

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, December 8, 2025, at 6:00 PM
Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, Wisconsin 54729
Minutes

1. **Call Meeting to Order** Pat Spilde called meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:00 p.m.

2. **Roll Call:** Brad Berg Excused; Brad Hudson X; Randy Larson excused; Nancy Mauhar X; Pat Spilde X; James Stueber X; Rusty Volk X; Doug Clary (Chippewa County Zoning) X.

Rusty Volk, volunteered to take meeting minutes.

3. **Public Wishing to be Heard of Non-Agenda Items:** Andrea Strand, 12095 30th Ave, expressed her frustration with not receiving notice of the Auto Zone approval. Andrea's home is in a residential zone adjacent to the developing Auto Zone, which is in a commercial zone. Notices are not required if the development is authorized within a commercial zone—discussion of the process for providing notices to adjacent property owners for commercial developments.

4. **Approval of October 23, 2025, minutes:** Ms Mauhar, made the motion to accept the minutes as written, seconded by Mr. Stueber, voice vote carried.

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

a. 2025-0006 Conditional use Petition, Adam & Grace Westaby – Home Occupation:

Mr. Clary explained the requested conditional-use petition to permit a one-chair salon in a single-family residence. The owners have addressed concerns with sewer, access, and parking as presented in the petition. Motion by Ms. Mauhar to approve the conditional-use petition as recommended, seconded by Mr. Stueber, voice vote carried.

b. 2025-0007 Conditional use Petition: Lee Markquart Enterprises LLC – RV Dealership in Industrial Zone:

Mr. Clary explained the conditional-use petition to construct an RV dealership along Commercial Blvd. Mr. Clary explained that the stormwater plan complies with the area's requirements and that all remaining conditions for the RV dealership have been met—specifically, discussion of building size, parking area, and an aesthetically appealing building for the area. Motion by Mr. Volk to approve the conditional-use petition as recommended, seconded by Ms Mauhar, voice vote carried.

c. 2025-0013 Rezone: Lake Hallie Zoning Map updates #1:

From: Residential 2 and Agricultural To: Residential 1

From: Residential 2 To: Agricultural

Mr. Clary explained that the area is being rezoned as part of our ongoing process to rezone regions based on their current use. This area is along Hwy 29 and has established single-family homes and agricultural land currently zoned Residential 2. This zoning map update designates Residential 1 property owners and agricultural land for utilization.

Kip Landry, 5075 159th Street, questioned why single-dwelling home development is allowed in the agricultural zone. Mr. Clary explained that zoning is an ongoing process, and that when the Village of Lake Hallie was incorporated, it retained the previously established zoning areas. This is part of the process of addressing actual land use.

Steve Idso, 5010 159th Street, questioned why neighboring property owners are permitted to operate businesses not approved for the agricultural zone. A discussion was held about how this happens, whether conditional-use permits have been filed, and the enforcement challenges. Since this discussion is outside the Planning Commission agenda, the presiding chair, Ms. Spilde, asked to continue the discussion of the proposed rezone. Motion by Ms. Mauhar to approve the updated zoning map as presented was seconded by Mr. Stueber. The voice vote carried.

6. Discussion on the following:

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

Mr. Clary asked the Commission how it wants commercial site plan reviews handled. A discussion was held on how the current process is working and whether Commercial Site Plans should be reviewed and approved by the Commission, the Village Board, both, or by another entity. A discussion was held to review the process, and it was recommended that Mr. Clary review the process and present recommendations based on his experience.

7. Adjournment:

Motion by Mr. Stueber to adjourn Planning Commission meeting, seconded by Ms. Mauhar. 7:23 pm.

Electronically Submitted by,

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

Rusty Volk,
Village of Lake Hallie Planning Commission member.