



**JOINT MEETING OF THE
VILLAGE OF LAKE HALLIE VILLAGE BOARD
AND
PLAN COMMISSION**

MONDAY, OCTOBER 7, 2024 AT 6:00 P.M.

Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, WI 54729

MINUTES

1. Meeting called to order according to Chapter 19.84 of the Wisconsin State Statutes by President Spilde at 6:01 p.m.

2. Roll Call: Mr. Greenwood, Mr. Hudson, Mr. Spilde, Mr. Berg, Ms. Rowan, Ms. Mauhar, Mr. Volk and Mr. Pfeifer. Attorney David Raihle was also in attendance.

3. Approval of the October 7, 2024 Village Board Special Meeting Agenda as presented

Mr. Berg made the motion to approve the October 7, 2024 Village Board Special Meeting Agenda as presented, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

4. Review of final draft of the Village of Lake Hallie Comprehensive Plan 2024-2044

Susan Badtke with the West Central WI Regional Planning Commission has been working with the Village's Planned Commission over the last several months to update the Villages' Comprehensive Plan that was adopted in 2009. State statute requires that this Comprehensive Plan needs to be updated once every 10 years. The Planned Commission will hold a Public Hearing, Planned Commission will then take action by resolution, and the Village Board will take action by ordinance. The Planned Commission wanted to hold this joint meeting so the Village Board could be aware of what the plan is that they are presenting, to be considered by the public and by the Village Board and then discuss any issues or questions. Mr. Hudson stated that one comment that came up many times was opportunities to reduce the minimum residential lot sizes, and I think that's a concern. Mr. Spilde stated that concern is starting to come from developers because they want more lots. And that stems from not knowing if we continue to go with individual septic systems or do we adopt a policy, and it would have to be in conjunction with the developer to go with a large cluster system. Ms. Rowan stated there's a lot of questions that need to be answered to go to a cluster system because a cluster system is going to come back on the Village. Mr. Volk stated another thing that we identified is that sewer is an issue, and we wanted it in this long-range comprehensive plan so that we could look at it and see what the options are. Mr. Hudson stated he thought the transportation section of the Comprehensive Plan was very eye-opening; that the majority of people that live in Lake Hallie commute elsewhere. Ms. Rowan said there is a concern for transportation, to catch a bus for instance. If Eau Claire could come into Lake Hallie, shared rides for our elderly people. Mr. Spilde stated we are working with both Chippewa Falls and Eau Claire, but the financing becomes an issue. There are some grants available and maybe we could do something like that. Mr. Berg asked, do we need to consider, as a Board, as a Village, if we are going to be an active government or a passive government? Meaning do we have programs that were running, do we have staff managing transportation? The City of Chippewa Falls has a Rec and Park Department where they are running active programs that they are charging people for. As we look forward, what's the goal of the Village? Do we look for more development, more manufacturing or more industrial? Mr. Aaron Tassiff and Dr. Tamara Tassiff, 3580 112th Street, Lake Hallie, were present from the public and Mr. Aaron Tassiff stated if we are going down that way, we may want to do some research on how that has worked for other communities that have decided to be

active communities, brought in commercial, how long did that commercial stay and once that commercial left the area, what were the impacts of that to the residents of that area. Furthermore, there were discussions about the growth of Commercial Blvd., and how there was planning for Big box stores at one time but that's not going to happen, and we would see more strip mall businesses coming in. Discussion was also had on what their visions are for the future and compared to how River Prairie in Altoona. Mr. Aaron Tassiff asked how far do you let a big business go? How far do you allow them to control what you want in this building? He gave an example of Amazon. Are we going to allow Amazon to come in and dictate exactly what they are going to do with that piece of property because they're going to bring in millions of dollars into the community? Yes legally, we can do that but morally, what does that mean for the community? What does that mean for the residents that live in the area? Mr. Berg stated whether those questions were rhetorical or not, we do have zoning policies. The final statement from Ms. Badtke was in terms of next steps and to get a Public notice out to the appropriate people and then to have the public hearing (as a joint meeting).

5. Adjournment.

Mr. Greenwood made a motion at 6:56 p.m. to adjourn, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

Respectfully submitted,

Cathy Zeinert
Deputy Clerk-Treasurer