

Land Use Committee Meeting Notes, May 10, 2011

The meeting was called to order by Land Use Committee chair Peter Bloch at 4:00 p.m. The following people were in attendance: Roger Van Beek, Dan Bauer, Todd Bjerdstadt, Peter Bloch, Bernie Van Osdale, and Dave Simons.

Minutes from the May 3, 2011 meeting were reviewed and approved.

Dan suggested that the standards for "Roger's Hybrid" still need to be incorporated into the draft document. Roger showed the group Layouts 4 and 5, and explained the idea behind these layouts. Both layouts show denser residential areas located away from Town Roads, and hobby farm or open space areas located closer to the Town Roads.

The group reviewed the draft Subdivision Ordinance document which had been modeled after the Town of Somerset's ordinance. The changes which were identified in the minutes from the May 3, 2011 meeting were reviewed on an individual basis. Dave also reviewed comments from St. Croix County Planner Ellen Denzer, dated September 3, 2010 on the same document.

Legal variables for conservation easements were discussed. Dave had discussed this topic with several planners from SEH. No one was aware of any communities where a sunset clause had been placed on a conservation easement, but they also felt that a sunset clause could probably be incorporated into easement language when an easement is recorded. In the end, this is a legal question, and a definitive answer needs to come from an attorney. Peter said that he planned to contact an acquaintance at a local university who may have some knowledge in this area.

Dave was asked to update the draft document to reflect the suggested changes, and bring a revised copy back to the next meeting on May 17, 2011. Also, it was suggested that St. Croix County Planning be invited to come to the May 31st meeting to discuss the revised draft document.

Peter reminded the group that the next meeting will be held on Tuesday, May 17, 2011 from 4:00 p.m. to 6:00 p.m. The meeting was adjourned at 6:30 p.m.