

**VILLAGE OF ELLSWORTH
PLAN COMMISSION MEETING**

February 23, 2026 at 5:30 pm

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

Committee Members present: Chairperson Lalley, Borner, Beissel, Hines (in place of Bench),
Betthausen, Nesseth, Mennenga

Village Board Members present:

Staff Present: Administrator/Clerk-Treasurer Roy

Public Present: Brad Ristow, Christopher Beckler, and multiple online

MINUTES:

1. Meeting called to order at 5:30pm by Chairperson Lalley.
2. Discuss/Possible Action of a Certified Survey Map, and density variance for Christopher Beckler on property located in the Village ETZ at W6888 490th Ave., Ellsworth, WI 54011
The property is a 24-acre lot located at W6888 490th Avenue. The proposed land division will split the property into one 8-acre lot and one 16-acre lot. The property owner also owns an adjoining 8-acre lot. The CSM is for the property owner's son. The proposed CSM does not comply with the density requirements of 1 unit for 35 acres. The topography of the site would limit the development opportunities. **MSC Borner/Hines** to approve the CSM and density variance. **Motion carried, without a negative vote.**

MSC Borner/Hines to move agenda item #3 to the end of the agenda. **Motion carried, without a negative vote.**

3. Discuss/Possible Action on a possible Site Plan revision, of a Gas Station/Convenience Store, for Kwik Trip, located at Lot 4 in Crossing Meadows Business Park.

The Wisconsin DOT notified Kwik Trip of a possible encroachment within a DOT setback. The original plat of the subdivision, and subsequent CSMs, note a 50' setback to the Highway 65 right-of-way. The plat and CSM state "50 ft. setback line for building purposes only". This setback was interpreted by Village staff, Village Building Inspector, and Kwik Trip as a restriction for structural improvements; parking lots are typically not considered structural. The original site plan has a portion of the parking lot within this setback area. Kwik Trip and the DOT are in discussions to resolve the issue.

To keep the March 23 construction, start date if an agreement with the DOT cannot be made, Kwik Trip has submitted a modified site plan that will satisfy the DOT setback interpretation. There is no change to the structure or operations, the only change is to reduce the landscape area along Lucas Ln from approximately 42' down to 27'. The Plan Commission directed staff to work with Kwik Trip on keeping vegetation within the landscape areas on Lucas Lane. **MSC Hines/Borner** to approve the potential modified Site Plan for Kwik Trip. **Motion carried, without a negative vote.**

4. Discuss/Possible Action of a Zoning Map Amendment for Gerrard Corporation, from the Residential (R-2) district to the Multiple Family (R-3) district, on Parcel Number 121-01141-0490.

The proposed development will include two 12-unit (24 total units) single level townhomes and six twin homes (12 total units). The property is currently zoned Residential R-2. To

accommodate the 12-unit structures, that portion of the property will need to be rezoned to Multiple Family R-3. The Public Hearing was conducted at the previous meeting; comments received were regarding experience during construction of the nearby Gerrard apartment building and concerns about speeding vehicles on Alexander Avenue; as well as the senior living ratio and amount of housing for veterans. **MSC Beissel/Lalley** to approve the rezone from Residential R-2 to Multifamily R-3 for the portion of property for the single-level townhomes. **Motion carried, without a negative vote.**

5. Adjournment. **MSC Borner/Hines** to adjourn. **Motion carried, without a negative vote.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer