

VILLAGE OF ELLSWORTH PLAN COMMISSION MEETING

February 5, 2024 at 5:15 p.m.

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

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

Village Board Members Present: Trustees Hines, Schutz and Neeley

Others Present: Chase Melstrom, Tom Judnic, Christopher Beckler, Russ Kiviniemi, and Administrator/Clerk-Treasurer Roy

Minutes:

1. Meeting called to order at 5:15 pm by Chairperson Lalley

2. **Public Hearing of review and recommendation of a Certified Survey Map for Mark Kelly. The property is located at 630 South Maple St., Village of Ellsworth, Pierce County, Wisconsin.**

Chase Melstrom presented the application and the proposed lot configurations. **MSC Borner/Bench** to approve the CSM. No further discussion. **Unanimous.**

3. **Public Hearing of review and recommendation of a Certified Survey Map for Jason Heiss, agent on property located at 205 S. Utility St., Village of Ellsworth, Pierce County, Wisconsin.**

Tom Judnic presented the application and the proposed lot configuration. The existing trucking business would continue to be operated on lot 1 and a septic business would begin operations on lot 2. A-C/T Roy discussed the previously approved variance which reduced the road frontage requirement. The proposed CSM has 26 feet of road frontage. **MSC Beissel/Bull** to approve the CSM. No further discussion. **Unanimous.**

4. **Public Hearing of review and recommendation of a Variance and Certified Survey Map for Chris Beckler. The property is located at W6888 490th St., on property located in part of the SW 1/4 of the SW 1/4 of Section 20, Township 26 North, Range 17 West, Town of Ellsworth, Pierce County, Wisconsin.**

Christopher Beckler presented the proposed CSM which would create an 8 acre parcel for residential use. The existing lot does not have the density required outlined in Chapter 45 Subdivision Ordinance. A/C-T Roy discussed the intent of the density requirement, the topography of the site, the proximity to the Village, and how this CSM would have minimal impact on any possible future development of the site. Beissel expressed her concerns about whether this would limit any potential future development of the site but believes it has been addressed. **MSC Bench/Bull** to approve the CSM. No further discussion. **Unanimous.**

5. **Public Hearing of review and recommendation of a Site Plan Review for proposed development by Xcel Energy. The property is located at 163 County Rd C, Village of Ellsworth, Pierce County, Wisconsin.**

Russ Kiviniemi (Cedar Corporation) presented the site plan for the Xcel Energy Service Building. The parking lot, access, utilities, and building design were discussed. **MSC Borner/Bench** to approve the Site Plan. No further discussion. **Unanimous.**

6. Adjourn. **MSC Bench/Beissel** to adjourn. No further discussion. **Unanimous.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer