

Village of Lake Hallie
PLAN COMMISSION MEETING
Tuesday, July 11th, 2023 @ 5:00 PM
Village Municipal Building – 13136 30th Avenue
Chippewa Falls, WI 54729

Minutes

1. **Call Meeting to Order** Chairperson Rowan called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 5:00 p.m.
2. **Roll Call:** Allison Claussen _X_, Mark Johnson _X_, Randy Larson _X_; Nancy Mauhar _X_; Eloise Rowan _X_; Pat Spilde _X_; Rusty Volk excused;
3. **Public Wishing to be Heard for Non-Agenda Items:** Steve Slaby 2286 113th St asked about the deterioration of the condition of 30th Ave. Village President Spilde commented it is being looked at with a cost of \$1.3 million for reconstruction.
4. **Approval of the Minutes June 12, 2023. Ms. Spilde made the motion to accept the minutes as written, seconded by Ms. Mauhar. Voice vote carried.**
5. **5. Discussion and/or Action on the following:**
 - a. **Hallie Shores – Preliminary Plat Review** - Mr. Clary presented the plat review. John Hintz was present who presented the plat. He stated some of the lots will be supplied with Hallie water system. Perk tests have not been done, at this time.
Comments from public

Steve Slaby of 2286 113th St. asked about water drainage and irrigation status. The stormwater runoff pond will be deeper than 5 feet. John Hintz would be able to install an aerator and operate it if so desired. He doesn't want a "mosquito haven" or have standing water.

Matt Appel representing Advanced Engineering Concepts - engineer of this plat, stated this should be an issue as there will be a good chance there will be wave action in the pond which will keep the insect issue to a minimum.

The storm water pond will have an overflow pipe, at a specific level which regulates the maximum heights of this pond that flows into Lake Hallie. Per Mr. Clary, this pond will not be considered public waters. It was stated this is a stormwater pond.

Leonard Hawk stated his land has flooded once in the past 38 years. He is concerned with the drainage of water, the stormwater pond, and water runoff into his personal property. Advanced Engineering Concepts stated this pond base is 1½ feet lower than Mr. Hawk's property.

11231 27th Ave – asked about stormwater runoff direction of proposed lots. Stormwater runoff of lots 1 – 5 will drain towards the pond.

2582 113th St – Asked about the land between the pond, the road, and adjoining territories.

2603 113th St – Jeff Larson. Asked about the runoff from this property as his property being lower than the stormwater runoff pond and concerned with more water standing. Advanced Engineering Concepts stated they are working with area grading to about ½% of grade towards the stormwater pond.

Mr. Larson made the motion to recommend to the Village Board to approve the Hallie Shores – Preliminary Plat Review with the contingency of Village Board's approval of Hallie Shores – Preliminary Plat Review acceptance of the road being less than 66' at the connection of 113th St. and 27th Ave, all applicable permits are approved, and Mr. Hintz will return for a final plat. Seconded by Ms. Spilde. Voice vote carried.

b. Comprehensive Plan Update - No Action

6. Future Agenda Items - Comprehensive Plan Update

7. Adjournment - Ms. Rowan made motion to adjourn. Ms. Mauhar seconded. Voice vote carried. Meeting adjourned at 5:58 p.m.

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary