

Plan commission meeting -January 7, 2021 6:00 p.m.

The Plan Commission chairman Kevin Gilbertson called the meeting to order at 6 pm. The meeting was noticed on the website, the town hall, ISB and the PO. Board members present were Kevin Gilbertson, Marvin Michels, Carolyn Loechler and Jeff Klemp. The meeting was called to review the CSM for the Tanner Plat and other business.

CSM Tanner Plat: Jim Scheffler presented the Tanner subdivision. The plat consists of 10 lots.

Conservation credits: Out lot 2 Green space makes up the conservation credits. The road will have to be private as the current road is not built to the road standards. Jim Scheffler needs to submit the major subdivision application to the Clerk and she will get him the application fee. Jim will submit the preliminary plat to Dunn County. It will be 2 months before the final plat will be submitted. If the road does change Jim Scheffler will let us know.

Romaine Bergh presented the PUD idea to the town board. He explained extensively how these developments work. The conservation reductions and shared well and sewage facilities would reduce the lot size to one acre or under. This type of subdivision would be a cooperative. It would be like a home owners association. Once half of the homes are sold the homeowners take over the association. This is a special program designed by the federal gov. The people will own their own homes and the land will be jointly owned. Romaine wants to know how to proceed with the development within the Town of Elk Mound. He has spoken with Dunn County. Romaine inquired if this has to be subdivided or will the idea of a coop work in the Town of Elk Mound. The understanding of the Plan Commission board is that the land will have to be subdivided. The land use is preferred commercial. He also asked if the Town could grant a variance for his project.

He went through everything in our ordinances and tried to figure out how to proceed with a planned unit development.

Tony attended the meeting and he suggested that the town board and plan commission meet and talk this over.

Marvin Michels made a motion to adjourn the meeting. Jeff Klemp seconded the meeting. Meeting adjourned at 8 p.m.

The Town will have a joint meeting with the board and plan commission to further discuss Romaine Bergh's proposed plan. The next Plan and Town Board will be Tuesday, January 19 at 6 pm.

Respectfully submitted,

Carolyn Loechler, Clerk

Town of Elk Mound

January 11, 2021

