

# Town of Elk Mound Joint Town Board and Plan Commission Meeting Minutes

7-11-2019

Elton Christopherson called the meeting to order at 6 p.m. The meeting was posted at the Town Hall, Post Office and ISB and the website. The clerk passed out the minutes of the last meeting. The board read the minutes and they were approved as read.

Cedar Corp representative Kevin Oium was present at the meeting representing the Nelson's. Kevin presented a map and a concept plan for comments and input. They spoke with the county on what type of road was needed for the development. Dunn County said they would need a Type C road into the subdivision. Their Proposal includes 8 duplexes with a shared well and septic between two buildings. Drawings and floor plans were submitted. The subdivision road will be a private one. There are not any wetland issues. Kevin Oium cited page 30 of the ordinances that refers to being able to use 1 acre per building with green space and shared septics. Elton Christopherson said that their plan is within our current ordinances. Kevin Gilbertson was in agreement. Dunn County will have to approve the sewer system. One twelve-acre lot with 8 buildings on it was the first proposal however this plan will have to be subdivided in order to be approved by the town board and to adhere to the Town of Elk Mound subdivision ordinances.

Don Schley gave them the go ahead to proceed with their plans.

Judy came to ask about a 2.5-acre parcel that she is interested in buying. She questioned as to whether she can turn a barn into a dwelling space on 865<sup>th</sup> next to Kingwood acres. This would be up to Fred Weber and the building inspector. She can call Fred Weber.

Adam Jarchow presented the zoning ordinance and changes to be made to the ordinance.

The biggest question that the Town has to figure out is how many plan districts or uses does the Town need. Can we combine some that are in our current Land Use Plan and use the preferred land use plan which has 7 uses? Ag, residential and commercial are the three main ones. Residential Ag would be another one and one in transition. What is the difference between commercial and industrial? Storefront is commercial. Industrial is manufacturing. The Town does not need manufacturing other than in the industrial area.

The board needs to look at lot size and setbacks and make sure that these are the way we want them.

Three things to figure out for Attorney Jarchow

1. Districts (How many and which ones)
2. Permitted Use in each district
3. Conditional Use in each district

Marvin Michels made a motion to adjourn. Don Schley 2<sup>nd</sup> the motion. Motion carried. The meeting adjourned at 7:05 p.m.

Next Joint meeting August 8<sup>th</sup> at 6 p.m.

*Respectfully Submitted by,  
Carolyn Loechler, Clerk  
Town of Elk Mound  
7-15-2019*