

**Minutes**  
**Town of Somerset Plan Commission**

**September 20, 2006 7 pm to 9:30 pm**

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

Absent: Sherrill Schottler, Secretary

At 7:00 pm Chairman Rauch noted that a quorum was present and called the meeting of the Town of Somerset Plan Commission to order.

**Commission Planning Session**

Motion made by Johnson, seconded by Wittig to approve agenda. Motion passed.

Motion made by Plourde, seconded by Peter to approve minutes of July meeting with spelling correction. Motion passed.

There were no concerned township residents present with issues to bring forth at this time.

**Old Business**

Report from Town Board meeting

- Rauch reviewed highlights of the meeting.
  - o The Kevin Hansch exception permit was discussed. It was approved by the Town Board. County permit hearing coming up on Thursday, September 28.
- Setbacks were discussed. Two variances were approved at the Town meeting. The Township is considering the 50-foot setback to align with the current County setback requirement.

Park and Rec Committee

- No meeting to be discussed.

Other

- No other info was discussed.

Town of Somerset Subdivision Ordinance discussion:

- Rauch will check to see if there are any changes to the County Ordinance that need to be considered before the meeting with the Town Board.
- Plourde discussed the Conservation Design density calculation spreadsheet to confirm the variables that need to be added for the formulas. Plourde will put together examples before the Town Board meeting.
- Boerger reported that the Park and Rec committee was ok with the dimensions in the County Ordinance that define bikeways and pedestrian pathways.
- A tentative meeting with the Town Board to review the Ordinance is scheduled for October 11th, 7:00 to 10:00.

**New Business**

There being no further Planning business, PC recessed from 7:45 to 8:00 pm.

**8:00 Land Division, Rezoning and Special Requests**

3 Lot CSM 15 acres at Rice Lake Road & 40th St. Somerset for Denise Gunderson 333 Rice Lake Road 247 3265 by S & N Land Survey 2920 Enloe St. Hudson WI Ty Dodge submitted worksheet w/ fees, adjacent landowner notification, county zoning verification

There was discussion regarding existing driveway location on Lot 6 and alternatives.

Plourde moved to approve 3 lot CSM with the stipulation that the planning commission sight visits Lot 6 to review driveway placement. S & M Land Survey will bring alternative driveway options to the Town Board meeting. Germain and Plourde will do a sight visit prior to Town Board meeting. Johnson seconded the motion. Motion passed.

FINAL 20 lots, 64.94 acres Phase I of NE Angle located Highway 35 and 236th Ave. (the Jenny and Jerry LaVenture property) for Pat Collova 705 Rivard St. Suite 2 Somerset 247 2742 by Troy Nemmers, Humphrey Engineering, 2211 O'Neil Rd Hudson 531 0525

It was determined that this CSM was already approved by the Planning Commission for final Sept 21, 2005.

Additional changes.

1. 236th Avenue is now dedicated to the Town.
2. The drainage easement area on Lot 1 was increased

Motion by Rauch to approve the final draft of the NE angle as submitted with the drainage changes for lot 1 and 236<sup>th</sup> Avenue being dedicated to the Town. Seconded by Boerger. Motion passed.

There being no further business Wittig moved to adjourn Plourde, motion passed.

Meeting adjourned 9:30 pm

Respectfully submitted  
Craig Letourneau