

Town of Somerset Plan Commission
May 24, 2006 Special Meeting Adjourn 10:05 pm

Present: Larry Rauch, chairman, Sherrill Schottler, Secretary, Paul Boerger, Craig Letourneau, Doug Plourde, Miles Wittig

Absent: Peter Johnson

At 7:05 chairman Rauch noted that a quorum was present and called the special meeting of the Town of Somerset Plan Commission to order.

Motion was made by Wittig, seconded by Boerger to approve agenda. Motion approved.

Motion made by Letourneau, seconded by Boerger to approve minutes of April 17, 2006 meeting.

There were no concerned township residents.

Starting point is p. 57. #3 Density Standards

Discussion: With "standard design", on an 80 acre parcel there would be about 1/4_ acre per lot for roads (on average) which would mean there would be 23 units. Under conservation design, if we allowed a bonus of 25% there would be an additional 5 lots, with a 10% bonus there would be 2 additional lots.

Discussion: Calculating on a 40 acre parcel for conservation design using minimum 40% open space design: = 12 single family building units clustered on 1.9 acre parcels(excluding road right of ways) with 16 acres in contiguous conservation set aside. If we allow 10% bonus that would mean a 1 additional lot and the living site would be on 1.7 acres.

Concern discussed: how does this impact parcels that might end up landlocked? Question needs to be brought up at County and Town Board level on what is more important: Conservation Design or Connectivity.

Plourde will do this calculation in spread sheet form to be substituted for the chart on p. 57 County Conservation Design Density Allocation Examples.

p. 57 #6 C Change last sentence to read "The prescribed lot area cannot be less than 1.7 acres.

p. 58 #7 a 1) eliminate because we don't have a residence district
2) change County to Town and 65% to 40%
3) A) B) what does St. Croix County Development Management Plan say

p. 58 #7 b. in last line change one-half acre to 1.7 acres

p. 58 Design and dimensional standards

#b 1) eliminate

2 becomes 1, 3 becomes 2 and 4 becomes 3

#8 e need to consider do we want to allow for multiple family housing and how to word it with appropriate guidelines (restrictions)

p. 59 g. 1) line 4 change Zoning Administrator to Town Board and or its designee

p. 61 #4 line 2 change Zoning Administrator to Town Board and or its

designee

p. 61 #5) line 1 change 25% to 20%
b) change 25% to 20%

p. 62 no changes

p. 63 no changes

p. 64 no changes

p. 65 MINIMUM LOTS SIZES OF 3 acres

p. 66 no changes

p. 67 #1 b change Zoning Administrator by adding "and Town Board or its designee"

p. 67 1 e eliminate 13.7 B and change to Somerset Town Road Ordinance # _____.

p. 68 2# C after Zoning Administrator add Town Board or its designee

p. 68 2# D 2 after Zoning Administrator add Town Board or its designee

p. 68 3#a line 3 after Zoning Administrator add "or Town Board or its designee"
same in 3 # C # 1

p. 69 at the top #2) change to read: The Town Board of Somerset may take corrective action in which the open space or common facilities are located and bill the developer and/or development association for the work.

p. 69 #4 Form #B Zoning Administrator or Town Board

p. 69 D 1A Zoning Administrator and Town Board
1 E Zoning Administrator OR Town Board
1 F remove Zoning Administrator and insert Town Board

and change

45 days to 60 days

p. 69 D 2 B Zoning Administrator OR Town board.

Place to start next time p. 70.

Next meeting date set for Wednesday June 14.

Plourde moved, Wittig seconded motion to adjourn. Meeting adjourned 10:05 pm.

Respectfully submitted Sherrill Schottler Secretary