

**Village of Lake Hallie
Plan Commission Meeting
Comprehensive Plan Meeting #2
January 29, 2024
Lake Hallie Municipal Building
13136 30th Avenue, Lake Hallie, WI 54729
3:00 – 5:30 p.m.
Minutes**

1. **Call Meeting to Order** Chairperson Rowan called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 3:00 p.m.
2. **Roll Call:** Mark Johnson Absent; Randy Larson Arrived at 3:10 p.m. ; Nancy Mauhar X ; Eloise Rowan X ; Pat Spilde X ; Rusty Volk X ;
3. **Public Wishing to be Heard for Non-Agenda Items:** Paul Holzinger, Owner of Holzinger Homes, Member of the Chippewa Home Builders spoke about land use within the village.
Some of the points Mr. Holzinger mentioned was:
 - What we should do to notify people of the comprehensive plan. Abide by the plan as it is important for builders / developers and the community.
 - If it is in the comprehensive plan and it is in the future land use plan, we can continue even if people are against the development. This is why it is important to have residents speak up and help develop the plan.
 - If you want to see more growth, look at what do you see or have for barriers.
4. **Approval of the Minutes December 11, 2023, made the motion to accept the minutes Ms. Spilde as written, seconded by Ms. Mauhar. Voice vote carried**
5. **Recap of Meeting #1**
 - Susan Badtke representing West Central Wisconsin Regional Planning Commission gave report
 - Recap of meeting #1
 - Met in September
 - November – Community survey
 - New Business of #2 Meeting
 - Next Meeting will be in March, then April, August any input to finalize.
 - September / October – public meeting for review
 - Then the village board will approve it.

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Ms. Badtke gave guidance of today's meeting:

- Community survey results
- Developing a Vision Statement
- Outlook of future housing
- Economic development

Ms. Badtke explained, "What do we want to see and what do we want in the village in twenty (20) years."

This is a community wide plan...not just a village plan.

Issues and Opportunities – slide was presented

6. Review and discuss Community Survey Results – slide was presented

Survey Methodology and Response - slide was presented

- 828 were returned

- 576 answered question #34

- Approx. 500+ residents responded

- Age group, 35 – 44 responded the most

Community and Quality of Life – slide was presented

Village Programs and Services – slide was presented

Additional Comments – Open Ended - slide was presented

7. Discussion of Vision Statement – Mr. Larson will email Susan some vision statement ideas and wording

8. Review and discuss Population & Housing Element

- 2020 census was 7170 population

- Every year the Census can do a survey every year to random folks (5 year average estimate). The ACS – American Community Survey

Discussed slides

- Rental, vs. Owned

- Rental vacancy rate

- Owner vacancy rate

- Median gross rent charges

- Median home value

- Assisted living facilities

- What is "affordable housing"

One a household has 30% or less of its gross income

- Village Housing Costs

- Renter Affordability Gap Analysis

- Owner Affordability Gap Analysis

- Housing Demand Assumptions

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Housing Demand Projections

600+ housing units will need to be added to the community by 2045

3.8% increase every five (5) years.

Community Survey Results – Housing

2009 Goals, Objectives, and Policies

9. Review and discuss Economic Development Element - Next Meeting 's agenda

10. Review and discuss Cultural/Historic Resources Element - Next Meeting's
agenda
Current contract ends the end of 2024. The costs will stay the same

11. Next Steps and March meeting date – March 11, 2024

**12. Adjourn Ms. Rowen made the motion to adjourn. Seconded by Ms. Mauer.
Voice vote carried at 6:48 p.m.**

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary