical, environmental, cultural and/or historic resources on public or private land within the town. These include, but are not limited to:*
1. Lakes, rivers, streams, springs, wetlands
 2. Woodlands, hedgerows, grasslands, prairies, savannas
 3. Crop and pasture lands
 4. Steep topography
 5. Scenic areas
 6. Historic and cultural resources
- B.** Open spaces should be grouped and combined, when possible, via connecting, undeveloped units called corridors. Areas of low density development may also serve as connecting corridors where undeveloped units are not available to serve this function.
- C.** Require that agencies and bodies--government and/or private--responsible for the location of improvements such as roads, highways, pipelines, power lines, towers, rail lines, airports billboards, etc., recognize and do not violate the intent of the Town's ordinances and policies for open space.
- D. The Town shall permit and provide ordinances for residential cluster development in order to preserve and protect the environmental, natural, and cultural resources of the township and to increase the open spaces and corridors within the township.*
- E. For positive aesthetic and economic advantages, the Town shall require the use of underground utilities (power, telephone, etc.) in all new development and in the replacement of existing aerial lines.*
- F. For positive aesthetic and economic advantages, the Town shall restrict the use of signs, billboards and advertising. Repairing of present billboards must meet approved standards. The Town needs to set limits on height, size, and density of signs and billboards.*
- G. Require that all development plans address and are in accord with the town's ordinances and policies regarding open spaces.*
- H. The Town will work with citizen groups and agencies to map open space groupings and connecting corridors that preserve, protect, and enhance water resources, natural physical features, wildlife habitat, and cultural and historic resources within the township borders.*

I. Steep slopes are any areas where the gradient of the land is 12% or greater. These areas are subject to erosion impacts even from very slight land disturbances. (Appendix C)

- 1. Development of slopes of over 20% will not be allowed.*
- 2. Development of slopes from 12% to 20% may be considered where best management practices for erosion and sediment control and stormwater management can be implemented successfully. Development will be approved, or disapproved on case-by-case basis.*
- 3. On grades of 15% or more involving highly erodable soil, no development will occur.*

J. All new development must take the problems of light pollution into account. All new and replacement outdoor lighting fixtures (residential, commercial, and municipal) must be consistent with the goal of reducing and reversing the occurrence of light pollution in the community.

K. The problems of noise and visual pollution must be addressed and effectively prevented, or reduced to the greatest extent possible, regarding all development planning, siting and construction, structural screening, structure design, etc.

L. Provide for protection of significant resources, e.g., the Apple River. The Apple River is a significant resource that shall be protected. The Town shall work with citizen groups and agencies to evaluate erosion, sedimentation, water quality, and recreational impact to the river, and to develop a natural resource management plan for the river.

5. PRESERVE, PROTECT, & ENHANCE WILDLIFE HABITAT

The presence of a diversified, healthy wildlife population is essential, both for environmental purposes and for their aesthetic value associated with the rural character of the Town.

A. Wildlife is considered to be any and all animal, insect, and plant life, terrestrial and aquatic, that is not commonly and generally recognized as being domestic or exotic pets, livestock, poultry, crops, flowers, herbs, etc.

B. Wildlife Habitat is considered to be:

1. Any and all of the naturally occurring resources that are necessary or useful to support and assure the presence and well-being of wildlife populations.
2. Any and all wildlife plants, terrestrial and aquatic, that help provide the food, shelter, and cover requirements for the support and well-being of any and all animal and insect wildlife populations, terrestrial and aquatic.
3. Any and all man-made structures, ponds, cultivated crops, plants, etc., that are useful to support the presence and well-being of wildlife populations, whether or not such is the primary intent of such structures, crops, plants, etc., are considered to be elements of wildlife habitat.

