

## VILLAGE OF ELLSWORTH PLAN COMMISSION MEETING

April 11, 2024 at 5:30 p.m.

LOCATION: Village Hall, 130 N. Chestnut St. Lower level board room (East rear entrance)

**Members Present:** Chairperson Lundgaard, Lalley, Trustees Borner and Hines (in place of Bench), and President Beissel

**Staff Present:** Administrator/Clerk-Treasurer Roy

**Others Present:** Chris Holtkamp (UWRF), Ag Partners representatives, and one other

### Minutes:

1. **Call to Order.** Meeting called to order at 6:00pm by Chairperson Lundgaard.
2. **Public Hearing to review and make a recommendation on a request for a Zoning Map Amendment from Elizabeth Huppert, from the Agriculture district to the Residential R-1 district on Parcel Number 121-01142-0600 located at 517 Railroad Avenue.** A/C-T Roy presented the request and the property. The applicant would like to construct an additional home on the property. Two homes were on the site previously and the utility connections are still present. A CSM will be needed to create the necessary lot for the new residence. **MSC Hines/Bull to approve the rezone to Residential.** No further discussion. **Unanimous.**
3. **Public Hearing of review and recommendation of a Site Plan Review for proposed development by Ag Partners. The property is located at 411 East Business Way, Village of Ellsworth, Pierce County, Wisconsin.** Ag Partners presented the site plan. The existing storage building will be removed, and a new storage building will be constructed. There will be no change in storage materials or operations. The height of the proposed building is approximately 55 feet. A/C-T Roy discussed the height exemption in the zoning ordinance. **MSC Borner/Bull to approve the site plan as presented.** No further discussion. **Unanimous.**
4. **Discuss/Possible Action on ordinance amendments to Chapter 46 Zoning.** Chris Holtkamp (UWRF) presented his initial review of the Zoning Ordinance. Potential amendments include residential lots sizes, types of residents, special use permits, parking and business permitting. No action was taken.
5. **Adjournment. MSC Borner/Hines to adjourn.** No further discussion. **Unanimous.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer