

Joint Extraterritorial Zoning Committee of the Village of Ellsworth, Town of Ellsworth and the Town of Trimbelle

April 13, 2023 5:30 p.m.

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

Members present: D. Hines (Chairperson), Kenny Manfred, Wayne Lundgaard, Jim Harris, Richard Leonard, Brad Ristow (via zoom), Gordon Borner, Brian O'Connell

Others present: Sid White, Lou White, Phylis Beaström, Laurie Neeley, Andrew Borner, Heidi Loesch and Megan Loesch

Minutes:

- 1. Meeting called to order at 5:30pm by Chairperson Hines**
- 2. Discuss/take action to consider an application from Heidi and Megan Loesch, N5981 745th St. Ellsworth, WI 54011, for a request to rezone the property from Industrial to Residential (R-1), on property within the Village of Ellsworth ETZ area:**

The applicants presented their application for a rezone. The applicants bought the property approximately one and a half years ago. They were initially told that because the property is zoned Industrial they could not get a permit to reconstruct a residence on the property.

Members Harris and Leonard stated that this is not how they had understood, and they believe that a permit should be issued for reconstruction. Administrator/Clerk-Treasurer Roy stated that his interpretation of the zoning ordinance is that the residence can be reconstructed on the site, the reconstruction would only need to comply with the setbacks in the ordinance and this was told to the applicants. It was questioned if part of the existing residence would need to remain. Roy responded that the ordinance does not require that. The Committee questioned the appropriateness of rezoning the parcel, since two of the neighboring properties are also zoned Industrial. Roy stated that he would inform All Croix inspections of his determination and direct them to issue a permit for reconstruction of the residence. He would also provide the applicants with a letter stating that a reconstructed residence is a legal nonconforming structure and can legally remain on the property as well as a letter to All Croix Inspections of his determination. The members from the Town of Trimbelle confirmed that the Town would provide a letter of agreement on the code determination to permit the reconstruction. **The applicants withdrew the application for a rezone, no Committee action was taken.**

- 3. Discuss/take action to amend Chapter 46.16, Zoning regarding unattached garages in the ETZ.**

The issue regarding unattached garages was presented. The current ordinance limits the size of the structures to 864 square feet in the Residential districts. The Village has received requests from property owners within the ETZ would like to have larger structures.

The Village Plan Commission met in November 2022, to discuss the issue. The Plan Commission believes that properties with large lots within the ETZ could have larger structures. The Plan Commission discussed a tiered system of lot sizes and corresponding structure sizes. The

Committee discussed the tiers as well as height limitations. **MSC Lundgaard/Harris to approve structures:**

On lots of 1.5 acres and less, unattached garages shall be limited to 864 square feet; on lots of 1.51 acres to 3 acres, unattached garages shall be limited to 1,600 square feet with side walls no higher than 16 feet; on lots of 3.01 acres to 5 acres, unattached garages shall be limited to 2,500 square feet with side walls no higher than 16 feet; on lots greater than 5 acres, unattached garages shall have no size limitation. No further discussion. Unanimous.

4. MSC Lundgaard/Manfred to adjourn. No further discussion. Unanimous.

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer