

## **VILLAGE OF ELLSWORTH PLAN COMMISSION MEETING**

**March 27, 2024 at 6:00 p.m.**

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

**Members Present: Chairperson Lundgaard, Lalley, Trustees Borner and Bench, and President Beissel**

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

**Others Present: Paul Gerrard, Gwen Swanson, and three others**

### **Minutes:**

- 1. Call to Order.** Meeting called to order at 6:00pm by Chairperson Lundgaard.
- 2. Public Hearing of review and recommendation of 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, Town of Ellsworth, Pierce County, Wisconsin.**  
Paul Gerrard presented the proposed CSM and the proposed residential development on Lot 1. Beissel questioned the need for two lots. A/C-T Roy responded that this property is proposed to be part of a new Tax Increment District and the types of land uses are restricted and only a certain percentage of the land can be used for residential uses; by splitting the land into two lots it will limit the amount of other properties that need to be included in the proposed TID. **MSC Borner/Lalley to approve the CSM as proposed.** No further discussion. **Unanimous.**
- 3. Public Hearing to review and make a recommendation 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.** Paul Gerrard presented the proposed 54-unit housing development for Lot 1, which requires the Zoning map amendment from Agriculture to Multiple Family Dwelling. There were plans to put a solar field on Lot 2, but that will not occur. All development will be on Lot 1. Beissel asked about property management and rent/income levels. Gerrard responded that Paramark will manage the property and there is an agreement with Veteran Services to provide units for veterans at a lower rate and that other units will be market-rate. A/C-T Roy confirmed that since no development is to occur on Lot 2 the zoning can remain Agriculture on that Lot. **MSC Bench/Beissel to approve the Zoning Map Amendment of Lot 1 from Agriculture to Multiple Family Dwelling.** No further discussion. **Unanimous.**
- 4. Adjournment. MSC Borner/Bench to adjourn.** No further discussion. **Unanimous.**

**Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer**