

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, August 14, 2023, at 6:00 PM
Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, Wisconsin 54729
Minutes

1. **Call Meeting to Order** Chairperson Rowan called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:00 p.m.

2. **Roll Call:** Allison Claussen X ; Mark Johnson ; Randy Larson X ;
Nancy Mauhar X ; Eloise Rowan X ; Pat Spilde X ;
Rusty Volk X ;

3. **Public Wishing to be Heard for Non-Agenda Items** Ms. Rowan mentioned the sign up by the Egg Palace being is disrepair.

4. **Approval of the Minutes for July 11, 2023.** Ms. Mauhar made the motion to accept the minutes with the correction as “SHOULD NOT” be changed as written, seconded by Ms. Spilde. Voice vote carried.

5. **Discussion and/or Action on the following:**

a. 2023-0002 Care Partners – Conditional use Request – Assisted Living & Memory Care – Industrial District

Mr. Clary explained where the location within the village. It will have its own septic system with the village’s water service.

Ken Koziczowski, Director of Architectural Services for Ganther Construction -Oshkosh. They have storm water run-off plan. Details of plan is in County Zoning office. 56 units of assisted living (32) and memory care (24).

The reason for this being in an industrial district was due to the TID District. In the past, to make this area a TID district, Lake Hallie had to have at least 51% industrial zoning when applying for a TID.

Projected memory care facility start of operation will be early summer of 2024.

All access for this facility and surroundings will be off Commercial Boulevard and not 123rd St.

Ms. Spilde made the motion to recommend to the Village of Lake Hallie Board 2023-0002 Care Partners – Conditional use Request – Assisted Living & Memory Care within the Industrial District with the conditions all access for this facility and surroundings will be off Commercial Boulevard and not 123rd St. Seconded by Mr. Volk. Voice vote carried.

b. Care Partners – Commercial site review approval

c. Preliminary Review on Repeal & Recreation of the Chapter 32 –

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Floodplain Ordinance - Mr. Clary mentioned he will not be present at the next Plan Commission meeting, to address the Floodplain Ordinance and County Zoning as Chippewa County Zoning staff will be present for the next couple of Plan Commission meetings. This ordinance draft is for the Plan Commission's future reference and information which will be up-to-date and more accurate with the village's flood plain region. The Plan Commission was asked to review for recommendation of approval or revisions at the next Plan Commission meeting.

The Village Board will have this ordinance presented to them in September 2023.

d. Discussion on the Villages Comprehensive Plan Ms. Rowan stated the Village has hired the West Central Wisconsin Regional Planning Commission.

For details and schedules, see Timeline, July 20, 2023, Letter. Attachment A: Village of Lake Hallie Comprehensive Plan Update – Scope of Work

e. Status of Properties located at 2984 118th & 3202 120th Street

Ms. Rowan stated there are appearances of continuance of business, which had been an auction site. There are some vehicles parked in the NW corner of the adjacent property and trailers come and go. Mr. Clary had made it clear, with correspondence, telling the present landowner this is zoned residential and auctions cannot be held. Mr. Clary will be following up with this matter / address at 2984 118th.

3202 120th Street – Appears to be camper living here. Mr. Clary will follow-up with this matter.

6. Future Agenda Items

Floodplain Ordinance
Lake Hallie Comprehensive Plan

7. Adjournment – Ms. Mauhar made the motion to adjourn. Ms. Spilde seconded the motion. Voice vote carried. Adjourned at 7:08 p.m.

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary