



PLAN COMMISSION MEETING

Monday, September 14, 2026 at 6:00 PM
Lake Hallie Municipal Building, 13136 30th Avenue
Lake Hallie, Wisconsin 54729

A G E N D A

1. Call Meeting to Order according to Chapter 19.84 of the Wisconsin State Statutes
2. Roll Call
3. Public Wishing to be Heard
4. Minutes for Approval: May 11, 2026
5. Business Items:
 - a. Rezone Request: 2026-0009 Thorp/County Concrete – Industrial to Highway Commercial
 - b. Discussion on the existing Tot Lots within the Village of Lake Hallie
 - c. Discussion on Data Centers
 - d. Discussion on Amendments to the Zoning Ordinance for Signage.
6. Future Agenda Items
7. Adjournment

If you have any questions about this meeting, please contact the Department of Planning & Zoning at (715) 726-7941.

Posted: September 10, 2026

CC: Chippewa Valley Newspaper, Eau Claire Leader Telegram, Maverick Media, Phillips Broadcasting, WEAU, WQOW, Committee Members, Village Board Members, Douglas Clary, Attorney David Raihle, Roger Koski and other interested parties.

The Village of Lake Hallie will attempt to provide reasonable special accommodations to the public for access to its public meetings, provided reasonable notice of special need is given. If special accommodations for a meeting are desired, contact the Village Clerk's Office at 726-2660, extension 3.

"Members of the Village Board of Supervisors who are not members of this committee are entitled to attend this meeting. It is possible that the attendance of one or more such nonmember Supervisors may create a quorum of the Village Board, committees, boards or commissions. Such a quorum is unintended and the nonmember Supervisors are not meeting for the purpose of exercising the responsibility, authority, power, or duties of any other committee, board or commission."

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, May 11, 2026, at 6:00 PM
Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, Wisconsin 54729
Minutes

1. **Call Meeting to Order** Ms. Spilde called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:03 p.m.
2. **Roll Call:** Brad Berg excused ; Brad Hudson absent ; Randy Larson X, Nancy Mauhar X ; Pat Spilde X ; James Stueber X. Rusty Volk excused.
3. **Public Wishing to be Heard for Non-Agenda Items:** None
4. **Approval of the Minutes, April 13, 2026.**
Ms. Mauhar made the motion to accept the minutes with the correction:
Ms. Spilde called the April meeting to order and not Mr. Berg, as written with the correction, seconded by Mr. Stueber. Voice vote carried.
5. **Business Items:**
 - a. **Dealsinc LLC - Commercial Site Plan Approval – Tara Hallquist**
Business hours will be as follows: 5 days a week, Monday – Thursday 10 a.m. – 6 p.m. Fridays from 10 a.m. 4 p.m. Saturdays by appointment only.

Mr. Stueber made a motion to recommend to the Lake Hallie Village Board to accept Dealsinc LLC - Commercial Site Plan Approval – Tara Hallquist. Seconded by Ms. Mauhar. Voice vote carried
 - b. **Review Plan Commission Applications - Mr. Stueber made the motion to recommend to the Lake Hallie Village Board to accept the Plan Commission applications of Pat Spielde, Rusty Volk, and Charles Warner. Seconded by Ms. Mauhar. Voice vote carried.**
6. **Recognition of Service – Randy Larson, Plan Commission Secretary – 33 Years.**
Ms. Spilde presented a plaque of years of service and appreciation to Mr. Larson.

Mr. Larson thanked the Plan Commission, Mr. Doug Clary, and the village board for collaborating with him and thanked the community of Lake Hallie for putting confidence in him to serve on such an important commission of the village. He will miss attending Plan Commission meetings as a commission member and especially holding the position of secretary.
7. **Adjournment**
Ms. Mauhar made the motion to adjourn the meeting Seconded by Mr. Stueber. Voice vote carried. Meeting adjourned at 6:19 p.m.

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary

Village of Lake Hallie DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • www.chippewacountywi.gov •

2026 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The official zoning map shows how the Village Board, along with the Plan Commission, has designated the zoning classifications or districts to parcels of land within the municipal boundaries. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the Village of Lake Hallie.

SECTION I: Parcel Owner Information				SECTION II: Agent Information			
Name: <u>Thorp Holdings LLC</u>				Name: <u>Robert S Thorp</u>			
Mailing Address: <u>11429 30th Ave</u>				Mailing Address: <u>11429 30th</u>			
City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>		City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>	
Telephone: <u>715 828 9710</u>				Telephone: <u>715 828 9710</u>			
Email Address (Required): <u>thorp11c@gmail.com</u>				Email Address (Required): <u>thorp11c@gmail.com</u>			
SECTION III: Parcel Information							
Village of Lake Hallie <u>02809-2334-0800000</u>				Property Address: <u>11414 & 11418 30th Ave</u>			
Parcel Number(s): <u>22809-2343-74964001 / 22809-2343-7158800</u>				City: <u>Chippewa Falls</u>		State: <u>WI</u>	Zip: <u>54729</u>
Existing Zoning District(s): <u>Heavy Commercial Industrial</u>				Proposed Zoning District(s): <u>Heavy Commercial</u>			

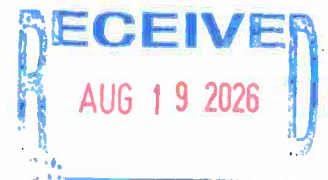
GENERAL DIRECTIONS:

1. Complete this Application form and the required four (4) parts:

- ☒ Part 1: General Questions related to the request
- ☒ Part 2: Plan Commission and Village Board Schedule - 2026
- ☒ Part 3: General Rezoning Process
- ☒ Part 4: Applicant Acknowledgement/Signature

2. Submit the completed application, all required information and a \$450.00 public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Village of Lake Hallie Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.

3. Make arrangements to attend or have a representative attend the Plan Commission and Village Board meetings. This presence is needed so that questions can be answered and concerns addressed.



FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:

Receipt Number:	Appeal Number: <u>20260009</u>	Public Hearing Date: <u>10-19-26</u>
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Village of Lake Hallie – 2026 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Lake Hallie Village Board. In addition, your neighbors and any appropriate county or state agencies will be notified of the Plan Commission meeting and the Lake Hallie Village Board meeting by a separate mailing. At the both of these meetings, any party may appear in person or may be represented by an agent or attorney to present information to the Plan Commission and the Village Board in support or opposition of the rezone request.

PART 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

- A. As the applicant, do you have legal title to the parcel(s)? If you do not have legal title to the property, please have the property owner sign this application.
- B. Identify all parcels that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- C. Describe the present and, if known, any proposed improvements on each parcel.
- D. Explain why you are requesting to rezone the parcel. Please identify the proposed use of the parcel.
- E. Explain the compatibility of your proposed use with uses on adjacent parcels and those in the vicinity of this parcel.
- F. Discuss any additional issues you feel that supports the consistency of your proposed use with any Village ordinances and plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Plan Commission and the Village Board. Prepare an outline of your proposal, something similar to a "business plan", detailing for the commission and board your proposal, include any documentation you feel is necessary as part of your presentation in defining your proposal. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

PART 2: Plan Commission and Village Board Schedule - 2026

Applications will not be placed on the appropriate agenda unless they are properly completed, include ALL required supporting information or documents and the payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information, in addition to this application, might be necessary in order for the department to accept and process your request. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

	2026 - Mondays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Info/Apps DUE @ 12:00 Noon	12-15	01-12	02-09	03-16	04-13	05-11	06-15	07-13	08-17	09-14	10-12	11-16
Plan Commission Meeting	01-12	02-09	03-09	04-13	05-11	06-08	07-13	08-10	09-14	10-12	11-09	12-14
VB Public Hearing/Meeting	01-19	02-16	03-16	04-20	05-18	06-15	07-20	08-17	09-21	10-19	11-16	12-21

Note: The Plan Commission meeting is typically scheduled for 6:00 PM on the second Monday of every month.

Note: The Village Board meeting is typically scheduled for the 7:00 PM on the third Monday of every month.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (C) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified by mail of the pending request. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to Plan Commission meeting and the Public Hearing in front of the Village Board.
- (D) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department. A department staff report is also prepared and sent to the Plan Commission with the rezone application

Village of Lake Hallie – 2026 Rezone Application

- (E) The Plan Commission will make a recommendation for approval, approval with modification or denial of the rezoning request. The recommendation is sent to the Lake Hallie Village Board who in turn can approve, approve with modification or deny the rezone request.

PART 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Plan Commission and the Village Board information in favor of this request.
- I have the authority to grant the staff of the Department of Planning & Zoning, Plan Commission or Village Board member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Plan Commission or Village Board about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Plan Commission or Village Board, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Plan Commission or Village Board during the designated public meetings or hearings or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____

Owner/Agent

Date: _____

8/18/26

PART 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT



PO Box 1311
Eau Claire, WI 54702
Office/Fax (715) 514-2331
thorpllc@charter.net
thorplandscaping.com

8/18/26

General Questions:

- A. I do have legal title to parcels
- B. I would like to rezone the 50' section purchased from Chippewa Concrete from Industrial to Heavy Commercial. Zoning Department has all CSM & description information on file.
- C. There are no improvements on each parcel
- D. I'm requesting therezone because Doug Clary said I have to. Chippewa Concrete is Industrial Thorp Holdings is Heavy Commercial
- E. This is a simply extension of the west property line

Recorded in Vol. _____ of Certified Survey Maps Page _____.

Map of Survey #4860C
Jason R Heiss S-2313
June 2007

Lot 1
 127,217 Square Feet
 2.92 Acres

Lot 2
 Area Including Right of Way
 89,883 Square Feet
 2.06 Acres
 Area Excluding Right of Way
 81,622 Square Feet
 1.87 Acres

Lot 3
 127,217 Square Feet
 2.92 Acres

Lot 4
 81,622 Square Feet
 1.87 Acres

30TH AVENUE

LEGEND

- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED (Tie Sheets on File)
- SET 1" OUTSIDE DIAMETER X 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 3/4" IRON REBAR
- (xx) RECORD MEASUREMENT
- POB POINT OF BEGINNING

COURSE TABLE

LINE	BEARING	DISTANCE
L1	N 88°56'27" W	50.01'
L2	N 00°15'59" W	33.00'
L3	S 88°56'27" E	50.01'
L4	S 89°44'00" W	50.00'

W19343 Hwy 10
Strum, WI 54770
www.raymond-surveying.com

Note: Existing tie sheets verified or new tie sheet to be filed for section corners shown.
Date of Completion of Field Work: 4/09/26
Property Owner: Bob Thorp

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. _____.

Recorded in Vol. _____ of Certified Survey Maps Page _____.

Lot 1 of Certified Survey Map No.1588 recorded in Volume 6 of Certified Survey Maps on Page 285-286 as Document Number 571688. Also, Lot 1 of Certified Survey Map No.4964 recorded in Volume 23 of Certified Survey Maps on Page 494-495 as Document Number 884082. Located in part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 23, Township 28 North, Range 9 West, Village of Lake Hallie, Chippewa County, Wisconsin.

I, Gregory J. Raymond, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Bob Thorp, I have surveyed Lot 1 of Certified Survey Map No.1588 recorded in Volume 6 of Certified Survey Maps on Page 285-286 as Document Number 571688. Also, Lot 1 of Certified Survey Map No.4964 recorded in Volume 23 of Certified Survey Maps on Page 494-495 as Document Number 884082. Located in part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 23, Township 28 North, Range 9 West, Village of Lake Hallie, Chippewa County, Wisconsin.

Beginning at the South Quarter corner of said Section 23;
Thence N88°56'27"W, 50.01 feet;
Thence N00°15'59"W, 731.62 feet;
Thence N89°44'00"E, 50.00 feet;
Thence N00°15'59"W, 191.24 feet;
Thence S76°05'49"E, 206.63 feet;
Thence S00°15'59"E, 877.76 feet;
Thence N89°01'44"W, 200.39 feet to the point of beginning.

Said parcel contains 4.98 acres or 217,100 square feet, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and the Chippewa County Subdivision Ordinance, and complies with AE7 of the Wisconsin Administrative Codes. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2026

Gregory J. Raymond, Wisconsin Professional Land Surveyor
Project Number: 26054

CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING

I, Douglas Clary, Director of the Chippewa County Department of Planning & Development, certify that this Certified Survey Map is approved of as complying with Chapter 38 and other applicable Chapters of the County Code of General Ordinances.

Dated this _____ day of _____, 2026

Douglas Clary, Director

Lake Hallie Website & Municipal Building Bulletin Board

OFFICIAL
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all residents of the Village of Lake Hallie, Wisconsin, that public hearings will be held on **September 21, 2026**, at approximately **7:00 PM** at the Lake Hallie Municipal Building, 13136 30th Avenue, Lake Hallie, Wisconsin on the following petition pursuant to Section 62.23 of the Wisconsin State Statutes.

Rezone Petition #2026-0009

Petitioner: Chippewa Concrete

Agent: Thorp Holdings LLC/Robert Thorp

Part of parcel number 22809-2334-08000001 (Property Address: 11320 30th Avenue), which is located in the SE ¼ of the SW ¼, Section 23, Township 28 North, Range 09 West. (Note: The 50' strip x 731.61' will be added to Lot 1 of Certified Survey Map 1588 and Lot 1 of Certified Survey Map 4964) Property Address: 11414 and 11418 30th Avenue.

From: Industrial

To: Highway Commercial

Specific information regarding this petition can be obtained at the Chippewa County Department of Planning & Zoning.

Dated this **4th** day of **September**, 2026.

Douglas Clary, Director
Department of Planning & Zoning
Village of Lake Hallie

Village Of Lake Hallie
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • www.chippewacountywi.gov •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: September 4, 2026

To: Property Owner(s)

From: Douglas Clary, Director

Re: Public Meetings & Hearing

Dear Property Owner(s):

The Village of Lake Hallie has received a rezone request for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per village and state requirements. I have enclosed a map identifying the location of the parcel associated with this rezone request. If you have any questions regarding this request, please contact me at (715) 726-7941.

Rezone Petition #2026-0009

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From: Industrial

To: Highway Commercial

Purpose: Adding 50' strips of land to the above mentioned lots.

The following meetings are open to the public:

