

## Town of Elk Mound Plan meeting minutes 2-11-2020

Chairman Kevin Gilbertson called the meeting to order at 5:30 p.m. The meeting was posted at ISB, PO, Town Hall and the website. The meeting was called to order to review the final plat for Elysian fields. All members were present except Don Schley.

Kevin Oium from Cedar Corp presented the final plat for Mike and Randy Nelson. The Village of Elk Mound and Dunn County have approved and signed off on the preliminary plat. The cul de sac has been added to the plat due to fire protection. Dunn County changed the road width from a 60 to 66-foot road.

In the drainage easement area to the west there will be a storm water pond. Lot 5 will not be buildable. It will only be a storm water area. Lot 6 will have the berm to catch the water and run it into the pond.

Dunn County has assigned the road going into the subdivision as 594<sup>th</sup> Avenue.

There is an access easement on the southern side that the current owner Tom Niska will continue to own.

Kevin Gilbertson had some questions on what the developers are doing for the conservation bonuses to reduce the lot sizes. How do they plan to do the septic systems and where will they be located? They will have shared well and septics. Kevin Gilbertson wanted to know if this has been approved by Dunn County. Kevin Oium said that Dunn County will not move forward with the well and septics until the final plat has been approved by the Town of Elk Mound.

The conservation bonuses that the developer is taking advantage of are the buffered space, shared well and the open green space. The conservation bonus is granted if the developer uses two or more of the above and then you can use the 20% reduction in lot size.

More questions were what type of buffer will be used, what type and how tall will the trees be? Eli from Hook N Go is concerned about the noise of truck's coming in and out of his business and doesn't want the residents of the duplexes complaining to him.

These will be split level duplexes according to the developers.

The storm water detention area language will be changed in the upper right-hand corner of the plat map in order for the final plat to be accepted by the Town of Elk Mound. This will be changed to the following wording:

The Storm water detention area and storm water drainage easements shown on the plat are dedicated to the Town of Elk Mound for the purpose of repairing and maintaining said ponds in satisfactory

condition and to control storm water drainage. The benefitting landowners shall pay for the reasonable cost of the maintenance and repair.

Kevin Gilbertson is not sure about the natural buffer area. The east side of lot 1 and lot 10 will have a buffer as well according to the developers.

Rodney Rhude made a motion to send it on to the Town of Elk Mound board. Kevin Gilbertson seconded the motion. Motion carried. Rodney made a motion to adjourn the meeting. Kevin Gilbertson seconded the motion. Motion carried. Meeting adjourned at 6:10 p.m.

Question by Jeff Klemp.