

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, April 10, 2023, at 6:00 PM
Village Municipal Building – 13136 30th Ave.
Chippewa Falls, WI 54729

Minutes

1. **Call Meeting to Order:** Chairperson Rowan called the meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:00 p.m.
2. **Roll Call:** Mark Johnson _excused_, Randy Larson -excused; Nancy Mauhar _X_; Eloise Rowan _X_; Pat Spilde _X_; Rusty Volk _X_; Allison Claussen _X_; Doug Cleary: representing Chippewa County Zoning.
3. **Public Wishing to be Heard for Non-Agenda Items:** Jason Dekan, 2922 119th Street. Concerned with right of way as he has maps from a number of years that show 49 ½ feet and new maps have 66 feet which infringe upon his property. Mr. Cleary informed the group, all road right of ways are 66 feet as per Chippewa County Zoning. While this has likely changed from old documents, updating zoning ordinances does mean compliance.
4. **Approval of the Minutes Nov. 14, 2022.** Ms. Mauhar noted that the minutes from the November 14 meeting need to be amended. **No 5. a.** the word compacted is misspelled and **No 5. c.** note Ms Spilde made a motion to approve as no name is listed. Motion to approve minutes as amended Ms. Mauhar, second Ms. Spilde. Minutes approved as amended.
5. **Discussion and/or Action on the following:**
 - a. **2023-0001 Lindeman – Rezone Petition.** Motion Ms. Spilde, second Ms. Mauhar to postpone as requested. Motion carried.
 - b. **2023 -0002 Lake Hallie Zoning Map Update #1:** Rezone Petition Industrial to Hwy Commercial. US Bank lot and adjacent lot at Heartbreakers bar & restaurant. Mr. Cleary explained this is to address the current use of the area. Motion by Ms. Spilde, second Ms. Mauhar, motion carried.
 - c. **2023-0003 Lake Hallie Zoning Map update #2:** Mr. Cleary explained a total of 5 parcels are proposed to be changed to address current usage into the proper zones. This area is a mixture of residential, duplex home, and industrial and the proposed are part of our updating zone ordinances. Tim Anderson 2869 118th Street and 2870 119th Street was concerned with changes as a structure he owns was a previous business that would not be allowed in Residential 2 as proposed should he want to utilize this structure as a business in the future. Mr. Anderson was informed that he can operate the business it is his property; however, he could not rent the structure to others as a business. Motion by Ms. Mauhar, second Ms. Spilde, motion carried.
 - d. **Halliewood-Preliminary& Final Plat Review:** Commission reviewed plan for 13 plots in Halliewood subdivision, city water, sewer to be determined, cult-a-sac as per code, storm water has been addressed with DNR erosion control. Motion to approve by Mr. Volk, second Ms. Spilde, motion carried.

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- e. **Commercial Site Plan Approval – Miron Construction** on Lot 1 of Certified Survey Map 5693: Commission reviewed Miron Construction Site Plan with discussion/concern with Hallie Water line across the property. Miron will need to address and relocate line if needed. Miron building will be a LEED building for sustainability components with construction & operations of building. Plan Commission is concerned with increased traffic in this area and along 125th Street. Recommend a Traffic Impact Analysis (TIA) to prepare for continued growth in this area. Motion to approve Miron Construction Site Plan by Mr. Volk, second Ms. Mauhar, motion carried.
- f. **Commercial Site Plan Approval – Heartbreakers Expansion at 1705 CTH 00:** Bauman Construction representative Jason Przybylski explained the remodel of the bar/restaurant to increase seating, restrooms, and site improvements. This remodel will bring the septic system into compliance and increase parking area for patrons. The Commission discussed access to Hallie Road as another access to the property as this is a Village of Lake Hallie Road. It was noted that Joles Avenue (CTH 00) is scheduled to be resurfaced and approaches into Heartbreakers would need to be address as per Chippewa County regulations. Expansion/remodel was noted as a welcomed improvement. Motion to approve Heartbreakers Expansion by Ms. Spilde, second Ms. Mauhar, motion carried.
- g. **Discussion on Driveway & Road Ordinance:** Mr. Cleary explained the many changes over the past 20 + years in the Village precipitate the need to revisit driveways and culverts. Chippewa County is mostly concerned with the width and not the height of roadways which tends to be concerning when property roadways and access roads are higher than County/Village roads. Proper ditches and culverts are needed to address storm and spring thaw flooding. Tracking and debris on roadways was also discussed. Proposed to bring issue to Village Board to decide what they would like the Plan Commission to do about this issue. Ms. Rowan to bring up at the Village Board meeting.
- h. **Discussion on Commercial Site Plan Approval:** Plan Commission discussed what should or should not come to the Plan Commission for review. Mr. Cleary explained that if a Commercial Site Plan meets the zoning requirements it typically is not brought up to the Plan Commission. If something is questionable then it is brought to the Commission for review. The Plan Commission will continue the current practice to leave it up to Chippewa County Zoning to determine what needs to be reviewed by the Village of Lake Hallie Plan Commission.
- i. **Discussion on Dilapidated Structure and Use of Properties for Living Quarters:** It is noted that a number of residences have RVs/Campers as living quarters and/or rented for many months. Other residences have old tires and hazardous materials stored that are not in compliance with property use. Several residences were noted to be visited as concerning with compliance and safety for the community.

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- j. Discussion on Miscellaneous Junk Vehicles and Public Nuisances:** The Plan Commission discussed what can be done when property is not in compliance with zoned ordinances. Mr. Cleary informed the Commission that it is expensive to go through legal action to fine and/or prosecute non-compliance of zoning ordinances. Fines typically do not cover escalating attorney fees and County/Village personnel. A possible solution is to have a plan to inform residents and businesses for a specific time period and any enforcement action will be billed to the resident and/or business to include attorney, court, and County/Village expenses. If not paid it will be included in their local taxes. Mr. Cleary will investigate the non-compliant issues.
- k. Plan Commission Member and Term Limits:** Mr. Volk and Ms Spilde have offered to serve another term on the Village of Lake Hallie Plan Commission.

6. Future Agenda Items: Non-mentioned.

7. Motion to adjourn: Motion to adjourn by Ms. Rowan, second Ms. Claussen. Meeting adjourn 8:15pm.

Respectfully Electronically submitted:



Rusty Volk, Volunteer Secretary

