

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, August 12, 2024, at 6:00 PM
Lake Hallie Municipal Building
13033 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:** Brad Hudson X ; Randy Larson X ; Nancy Mauhar X ;
Eloise Rowan X ; Pat Spilde X ; Rusty Volk excused ;
Matthew Pfeifer excused

3. **Public Wishing to be Heard for Non-Agenda Items:** None

4. **Approval of the Minutes June 10, 2024 – Ms. Spilde made the motion to accept the minutes as written, seconded by Ms. Mauhar. Voice vote carried**

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

a. 2024-0010: Schultz Rezone Petition – From Residential 1 to Industrial

Mr. Clary explained 1 packet had public notice of location
2nd packet was the application from Tyler Schultz.

Mr. Schultz addressed the commission. Presently, his business is located behind the airport, sharing the marshaling yard with Micheals Construction. He would like to conduct business at the corner of 40th Avenue and 125th St. His plan is to have a storage area for shipping containers and a place for storing roll-offs. These roll-offs will always be empty. Later Mr. Schultz stated that rarely refuse will be stored overnight. No chemical storage or disposal will be on site. Thirty-six (36) roll-off dumpsters are planned to be stored here. There will be no household garage. There will be no sorting or storage in this location. The work area will be quiet.

There is a plan to build a metal solid fence height approximately 8 – 10 feet high, following around this parcel. There can be a driveway over the pipeline, per the permission of the pipeline, but cannot be blacktopped over the pipeline. Proposed driveway/entrance into business to come off 40th Avenue. Two (2) full-time and two (2) part-time employees will be here at the present time.

Trucks (1 straight truck, 1- one ton with a trailer) will be parked at this location. Shipping container count will be under 5 for sale and approximately 5 for storage use.

Hours of operation – 8:00 a.m. to 4:30 p.m.

Public input:

David Madis

40511 125th St. Has concerns with rain-runoff, well contamination, truck traffic, noise behind the fence, and with garbage as he lives next door.

Candy Kolbe

4288 125th St. Doesn't like the idea with dumpsters being stored here and not aesthetic in the area. Has concerns with the truck traffic in the area and traffic back ups

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Ray Gonski
12627 44th Ave. Had concern with concrete being laid some time ago on the lot. Mr. Gonski had a concern with dirty dumpsters coming, rodents in the area, bright security lights along with much noise and traffic. Ms. Rowan explained the light ordinance

Melissa Seyforth
12694 43rd Ave. Had a concern with noise and sight of this area behind a fence. Mr. Schultz stated the fence will be set back from the road and not next to the road ROW.

Bonnie Phillips
4249 125th St. Ms. Phillips concerns is the traffic and backups with traffic due to the “S” curve. The intersection can be challenging coming from both ways. The concern with a ten (10) foot fence will limit the view of traffic leaving and coming into the Landmark subdivision, also.

Mr. Schultz commented if the metal fence is a concern with noise being amplified, he could build a wood fence. She is concerned with devaluation of property values, too.

Jim Oygenorth
12793 42nd Ave. Mr. Oygenorth explained that the business is concern to the aesthetics of this residential area.

Dana Vacher
12716 42nd Ave. Has concerns with after hour noises, traffic congestion during ball season and evenings.

Carole Hintzman
12615 42nd Ave. Her concerns are how much of the lot can be used for the business. Mr. Schultz explained that a house could be built in this area. Ms. Hintzman stated she had concerns with the looks to the entrance into Landmark.

William Monpas
12606 44th Ave. Has a concern with resale values of the area. His concern with shipping containers and the heights of the containers and the height of the fence...hiding these containers. He asked if a turn lane would be put in for traffic of residential and truck traffic. Asked what is next when it comes to public meetings and voicing is concerns?

Don Dukerschein
12650 43rd Ave. Has concerns with traffic turning into and out from Landmark Addition. Is concerned with traffic and road conditions. Recommended to deny this

Desond Dochel
12716 42nd Ave. Concerned with “dumpster divers” in the area.

Michael J. Monpas
4100 125th St. He has been caretaking of this area. Has concern of the proposed future looks of this parcel

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Tiifany Karmbeer
12647 42nd Ave. Stated she is recommending for denial of rezone.

Shirley Anderson
12840 43rd Ave. She spoke being against the rezone. Ms. Rowan explained the Plan Commission is just an advisory to the village board.

Public input ended at 7:05 p.m.

Ms. Spilde explained concerns with traffic from stoplights, noise from dumpsters, and amount of truck traffic. Has concerns with rezoning to industrial as it will stay industrial and with residential concerns.

Ms. Mauhar, Mr. Hudson, Mr. Larson stated their opinions of the hearing.

Ms. Rowan will be abstaining from the vote as she is related to a roll-off and salvage business. Mr. Hudson, being a board member will not be voting with tonight's motion.

Ms. Mauhar make a motion to recommend to the village board to deny rezone petition 2024-0010: Schultz Rezone Petition – From Residential 1 to Industrial. Seconded by Ms. Spilde. Voice vote carried.

b. 2024-0011: Haselwander Company Rezone Petition – From Residential 2 to Residential 3; From Agricultural to Residential 2

Mr. Clary explained the rezone of this parcel. A concept map was developed and with a preliminary design. In-between the two rezones, is presently zoned duplex (R2) and will stay as is.

Neil explained to change north end form R2 to R3. The south parcel to 40th is still Ag and wetland area.

Lot size will be 26,000 sq. feet for building four-plexes. Twenty, four-plexes with one car garages. Much of the subdivision addition will be for retired folks. Units will be two bedroom, 1100 sq. feet. One septic will be for each four units. The units are rentals. East end of addition will be duplexes of approximately 35 units. Neil showed pictures of such an establishment, within the City of Eau Claire.

Dan Marx 605 Dorbe St. Eau Claire, inquired about the buildings will be on slabs. Mr. Marx presently owns 35 platted lots to the northwest of this rezone. Mr. Marx is concerned with the storm water run-off design from his addition to this addition and it will not affect his futured platted lots of which Mr. Marx desires to develop.

Don Dukerschein
12650 43rd Ave. Commented about ag going to residential

Ms. Spilde made the motion to recommend to the village board to approve rezone 2024-0011: Haselwander Company Rezone Petition – From Residential 2 to Residential 3; From Agricultural to Residential 2.

Seconded by Ms. Rowan. Voice vote carried.

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6. Future Agenda Items – Ms. Rowan recommended to commission members to review regional plan.

Mr. Larson recommended to review the ordinances using shipping containers as storage units and be placed in commission minutes.

7. Adjournment

**Ms. Rowan made the motion to adjourn. Seconded by Ms. Mauhar.
Adjourned at 7:56 p.m.**

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary