

Town of Somerset Plan Commission

August 15, 2007 Minutes 7-10:25 pm

Present: Larry Rauch, Chairman; Sherrill Schottler, Secretary; Paul Boerger, Peter Johnson, Lenny Germain, Craig Letourneau, Doug Plourde, Miles Wittig

Meeting called to order 7:00 pm

Johnson moved, Letourneau seconded motion to approve agenda. Motion approved. Minutes of July 18, 2007 were reviewed. Boerger moved, Letourneau seconded motion to approve minutes. Motion approved.

There were no concerned township residents at this time.

Old Business

Report from Town Board meeting. Rauch reviewed items from August Town meeting. See minutes as published in paper.

Report from Parks and Rec Committee: Germain reported that Peeples and committee reviewed items that township might consider for future; next meeting will be after September Board meeting.

Discussion of Land Division Ordinance: Rauch reported on his visit to the conservation design site - Rolling Hills Farm - Hammond, Wisconsin. 77 parcels 140 acres;

1/2 acre (21,000+ sq feet) is size of lot for house location. All sites have anaerobic septic systems (super digester n air pumped in) Shared septic systems, shared wells.

PC will have special meeting Wednesday Aug 22 to discuss draft 4 of Land Division Ordinance with special emphasis on conservation design.

Schottler shared with PC the interest of New City Real Estate Incorporated, Somerset, Peggy Grubbs, representative expressed her interest in meeting with Town pc, Village pc, Town board, Village board and Star Prairie to share with everyone what is happening with the River Hills Commons Development, located at County C. PC indicated they do not want to have her appear at the special meeting but she can schedule a short presentation for the regular September meeting.

The 2001 ordinance creating Plan Commissions was briefly discussed. PC is to review it and get back to Rauch with any concerns. Board will adopt it at the Town meeting.

Land Division Worksheet: at this time the worksheet and flow chart are not on the web site. It was noted that the web site is not currently fully functional. The PC will continue to work towards getting the new items added to the land division worksheet and having this put on the web site. Johnson will contact Ruth Steiner about getting the web site correct and maintained.

There was no new business.

8 pm Land Division Rezoning and Special Requests

Rauch indicated it would be appropriate to adjust the order of business .

Rezoning for Gary Pulford 1998 County Rd I Somerset 247 5210 _1/2 acre from conservancy to ag res to clarify status of property adjacent to house. Pulford presented the adjacent landowner notification, certified return receipt and Schottler noted that Ellen Denzer, County Zoning office, confirmed parcel zoning via phone call to Schottler July 26, 2007. Plan Commission reviewed the proposal. Neighbor Jahnke approves of this rezoning. Johnson moved to approve request for rezoning as presented, Plourde seconded. Motion unanimously passed.

House moving for Tyler Miller: moving house at 729 County Rd C to 779 190th Ave. Somerset. Miller presented copy of adjacent landowner notification letter, certified return receipts, county zoning verification. Rauch went over all items needed for house moving to make sure Miller meets requirements including \$5000 damage deposit to Town Clerk at Sept Board meeting and driveway permit needs to be obtained. Plourde moved to recommend approval of motion for house moving by Miller provided he secure appropriate permits and provides damage deposit. Letourneau seconded motion. Motion passed.

House moving for Tom Ranke; house located at 1664 Hwy 65 New Richmond to 84th St South of 160th Ave in Stonewood Development, Somerset. Ranke presented some pictures of the house and property. Ranke did not present adjacent landowner notifications with certified return receipts nor county zoning verification because he does not yet own the property. Rauch indicated Ranke needs to get moving permits from the 4 utility companies involved, Johnson indicated it would be appropriate for Ranke get a letter of approval from the Stonewood Development to make sure the house fits into the design standards of the development. No action was taken at this time.

CONCEPT for Dennis Benson 2223 50th St. Somerset 40 acres 10 lots at 2300 55th St. Somerset by Dan Tilsen GGG Engineering and Johnson and Scofield Survey 507 Vermillion St Hastings. Benson presented the adjacent landowner notification letter, certified return receipts, county zoning verification and worksheet. PC reviewed maps and plat presented. Rauch told Benson that it is the policy of the Town to not allow permanent culdesacs; plat of Bensonys shows two permanent cul de sacs. Rauch also told Benson that the outlots indicated will not be allowed.

Concerned Town residents

Gary Dallek, 2267 50th St. 247 2419. Issue of where property line exists where it joins his property. Dallek feels that the current survey is off by 100 feet at one end of the property and 150 feet at the other end. Dallek feels he owns more property to the east than the recent survey shows. Surveyor gave his explanation of how the boundaries were established. Plourde indicated that Dallek and Benson will need to come to an agreement on exactly where corner monuments are. Rauch indicated Dallek should also employ a surveyor to assist in his dispute.

Dallek also is concerned about removal of trees and the spread of oak wilt; he is also concerned about over use of the property especially as it relates to the lake.

He is also concerned about Bensonys plan to cut down too many trees especially by bringing in large equipment to skid out the wood and how will it affect the future of the lake.

Benson: I've lived on south side of this lake and am aware that oak wilt is a problem. I am planning to manage the land correctly working with a certified forester.

Schottler asked about what Benson plans to do for additional trails and does Benson plan to put covenants limiting tree removal. He indicated he is not planning to put in much for trails and does plan to put tree removal covenants in place. Schottler asked that Plan Commission see these before plat is approved.

Dallek questioned whether or not all the lots are going to have lake access. Benson indicated he will give all lots access to the lake via a dock adjacent to lot 9.

Lee Baillargeon 2291 Cnty Rd I expressed concern about this dock proposal as it is right next to his property. Baillargeon wants to preserve the pristine nature of this area.

Hunting will be impacted.

Bob Harried 2282 Cnty Rd I also concerned about the proposed access to the lake

Schottler expressed concern that homeowners will want to use fertilizers on lawns and these fertilizers will go into the lake. Schottler wants covenants on use of fertilizers. Schottler also asked about Benson's plans to acquire easements to lake from adjacent landowners. He indicated his lot (#2) will get an easement from Schachtner to the lake and also the existing snowmobile trail in the ravine will continue to be used by public.

Schottler indicated that the Plan Commission make a site visit. August 25 was proposed 8 am, Letourneau, Johnson, Boerger, Rauch will make the visit. Schottler will need to post this as a meeting. Benson and a surveyor will be there.

There being no further business Johnson moved, Letourneau seconded motion to adjourn. Meeting adjourned 10:25 pm.

Respectfully submitted, Sherrill Schottler, Secretary.