

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, February 19, 2024, at 3:00 PM
Village Municipal Building – 13136 30th Ave.
Chippewa Falls, WI 54729

Comprehensive Plan Meeting 3 Minutes

1. **Call Meeting to Order:** Chairperson Rowan called the meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 3:00 p.m.
2. **Roll Call:** Mark Johnson excused, Randy Larson excused; Nancy Mauhar X; Eloise Rowan X; Pat Spilde X; Rusty Volk X; Susan Badtke: representing West Central Wisconsin Regional Planning Commission.
3. **Public Wishing to be Heard for Non-Agenda Items:** No public comments.
4. **Approval of the Minutes from January 29, 2024.** Motion to approve Ms. Spilde, second Ms. Mauhar, voice vote carried.
5. **Recap of previous meetings:** Susan Badtke provided overview of Comprehensive Plan meetings 1& 2.
6. **Review and discuss draft Vision for the Village:** Commission discussed what the Village might look like in 2025, regarding residential, commercial, industrial, city center areas. Currently, where might these visionary areas be in the village. Much discussion on key words defining a Vision Statement for the Village. Susan to update from discussion.
7. **Discussion of Future Growth:** Reviewed existing land use and land demands for future development of commercial, residential, and industrial areas. The Commission discussed the need for 450 new one owner units and 63.5 twin/multi units utilizing a total of 290 acres to meet population projections. The Village is landlocked, and the Comprehensive Plan needs to address options for growth. Language should include discussion with adjacent municipalities to coordinate regional planning and possible shared services (sewer, transportation, medical, educational) to include land expansion to enhance the economic viability of the region.
8. **Limitations to Future Growth:** Much discussion on lack of sewer systems and land use to include cluster and traditional sewage systems. Utilities (sewer & water) increase development cost and affordability of homes & businesses. Comprehensive Plan should provide a plan for developers to invest in the Village of Lake Hallie. Environmentally Sensitive Areas restrict usable space for development.
 - Paul Holzinger, owner of Holzinger homes and member of Chippewa Valley Home Builders association provide insight on needs for developers to include density of homes, types of housing, and utility requirements to retain affordability.
9. **Future Items for meeting 4:** Review Goals, Objectives, and Policies for the following
 - Historical & Cultural Resources
 - Economic Development
 - Transportation & Utilities & Community Facilities
10. **Motion to adjourn 5:30pm:** Ms. Mauhar, seconded by Ms. Rowan

Respectfully Electronically submitted:



Rusty Volk, Volunteer Secretary