C. The best way to preserve, protect, and enhance wildlife populations are by the processes of preserving, protecting, enhancing, and/or establishing wildlife habitat, terrestrial and aquatic, both on private and public lands. To this end, the Town will:

1. Review all development plans adjacent to or within areas of wildlife habitat for the purpose of protecting and preserving said habitat to the greatest practicable extent possible.
2. Encourage that undeveloped lands (open spaces), that are not agriculturally productive, be utilized for the purpose of protecting, preserving, enhancing, and/or establishing wildlife habitat.
3. Encourage all resident landowners to maintain and/or establish appropriate vegetation in order to provide wildlife habitat and preserve the rural character of the community.
4. Encourage the preservation, protection, enhancement, and/or establishment of fence rows, hedge rows, and wind breaks wherever they will not adversely affect agricultural operations or significantly jeopardize the safe operation of motor vehicles on Town roads, in order to provide wildlife habitat, reduce erosion, and enhance the aesthetics of the rural character of the community.
 5. *Prohibit the development of oak savannas and prairie remnants. Follow Co. requirements, if any.*
6. Continue to allow the activities of regulated sport hunting and fishing within the town. These activities function both as wildlife management tools and help to finance wildlife management programs and projects.

D. Mowing practices shall encourage the growing of native vegetation and development of wildlife habitat. Mow to the minimum as required by the type of roadway.

6. PRESERVE AND PROTECT CULTURAL AND HISTORICAL RESOURCES AND LANDMARKS.

Cultural resources and historic landmarks provide current residents with a background to the development of the township. Develop a multi-media history of the town and its people via interviews, research, and coordination with the County Historical Society and other agencies.

A. The list of cultural resources and historical features includes but is not limited to:

- 1. Churches, schools, post office, trading posts, railroad sites*
- 2. Early settlements: farms, barns, homes (Min. prison warden's 3 houses)*
- 3. River landings, portages, springs*
- 4. Indian caves, other Native American influences*
- 5. Pioneer families and early settlers*
- 6. Physical features: highest & lowest points in township, Landing Hill*
- 7. Past commercial ventures: ski hill, 1st tubing place, logging, stills*

B. Identify locations of historical events and activities and erect signs or markers to inform the public of their significance.

C. The Town shall work with citizen groups and agencies to identify and mark significant cultural, historical, and natural resources. The resources on this list shall merit the highest protection.

D. These cultural and historic resources will be incorporated into the Town's Open Space and Corridor plan/map.

7. REQUIRE SOUND DEVELOPMENT PROCEDURES.

A. Require a fee from developers (individual, commercial, professional) to cover the costs related to the density, environmental impact, and additional services and infrastructure that the development will impose upon the Town. Fees need to be updated and adjusted annually.

B. Developers shall complete (a) a land evaluation/site assessment worksheet that includes identification of surface water, wetlands, woods, prairie, oak savanna, tree inventory, known rare species, cultural and historic landmarks and (b) an erosion and runoff plan for the development and the future use of the site. For sites with significant resources, the town may require a natural resources assessment by a qualified professional

C. Inventory of the Town's water resources, natural physical features, open spaces, wildlife habitat, and cultural and historic resources must be given to developers before concept plans are submitted for consideration. These items will need to be taken into consideration when developing the site plans.

D. Notification of meetings regarding minor development of any land must be given to all landowners adjacent to or within 1/2 mile of said development. Notification of meetings regarding major development of any land must be given to all landowners

7. *permits, access to the land evaluation/site assessment and the erosion/runoff plan shall be provided to the public. Notification shall be posted on the Township/County website as well as direct mail in advance of said meetings.*

E. The Town shall provide developers and residents with a partial list of vegetation that can be planted in order to provide wildlife habitat and preserve the rural character of the community. Also, include with this, a list of non-native and undesirable plants which should not be planted.

F. Limit the number of lots created each year. Do not overwhelm Township, school, fire dept. resources—the ability of committees to meet, visit sites, and evaluate plans, meet recycling requirements, maintain roads, etc.

Additional Ideas Regarding Town Plan

In order to protect air quality, the outdoor burning of solid wastes, including, but not limited to: garbage, trash, construction debris, leaves, cut or fallen brush and trees, etc. should not be allowed. Prescribed burns for the purpose of regenerating and/or maintaining wildlife habitat ecosystems are exempt from this restriction.

The Town needs to become actively involved in changing the hunting regulations regarding high power rifles. It needs to work to eliminate high power rifles and replace it with shotguns.

All mining and quarrying must be regulated and monitored in order to ensure that the environment in general, and our water resources in particular, are not adversely affected by these activities.

Agricultural operations and practices must not adversely affect our environmental and cultural resources.

Industrial and/or commercial development and operations must not adversely affect our environmental and cultural resources.

Recreational development and activities must not adversely affect our environmental and cultural resources.

Develop a database of town residents (get new information from fire dept. when fire numbers are issued OR get information from building permits). Use this to send postcards to residents for various notices of meetings.

Provide access for residents to enjoy the Town's resources by developing:

- a) a master, non-motorized trail plan that would traverse the town, possibly including portions of the St. Croix River, the Apple River, and other scenic/forested areas, coordinating with other towns, the DNR, the National Park Service, and other governmental, civic, or private

organizations that currently own or manage land in the township. Require new development to create portions of the trail that are within their development, and create incentives for all owners to grant easements.

b) a park, possibly under County or state auspices, that would sponsor educational or recreational opportunities related to the particular environmental, natural or cultural resources of the site.

c) scenic and/or historic overlooks and points of interest that can be accessed by car or hiking trail, e.g., at the WCL high-bridge, along the Apple River, at the confluence of the St. Croix and Apple Rivers, or at the bluffs at Twin Springs.

To allow residents to safely walk and bike on our rural roads, post speed limit signs on township roads.

This focus group's discussions have been all too limited by time and attrition. Having not yet reached firm conclusions or consensus, most of tonight's input is best categorized as ideas or somewhat informed opinions intended for serious consideration by the Planning Commission.

1. The primary goal of our Comprehensive Plan should be to **preserve and maintain our rural character and open spaces.**
2. In the face of rapid population growth, *current land use patterns must be proactively modified (managed)*. We need the right mix of new initiatives, restrictions, voluntary incentives, and education. We much prefer carrots to sticks, but only if they are effective in meeting our goals.
3. The single most powerful new tool for preserving open space on a large scale is *conservation design of subdivisions*, often referred to as "cluster housing." Herein it is possible to preserve two thirds of our countryside without reducing overall development yield, making this *economically* attractive for everyone. It is incumbent that we implement a carefully written enabling ordinance as soon as possible. Significant *incentives and education* should be offered to ensure this new option becomes the norm for development in the Town of Somerset.
4. *Environmental corridors*, as defined in the St. Croix County land use plan, constitute one third to one half of the Town of Somerset and are precisely the areas we wish most to see preserved. Whether or not it is appropriate to treat these lands differently merits serious consideration.
5. At the very least, all landowners should be informed of and encouraged to utilize whatever *purely voluntary tools* are available for conserving their natural and agricultural resources, such as conservation easements, land trusts, and all state and federal programs offering funds for land management by private property owners.
6. The Town should also consider implementing a *transfer of development rights* program to purchase conservation easements from landowners within environmental corridors. TDR would be funded solely with proceeds of sales to developers of credits that permit building, at somewhat higher densities than normal, within a designated "receiving area" where we want to direct as much of our development as possible.
7. All development should *pay its own way* to the greatest extent legally possible. We'd like to see regular review and indexing of impact fees based on increased costs of providing services.

Discussions of other topics below were summarized in minutes from our 3/5/03 meeting.

1. Details on conservation design
2. Parks and trails
3. Commercial development
4. Affordable and diverse housing
5. Education and assistance for all stakeholders
6. Need for a land information database
7. Infrastructure
8. Transportation
9. Aesthetic considerations