

Minutes Plan commission meeting-March 17, 6:00 p.m.

The plan meeting was called to order at 6 p.m. by Kevin Gilbertson.

The clerk verified that the meeting posted at ISB, Post Office, Town Hall and the website.

Marvin Michels approved and waved the reading of the meeting minutes from Feb 17, 2022. Jeff Klemp seconded the motion. Motion carried

Romaine Bergh presented his plan that was drawn up by Cedar Corp. Some revisions were made by Cedar Corp. Bergh's put a common easement along I-94 and will have a homeowner's association. They will not get started with the development until mid-summer. The road will not be blacktopped until next spring. There will be mound systems throughout the subdivision. There will be a retention pond. The retention pond will also be maintained by an HOA. The total acreage is 18.7. 10% open space bonus. 70% of the lots border the open space gives which gives a 10% reduction. There will be a natural buffer with a 20% reduction. The board had many questions on the open space and its availability to the homeowners. The open space will be all natural as per Romaine Bergh. Romaine Bergh said that he can change the 20 to a 40-foot buffer along the interstate. The board would like to see an easement between lots 5 and 6.

The board asked Romaine Bergh to provide the survey from Cedar Corp to the town board to show where the town's right of way is and where the setback will be and if it meets the set back ordinance. This would apply to the lot line along 555th in the Town of Elk Mound.

Currently our land use plan for this area is commercial. The Town of Elk Mound will have to change the land use plan to residential instead of commercial. The town board will work on this. Kevin Gilbertson would like to see what the natural buffer will look like. He would like to see how the HOA will work.

The Town Chairman asked Romaine Bergh about 882nd or 884th and whether that road still belonged to the Bergh's. According to the town that road is not owned by the Town of Elk Mound. Romaine Bergh will research this and see if it was deeded to the Town of Elk Mound.

Mike Webb attended the meeting. He owns U-Fuel and wants to sell it to another Truck Stop/Fuel Company.

Webb wants to deed this off to a new owner He wants to divide his parcel into 4 separate lots. The Town Board will have an answer for him by the next plan meeting.

The Plan Commission and the Town Board will meet March 24th at 6 p.m. The next plan meeting to meet with Romaine Bergh will be April 7th

Joe Nelsen made a motion to adjourn the meeting. Jeff Klemp seconded the motion. Motion carried. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Carolyn Loechler, Clerk

Town of Elk Mound

March 23, 2022

