

Town of Elk Mound Plan and Board meeting June 15, 2023

The Town of Elk Mound Plan Commission and Town Board meeting were called to order at 7 pm. by Kevin Gilbertson. The meeting was posted in compliance with open meeting law at ISB, PO, Town Hall and the website. The board and plan commission were present at the meeting.

CSM Barum. The only question that the board presented was on Out Lot 1 on the CSM. There should be an access easement on the CSM. Out Lot 1 should not be conveyed without proper access. There is not an implied easement on Ben Barum's driveway going across Mikes Barum's land. The survey should show an existing easement on the CSM.

The following item's need to addressed on the Barum CSM: Ben Barum's driveway, Out Lot 1 access, standard Elk Mound notes about the ag area and approval area for the Town of Elk Mound to sign.

Dave Acker and his wife attended the meeting also. Dave owns 22 acres and would like to put a house on the land. Currently 2.5 acres is the smallest lot that he can build on. The lot is in residential/ag in the land use plan. This would require a 2.5-acre parcel. The Ackers are at a standstill until the Town of Elk Mound reduces their lot size and changes their subdivision ordinance.

Storage Shed Ordinance: This needs to be a stand-alone ordinance and needs a public hearing. The board would hold the public hearing along with the acre change in the subdivision ordinance at the same time

Lot Size in the Subdivision Ordinance: Changing the lot size would be a good idea so land is not wasted. Tony Christopherson would like to see a 1.25-acre lot size for a single-family home and 2 acres for a duplex. Minimum number of useable square feet that is not affected by the setbacks is the ideal for lot size. 1.25 single family, 1.5 duplex, 1.75 3 plex and 2 acres for a 4 plex was suggested by plan members. Joe Nelsen recommended 1.5 minimum across the board.

Joe Nelsen would recommend one size up to a duplex and then revise the comprehensive plan for multifamily. Joe Nelsen made a motion to table this until the next meeting and finalize it at the next meeting. Keith Meyers seconded the motion. Motion carried.

Liquor License: Jeff Klemp made a motion to approve the final liquor licenses. Tony seconded the motion. Motion carried.

LRIP 890th Street from 490th Ave to 530th Ave 2023: See narrative from Tony Christopherson. Brent Wachsmuth presented an estimate on rebuilding the road and leaving it as over the winter. The road needs to be built up as there is not any base under the current road. This is a LRIP program so it will have to be bid out per LRIP specifications. There will be three phases for this year. 1st phase would be to fill the valley. 2nd phase would undercut and then haul the gravel and grind it all up. 3rd phase would take place in 2024 where 890th will be paved and shouldered.

We need a written estimate on the pit run from Brent Wachsmuth. Jeff Klemp made a motion to hire Brent Wachsmuth to fill in the valley on 890th with pit run gravel with an estimate of 1750 yards at a cost

of \$17,400. There will be an additional cost to clean the ditches that will include seeding the ditches. Tony Christopherson seconded the motion. Motion carried.

Jeff Klemp made a motion to hire Brent Wachsmuth to sub cut, remove and replace bad sub grade on 890th for an estimated cost of \$24,685.00. Tony Christopherson seconded the motion. Motion carried.

Jeff Klemp made a motion to bid the following for 890th: 1 ¼ inch base course, not reclaimed. An average of 5 inches, 24 feet wide to include hauling the base and grinding, spreading. Tony Christopherson seconded the motion. Motion carried.

Jeff Klemp made a motion to adjourn the town board meeting at 10:25 p.m. Tony seconded the motion. Motion carried.

Respectfully submitted,

Carolyn Loechler, Clerk

Town of Elk Mound, Dunn County

June 16, 2023