

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, December 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 ; Doug Cleary: representing Chippewa County Zoning.
3. **Public Wishing to be Heard for Non-Agenda Items:** No public comments.
4. **Approval of the Minutes from November 13 and September 11, 2023.** Ms. Spilde made a motion to approve Ms. Mauhar seconded. Motion carried.
5. **Discussion and/or Action on the following:**
 - a. **Rezone Petition #2023–0012:** WIAZ LLC; Request to rezone from Local Commercial to Residential 1. No representatives were present to discuss this petition and there were a few concerns on what is being proposed. Motion by Mr. Volk, second by Ms. Mauhar to postpone Rezone Petition #2023-20012 till January meeting with a request for more information on roads and property use. Motion carried.
 - b. **Rezone Petition # 2023-0014:** Jacobs Well request to rezone portions of their property from Industrial & Agricultural & Residential 1 to Local Commercial. This rezone would place all their property into one zone (Local Commercial) and begin the process for Jacobs Well to develop a 4-phase plan to build a school complex to be called Venture Academy. The proposed development would be over several years and the church & school expansion would be on approximately 150 acres. Discussion on concerns with traffic into the complex and it was noted the Village would likely see little to no property tax from this development. Discussion on potential round-about on Melby & 122nd Street to mitigate traffic. Motion by Ms. Spilde, second Mr. Volk to approve rezone Petition #2023-0014. Motion carried.
 - c. **Recording Conditional Uses & Variances:** Planning commission had concerns with documenting conditional uses & variances with the property deeds. Mr. Cleary explained conditional uses that would become void after 12 months, if property was sold which would require updated conditional use. Challenge is who is keeping track of expired conditional uses/variances and can we put a mechanism in place to start tracking procedure at the county. Commission members all agreed this should be investigated and find options of what can be done. Mr. Cleary will investigate options for the commission to search/view conditional uses & variances on deeds and/or business operations.
 - d. **Update on Village of Lake Hallie Comprehensive Plan:** The commission reviewed the timeline for WCWRPC to go over survey results. Due to the upcoming election our February 12th our February meeting will be on January 29, 2024, and it was suggested we have an early meeting to go over the Comprehensive Plan survey.

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Continued Minutes

e. Discussion on rezoning North of Hwy 29, West of Hwy 53, and South of 50th Avenue: Commission would like to address rezoning this area as to current usage. Due to the size of this area, it would need to be broken up into 3-4 separate petitions. Discussion on lot size to remain in agricultural districts and how this relates to Chippewa County zoning in other areas. Mr. Cleary will investigate this area with recommendations for review.

6. Future Agenda Items:

- a.** Rezone petition 2023-0012: Peter Pohl
- b.** Comprehensive Plan update
- c.** Rezone area North of Hwy 29, West of Hwy 53, and South of 50th Avenue:

7. Motion to adjourn: Motion to adjourn by Ms. Rowan, second by Ms. Spilde, motion carried. 7:13pm.

Respectfully Electronically submitted:

A handwritten signature in black ink that reads "Rusty Volk". The signature is written in a cursive, flowing style.

Rusty Volk, Volunteer Secretary

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PLAN COMMISSION MEETING
Monday, August 13, 2021 (con't)