

**Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, November 20, 2024**

Call to Order & Roll Call: Chair Schachtner called the Parks, Rec & Planning Commission meeting to order at 7:00 pm. A quorum was established with the following members present: Tabatha Hansen, Bill Lawson, Jeri Koester and Ed Schachtner. Absent: Larry Rauch, Lenny Germain and Joe Jahnke.

Approval of Agenda & Previous Meeting Minutes: *Motion by Hansen, seconded by Lawson to approve the agenda. Motion carried. Motion by Lawson, seconded by Hansen to approve the October 16, 2024 meeting minutes. Motion carried.*

Public Input: None.

Old Business: None.

New Business- Hillside Estates Major Subdivision CONCEPT Map of 20 Lots, 726-160th Avenue (formerly John Hilsen property) 78+ Acres, Parcels #032-2042-70-100, #032-2042-40-000, #032-2042-20-001, Owner: St. Croix AR, Developer/Agent: Al Wittstock: Doug Zahler/Auth Consulting presented the concept map for the 20-lot major subdivision named Hillside Estates. Zahler stated there was a plat finalized back in 2006, but no development took place. The design presented tonight is similar and complies with avoiding steep slopes while meeting Town/County ordinances. Many adjacent landowners were in attendance. Zahler pointed out an access from 70th Street was platted years ago and the intent is to use that access off 70th Street. DNR/wetland delineation report has been completed. Schachtner requested larger map circumference be submitted to Town Board to review future road connection(s). Hansen stated all lots are three acres and St. Croix County's minimum lot size is one and a half acres so the Town's lots at three acres are larger than the county requires. Residents concerned with wildlife, traffic on 70th Street, decreased property values, the large pond and shoreland setback, prefer road connection on 160th Avenue rather than 70th Street. Al Wittstock was present to explain that it is not feasible to make larger lots, and we are trying to find cohesive and connecting roads. Hansen commented that the preferred design is off 70th Street. Wittstock stated the way we have the concept proposed is the safest and most cohesive plan. Schachtner asked Zahler for the site line determination on 160th Avenue. Commission suggested another connection to the east on Lot #14. Resident asked Zahler if St. Croix County will have any other DNR review, such as environmental impact, endangered species and wetlands. Also, if trees are cleared, is there a plan for that? Zahler stated DNR gets involved when the plat is approved. DNR issues a grading permit for road construction and an endangered resource review and remedy. Road ditch water must go into its own storm pond and outlet to the wetland but cannot be directly dumped into the wetland. Wittstock stated St. Croix County requires a stormwater maintenance agreement recorded with those lots and the Homeowner's Association will fund any pond maintenance. Ruth Steiner concerned with the 3-acre lot size and stated the lots on 70th Street are five acres, traffic and property values will be decreased. Hansen stated the more parcels with higher values will benefit the property tax. Planning Commission consensus was to map another connection to the East between Lots 14 & 15, look at visual on 160th Avenue from MSA or St. Croix County Hwy. engineer and connection on 70th Street currently platted. Schachtner will contact engineer.

Cancellation of December 18th Parks, Rec & Plan Commission Meeting: Discussion on this project and consensus was to keep the meeting on schedule for December 18th and not cancel the meeting.

Announcements & Adjourn: Motion by Hansen, seconded by Lawson to adjourn. Meeting adjourned at 8:20 p.m.

Jeri Koester,
Clerk