

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, September 11, 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 X, Randy Larson -excused; Nancy Mauhar X; Eloise Rowan X; Pat Spilde X; Rusty Volk X; Allison Clausen X
- 3. Public Wishing to be Heard for Non-Agenda Items:** No public comments for non-agenda items.
- 4. Approval of the Minutes August 14, 2023.** Ms. Mauhar, second Ms. Spilde. Minutes approved.
- 5. Discussion and/or Action on the following:**
 - a. Rezone Petition 2023-0008 – Dulian’s Chip-Wa Valley Glass LLC:** Discussion on rezone petition from Local Commercial to Residential 1. This property has had various businesses with the home also listed as Local Commercial. Discussion on actual use of the property and how the home does not fit in Local Commercial Zone. Motion to recommend approval of rezone from Local Commercial to Residential 1 by Ms. Spilde, second Ms. Mauhar, motion passed.
 - b. Markquart Motors Detailing Shop:** Site plan was presented by Cedar Corp for Markquart Motors Detailing Shop. This building will be located on the Northeast corner of Markquart Motors property. The building will use existing driveways & entrances and the project will add additional parking spaces. The plan will create a new lot as portions of the parcel is zoned Highway Commercial and another Industrial. The rear lot does not meet the 25ft setback and the owner is requesting a variance or options to move forward as they also own the adjacent lot. The structure will blend in with current buildings. Much discussion on how to address the setback issue and since both properties are owned by Dave Markquart this could be worked out. Motion to approve site plan for Markquart Motors Detailing Shop with Chippewa County Zoning to address set back. Motion by Mr. Volk, Seconded by Ms. Spilde. Motion passed.
 - c. Village Comprehensive Plan Update:** The Planning Commission viewed information from West Central Wisconsin Regional Planning Commission (WCWRPC) information on what is required by the Village as the Comprehensive Plan needs to be updated every 10 years. Much discussion on next steps and how to fit into the regularly scheduled meetings. Some dates were presented as we will need 4 hours for the first meeting to get started. A copy of the current Comprehensive Plan was provided for Commission member to begin the review/update process.
- 6. Future Agenda Items:**
 - a. Comprehensive Plan Review
- 7. The Board accepted the resignation of Allison Clausen with thanks for serving on the Village of Lake Hallie Planning Commission.**
- 8. Motion to adjourn 7:20:** Ms Clausen, seconded by Ms. Spilde

Respectfully Electronically submitted:

A handwritten signature in black ink that reads "Rusty Volk". The signature is written in a cursive, flowing style with a large initial 'R' and 'V'.

Rusty Volk, Volunteer Secretary

