

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, October 13, 2025, at 6:00 PM
Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, Wisconsin 54729
Minutes

1. **Call Meeting to Order** Chairman Berg called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:00 p.m.
2. **Roll Call:** Brad Berg X ; Brad Hudson X ; Randy Larson X ; Nancy Mauhar X ; Pat Spilde X ; James Stueber X . Rusty Volk excused.
3. **Public Wishing to be Heard for Non-Agenda Items**
4. **Approval of the Minutes: June 9, 2025, Ms. Spilde made the motion to accept the June 9, 2025, minutes as written, seconded by Ms. Mauhar, Voice vote carried**
5. **Business Items:**
 - a. **Commercial Site Plan Approval – Commercial Properties LLC (Buildings 2 & 3)**

Mark Erickson from Surveying Engineering explained and reviewed the establishment of Building 1, 2, & 3. Phase #1 was approved approximately back in March of 2025. They are now looking for approval for Phase #2 & #3.

Mr. Clary noted the sanitary permit has been issued for Building #1 and #2.

Commercial Site Plan Approval – Commercial Properties LLC

Ms. Spilde made the motion to approve Buildings #2 & #3 with the reduction of Building #3 to accommodate the storm water permit. Seconded by Mr. Stueber. Voice vote carried.

b. Commercial Site Plan Approval – AutoZone

Allan Catchpool representing Kinleyhorn Engineering, spoke about the development of the 17,000 sq. foot auto parts store. Septic has been approved.

Storm water must be approved yet. Mr. Clary will be talking with the County Highway Commissioner about Mr. Larson's concern with U-turns and traffic using the store's driveway as extended roadway would enable the ease to make a u-turn / eastbound.

Ms. Spilde made the motion to Commercial Site Plan Approval – AutoZone as presented to include trees and shrubs. Seconded by Ms. Mauhar. Voice vote carried.

c. Certified Survey Map Approval – Pohl

Mr. Clary explained when land is added to a plat and outside of the plat, it needs be approved as a CSM.

Ms. Mauhar made a motion to approve the Certified Survey Map Approval – Pohl. Seconded by Spilde. Voice vote carried,

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6. Discussion on the following:

a. Proposed Rezones:

1. NW/SW Quadrant of 160th Street and HWY 29

Mr. Clary explained this area is Residential #2, Highway Commercial, and Ag. The majority are single family homes with a couple of duplexes. The northwestern part, Mr. Clary recommended it be zoned Ag. The eastern and northeastern parts are recommended to be rezoned to R-1.

2. TID # 1 Rezoning

Mr. Clary would recommend smaller areas per petition to close this specific TID District. The area to be reviewed is along Commercial Boulevard. Mr. Berg recommended to be petitioned from Melby to Co. OO. It was decided to be petitioned from Melby to 22nd Ave.

b. Commercial Site Plan Approval Process – 70-116 of the Zoning Ordinance

Mr. Clary recommended commission members to review the Village of Lake Hallie's Ordinance; "Section 70-116 Commercial Site Plan Review Process"

c. Future Land Use Map – Comprehensive Planning:

**Business Park, Commercial
Center and Future
Residential Neighborhoods**

Mr. Clary asked the question of what does the village wants between Melby and County OO? This area can be considered our downtown area. What type of business would be appropriate and attractive within this area?

Next would be vision the area along Co. OO traveling towards Co. P. This area is zoned as a Business Park. What does the village want to see in this "business park". What size is a lot going to be? What type of building would be desirable? etc...

7. Adjournment

**Ms. Spilde made the motion to adjourn. Seconded by Ms. Mauhar.
Voice vote carried. Adjourned at 7:18 p.m.**

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary