

**Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, March 19, 2025**

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 Joe Jahnke, Lenny Germain, Bill Lawson, Jeri Koester, and Ed Schachtner. Absent: Tabatha Hansen and Larry Rauch.

Approval of Agenda & Previous Meeting Minutes: Motion by Jahnke, seconded by Lawson to approve the agenda. Motion carried. Motion by Germain, seconded by Jahnke to approve February 19, 2025, meeting minutes. Motion carried.

Public Input: None.

Old Business: None.

New Business-Land Divisions

Kevin McElvain (Robert Martell Trust Property) Michael Erickson/Four Seasons Land Surveying-3 Lot CSM for Parcel #032-1058-70-020 off County Road I and 210th Avenue: Erickson explained 3 lots rather than 4 due to 1 lot already being platted. Driveway permission from St. Croix County Hwy. Dept. for one driveway only, so future split of Lot #3 will require a shared driveway. Motion by Schachtner, seconded by Lawson to recommend approval to the Town Board for the 3 Lot CSM off County Road I and 210th Avenue. Motion carried. Park fees need to be paid.

St. Croix AR/Al Wittstock-Doug Zahler Auth Consulting – 19 Lot Preliminary Plat of Major Subdivision, Hillside Estates, Parcels #032-2042-20-002 (29.10 Acres), #032-2042-40-000 (40 Acres) & #032-2042-70-100 (11.19 Acres) with new road off 70th Street: Under new SCC Ordinance, there is currently three parcels that make up the property and in the eyes of the county all that is done is re-figuring three parcels and it is an administrative review for the creation of Lot #1. Schachtner stated since there was never a park fee paid on Lot #1; it would be required to stay consistent. The CSM will create Lot #1, and the rest of the Major Plat will be part of the development. Lot #1 requires a driveway permit. Major Plat Hillside Estates was reviewed. All lots will have their own driveway and no shared driveways. Barrier curb will be put on the road so the water drains into the drainage pond on Lot #19 which will outlet through pipes to the larger pond on Lots 1,2,3,4. Jewell engineer, Jeff Reynolds, for Town was present and commented the curb and gutter section should be designed not to pond out in the roadway. Another storm pond on Lot #16 with overflow directed to the wetland. Large storm pond on Lot #14 and outlet to Jantz property controlled. Reynolds commented on Lots 1-5, questioning the LBO should be higher than what is shown-verify that they conform to the code. The contiguous buildable area, each lot should identify the size and location of the CBA. Schachtner questioned Lot #4 and if a driveway would fit. Zahler explained that the driveway for Lot #4 will be built and extended back into the lot. Germain questioned Lot #3 and asked where existing septic is located. Zahler stated he could not find it, but it probably will be dug up during excavation. Discussion on 3.5” compacted asphalt and larger gravel compared to 3” compacted and driveway mix, developer’s agreement, what to do with the stub roads-gravel, grass, bids from contractor for road construction and bid on asphalt/paving as well as Letter of Credit. Germain stated he would like the PC to express their recommendation on the two stub roads and how they want them to be constructed. Zahler stated no road construction can begin until after final plat approval at St. Croix County and financial guarantee is in place, however, plat can be recorded at that time and lots can be sold before road is built. Lawson stated his opinion is to make the stub roads look like a road and make it grass and Town mow it. Motion by Lawson, seconded by Germain to recommend approval to the Town Board with the stub roads being constructed and built so they can be mowed and the Town Board to decide the paving requirement for the new roadway, either 3.5” compacted with larger rock and less base versus 3” compacted with driveway mix. Motion carried. All members voted yes.

Conditional Use Permit:

Carson Schifsky/64 Land Company, 861-180th Avenue, New Richmond, Parcel #032-2003-30-100- Addition of 40’X45’ Office: Plan Commission questioning current building and whether it must meet commercial requirements and bringing it up to code. Germain stated the intersection at 85th Street is busy and there has been some discussion on that intersection being removed from the Hwy. 35/64 access. Schifsky stated St. Croix County will approve the plans administratively and no CUP amendment required. Consensus if the Building Inspector states you need commercial state-approved plans, then comply with that. Germain questioned the old shed and asked if it needed to be commercial. Discussion on rezoning property to commercial. Schachtner stated that parcel/area is not in the commercial node of the Town’s Comprehensive

Plan and there is a house on the property that may not be allowed in commercial zoning, county will allow new shed administratively, so that is preferred over rezoning to commercial. Schachtner stated he was opposed to a second driveway, but moving the existing driveway would be an option. *Motion by Lawson, seconded by Jahnke to recommend approval of the addition/new shed with Carson Schifsky complying with the Building Inspector and meeting all the commercial standards for the shed construction if required, and approval from St. Croix Couty administratively-no need to rezone to commercial, no second driveway, but if moving the driveway to a new location, a driveway permit would be required. Motion carried.*

Announcements & Adjourn: Jeff Reynolds, Representative from Jewell Engineering, introduced himself. *Motion by Germain, seconded by Schachtner to adjourn.* Meeting adjourned at 8:45 p.m.

Jeri Koester,
Clerk