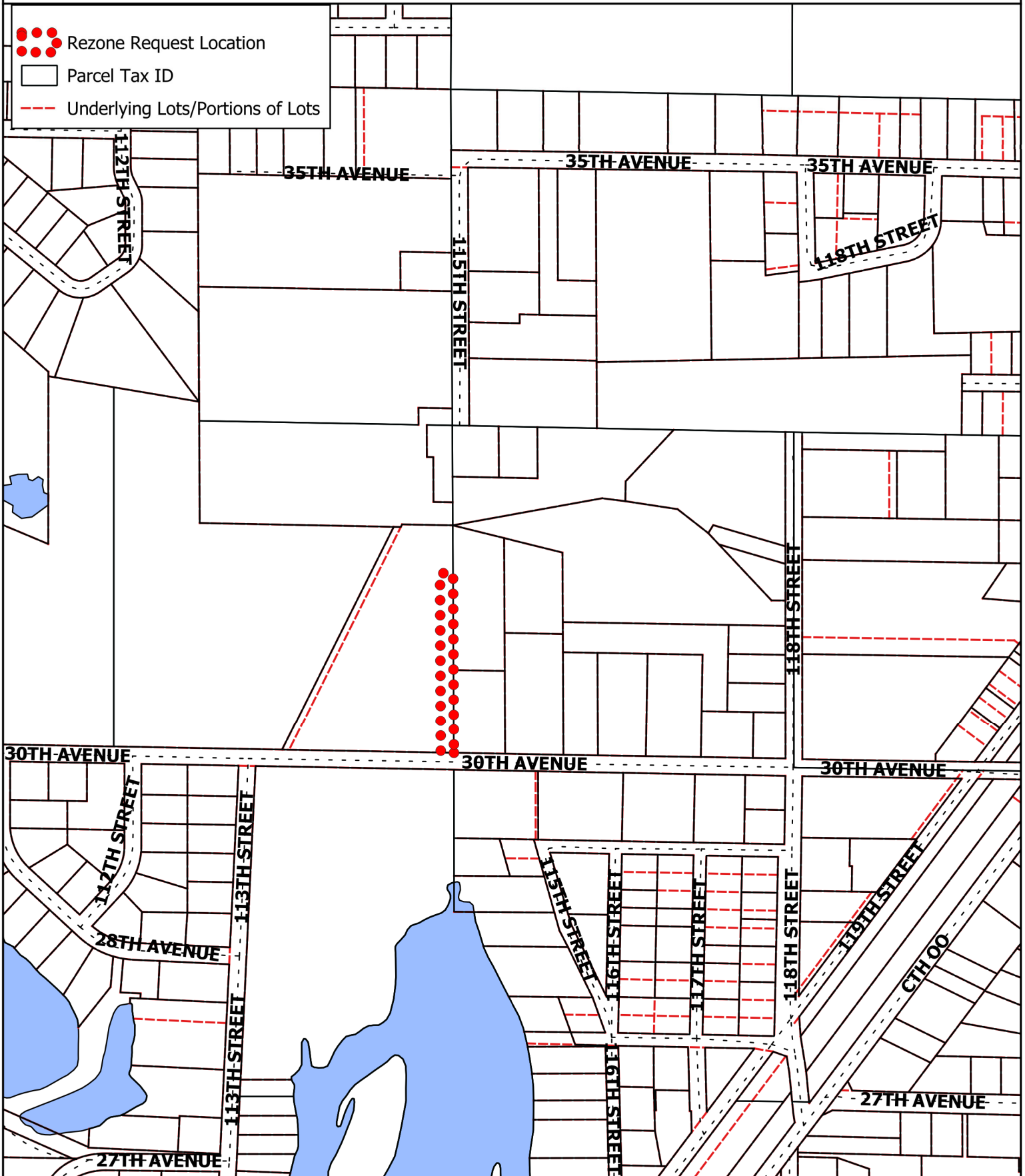
Lake Hallie Plan Commission:

The Village Plan Commission will meet on **September 14, 2026 at 6:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review this rezone request. The Plan Commission will make a recommendation for approval, approval with modification or denial, which will be forwarded to the Village Board.

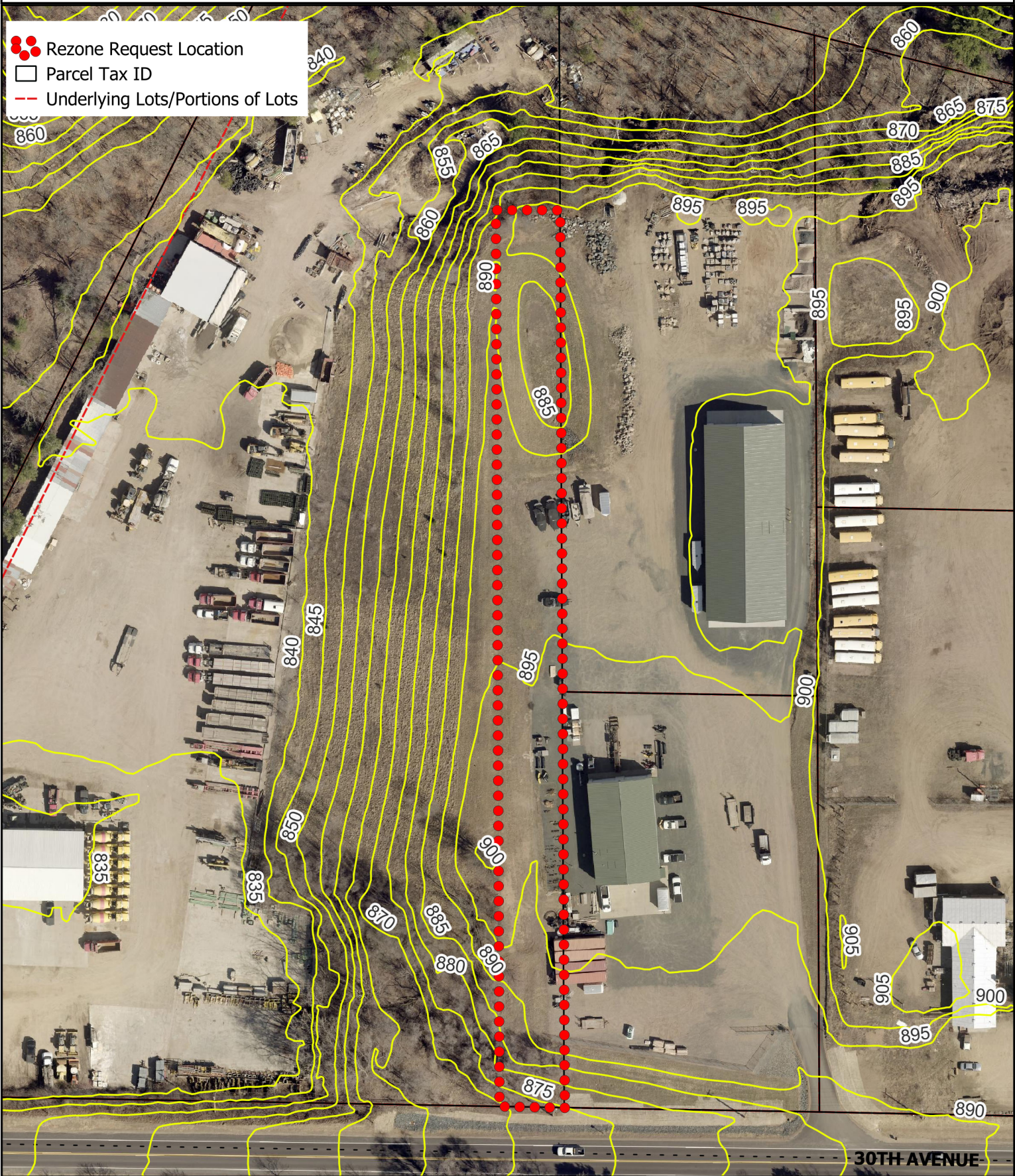
Lake Hallie Village Board:

The Lake Hallie Village Board will hold a **PUBLIC HEARING** on **September 21, 2026 at 7:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review the recommendation from the Plan Commission and to make a final decision on this rezone use request.

2026-0009 Chippewa Concrete/Thorp Holdings LLC Rezone Request Location Map



**2026-0009 Chippewa Concrete/Thorp Holdings LLC Rezone Request
Aerial (2025)**



Produced on September 4, 2026 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 100'

2026-0009 Chippewa Concrete/Thorp Holdings LLC Rezone Request Zoning Districts

 Rezone Request Location

 Parcel Tax ID

 Underlying Lots/Portions of Lots

Zoning Districts

 Conservancy

 Agricultural

 Local Commercial

 Highway Commercial

 Industrial

 Residential 1

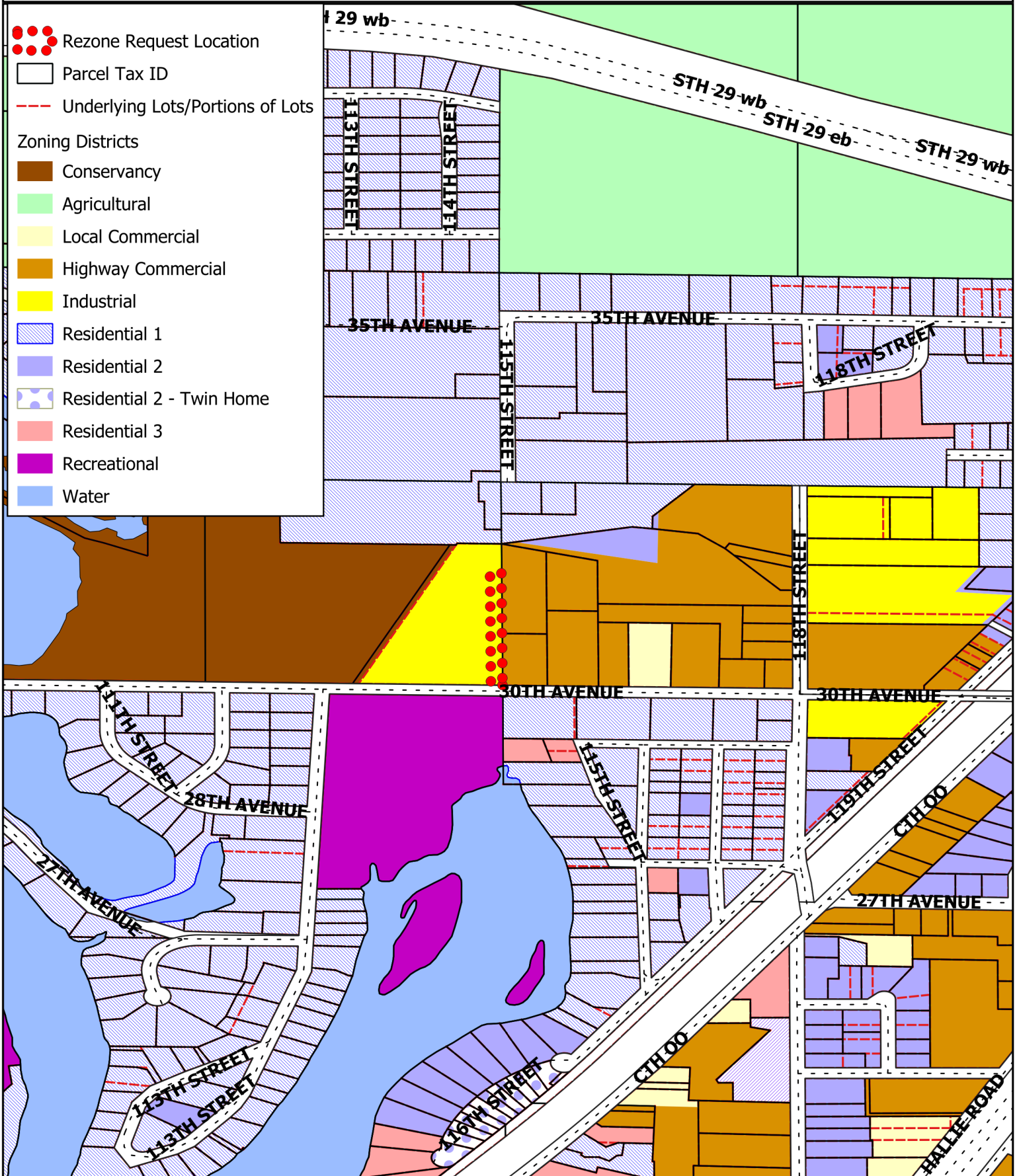
 Residential 2

 Residential 2 - Twin Home

 Residential 3

 Recreational

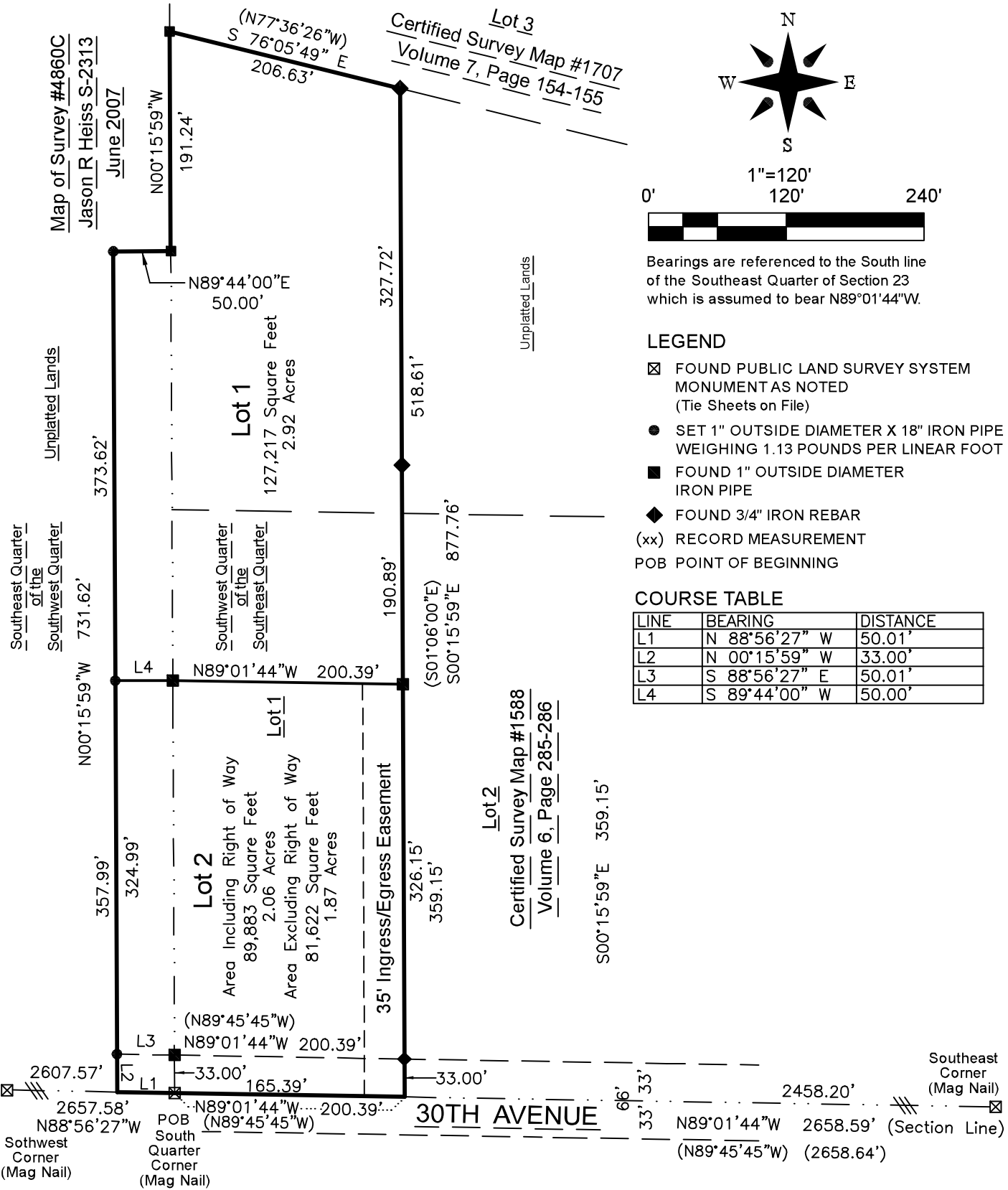
 Water



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Thence N88°56'27"W, 50.01 feet;
Thence N00°15'59"W, 731.62 feet;
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Thence N89°01'44"W, 200.39 feet to the point of beginning.

Said parcel contains 4.98 acres or 217,100 square feet, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and the Chippewa County Subdivision Ordinance, and complies with AE7 of the Wisconsin Administrative Codes. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2026

Gregory J. Raymond, Wisconsin Professional Land Surveyor
Project Number: 26054

CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING

I, Douglas Clary, Director of the Chippewa County Department of Planning & Development, certify that this Certified Survey Map is approved of as complying with Chapter 38 and other applicable Chapters of the County Code of General Ordinances.

Dated this _____ day of _____, 2026

Douglas Clary, Director