

VILLAGE OF ELLSWORTH SPECIAL BOARD MEETING
April 16, 2024 6:00pm
130 N. Chestnut St. Lower Level Boardroom (East Rear Entrance)

Members Present: President Beissel, Trustees Bench, Austin, Schutz and Hines.

Staff Present: Administrator/Clerk-Treasurer Brad Roy, Public Works Director Vick, Attorney Loberg, and Library Director Meyer via zoom

Others Present: Lisa Olson, Tricia McGrath, Curtis Betthausen, Paul Gerrard (virtual), Peter Curtin (Ehlers/virtual) Sarah Nigbor (press/virtual), and multiple public virtually.

MINUTES

1. **Meeting called to order at 6pm by President Beissel.**

The Pledge of Allegiance to the Flag was recited.

2. **Oath of Office.** Administrator Clerk/Treasurer Roy performed the ceremonial Oath of Office with Trustees Hines, and Austin.
3. **Public comment on non-agenda items.** No public comment.
4. **Appoint Board of Review Members.** Three members selected for the Board of Review were Trustees Austin, Hines, and Bench.
5. **Committee Organization. MSC Schutz/Austin to approve the committee members.** No further discussion. **Unanimous.**
6. **Appointments. MSC Austin/Bench (Beissel abstains) to approve appointments.** No further discussion. **Unanimous.**

Official paper – The Journal, **Official Depository** – CCF Bank, **Village Attorney** – Robert Loberg/Loberg Law Office, **Pres. Pro-tem** – Andrew Borner, **Health Officer** – Pierce County Public Health Department, **Humane Officer** – Chief Eric Ladwig, **Cemetery Sexton** – Village Staff, **Weed Commissioner** – Public Works Director Brad Vick.

7. **Discuss/Possible Action on a Certified Survey Map for Gerrard Corporation. On property located in part of the SE 1/4 of the SW 1/4 of Section 7, Township 26 North, Range 17 West, Village of Ellsworth, Pierce County, Wisconsin.** Paul Gerrard presented the CSM request and the plan for multiple family dwelling on the proposed Lot 1. **MSC Austin/Hines to approve the proposed CSM.** Hines commented that he believes more than one access is needed. **Unanimous.**
8. **Discuss/Possible Action on a request for a Zoning Map Amendment from Gerrard Corporation, from the Agriculture district to the Multiple Family Dwelling (R-3) and Commercial (C) districts on Parcel Number 121-01141-0500 located in the SE ¼ of the SW ¼, Section 7, T26N, R17W, Village of Ellsworth, Pierce County, WI.** The Multiple Family Development on Lot 1 was presented. A/C-T Roy discussed the TID mixed use requirements and having Lot 2 remain zoned Agriculture will satisfy the requirements. **MSC Austin/Hines to approve the rezone of Lot 1 to Multiple Family Dwelling and Lot 2 Commercial.** A discussion of Lot 2 remaining Agriculture occurred. **MSC Austin/Bench to amend the motion for Lot 2 to remain Agriculture. Unanimous. MSC Austin/Hines to approve the rezone of Lot 1 to Multiple Family Dwelling and for Lot 2 to remain Agriculture.** No further discussion. **Unanimous.**
9. **Discuss/Possible Action 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 to rezone to the property to Residential. **MSC Hines/Schutz to approve the rezone to Residential.** No further discussion. **Unanimous.**

10. Discuss/Possible Action on 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. A/C-T Roy presented the Site Plan. **MSC Bench/Austin to approve the Site Plan as presented.** No further discussion. **Unanimous.**

11. Discuss/Possible Action on PSC Water Rate Application and Special Assessments. A/C-T Roy discussed how at the last Village Board Meeting, the Board approved submitting the Water Rate Application to the PSC requesting a 4% rate of return and for the application to include the Grant and Piety Street projects. Peter Curtin (Ehlers) presented the option of submitting the Water Rate Application to the PSC without the Grant and Piety Street projects and to accept the PSC full rate of return of 6.2%. The higher rate of return will likely provide enough revenue to pay for the Grant and Piety Street project. **MSC Austin/Hines to submit the application at the PSC recommended rate of return.** No further discussion. **Unanimous.**

12. The committee will adjourn to closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
MSC Bench/Schutz to adjourn to closed session. Roll Call Vote. Unanimous.

-East End Industrial Park purchase offer

MSC Hines/Bench to reconvene into open session. Roll Call Vote. Unanimous.

MSC Autin/Schutz to accept the land purchase offer from Kaufold's Kurds of approximately 1 acre as is, for \$5,000, Village topsoil stockpile to be moved to a location determined by the Village, and for all costs and fees to be paid by the purchaser. No further discussion. **Unanimous.**

13. Adjournment. MSC Bench/Austin to adjourn. Unanimous.

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer