

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, March 9, 2026, 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 ; Jamey Stueber X .
Rusty Volk X .
3. **Public Wishing to be Heard for Non-Agenda Items:** None
4. **Minutes for Approval: February 9, 2026** Ms. Spilde made the motion to accept the minutes as written, seconded by Mr. Volk. Voice vote carried
5. **Business Items:**
 - a. **2026-0002 – Widule – Rezone Petition** Mr. Tony Ruder of Chippewa County Zoning Office. Mr. Ruder explained when this was first designed, there was miscommunication with setting a concrete pad. **Mr. Stuber made the motion to recommend to the village board to approve the Rezone Petition 2026-0002 – Widule. Seconded by Ms. Mauhar. Voice vote carried.**
 - b. **2026-0003 – Lake Hallie Flex Space – Rezone Petition**
It will be commercial condominiums. Multi-phase approach. Owner occupied. Commercial condo, multi-tenant. Each parcel will have a ten (10) foot separation from the property line (setback) or a total of twenty (20) foot separation between both buildings (“building #2 & #3”) of the existing lot line.

A resident (who lives across the street to this proposed development) was concerned with speed of area traffic going around the curve and the area residents’ pedestrian traffic.

Mr. Tom Toy spoke – Flex-space is when the customer owned space and this is where the owner can store. If septic system fails, the septic will be set-up like an association fee including the future costs of a septic system or the owner of plat will manage the septic system. Signage – potentially signing of each tenant will be identified. Blacktopped drives with 6 foot concrete aprons.
Ms. Spilde made the motion to recommend to the village board to approve the Rezone Petition 2026-0003 – Lake Hallie Flex Space – Rezone Petition, from Residential to Highway Commercial. Seconded by Mr. Volk. Voice vote carried.
 - c. **Lake Hallie Flex Space LLC – Commercial Site Plan Review**
Mr. Berg reviewed the discussion from the previous agenda item. Mr. Berg was questioning the layout or the look of the building.
Mr. Volk questioned the landscaping requirements. Mr. Ruder did confirm the developer would be required to adhere to the Village of Lake Hallie ordinances. The proposed buildings will have sixteen (16) foot sidewalls for the rafter systems.

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**d. Venture Academy – Commercial Site Plan Review, Certified Survey Map
Review**

The civil engineer spoke about the project which is planned to be developed at Jacob's Well.

First, the completed phases were presented. Second, phase one was presented. There will be a round-a-bout (for village and other property separation). The attendees are aware our village snowplows will be leaving a pile of snow, which the village will NOT be responsible for that snow removal which may/will block access to the Church property/driveway during snow removal days/nights.

The access road to the well will be always open for the Village of Lake Hallie's Water Department.

6. Adjournment Ms. Spilde made the motion to adjourn Seconded by Ms. Mauhar Voice vote carried. Adjourned at 7:07 p.m.

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary