



**VILLAGE BOARD MEETING
MONDAY, JUNE 16, 2025 AT 7:00 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 7:00p.m.

2. Roll Call: Mr. Hudson, Mr. Spilde, Mr. Lehmann are present. Mr. Greenwood and Mr. Calkins are not present. Mr. Spilde commented that Mr. Greenwood's and Mr. Calkins absences are an excused absence.

3. Pledge of Allegiance.

4. Approval of the June 16th, 2025 Agenda as presented

Mr. Hudson made a motion to approve the June 16th, 2025 agenda as presented, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

5. Public Comments: Public comments are limited to two (2) minutes and will be limited to issues that have an impact on the Village of Lake Hallie. An exception to the two (2) minute limit may be made at the discretion of the Village President

A resident asked if we had anything on parking cars by the pickleball fields? Mr. Spilde responded no. The resident then stated that people are parking on the street by the 4 way stop and it's becoming congested. At times, they are blocking the stop signs, and this is a safety concern. He stated that the highest volume of vehicles and the most congestion seems to be from 10:00 am to 2:00 pm. Mr. Spilde confirmed that they are working on alleviating this problem. Mr. Brinkman confirmed that there are 3 to 4 acres to the east side that could be designated for parking. It just needs to be framed for that. Mr. Spilde agreed to that.

6. Committee/Department Reports:

A. Board Member Reports

Mr. Spilde reported that we closed the loan for 117th Street and the money is in our account. Mr. Lehmann reported that Steve Schneider called regarding the erosion that is happening on his side of the property. Mr. Spilde said they opened the culvert last time. Sam Bautch verified that.

B. Police Chief/Police Commission Update

Chief Orgon updated the Village Board with his May 2025 Monthly Activity Report:

Complaints and Activities

19 Vehicle Crashes
19 Animal Complaints
10 Assist other Agencies
3 Property Located

14 Alarms and 911 Calls/Misdials
16 Assist Citizen/Motorist
11 Battery/Disorderly/Harassment
16 Burglary/Theft/Robbery

3 Child Custody/Domestic Disturbances	0 Missing Persons/Property
1 Crisis Interventions/Suicide Attempts	4 Civil Disputes & Building Checks
4 Damage to Property/Vandalism 1	10 Drug Related Complaints
13 Traffic Hazards	19 EMS/Fire Calls/Death
9 Fraud/Identity Theft/Fraudulent Activities	4 Juvenile Related Complaints
6 Noise/Music Complaints	8 Probation/Court Order/ Complaint
5 Sexual Assaults/Abuse of Vulnerable	48 Suspicious Circumstances
23 Traffic Complaints	2 Crimes – Other
0 Recreational Related/Trespassing	32 Municipal Code & Parking

Total – 299

Total activity and complaints handled by the Police Department are not completely reflected by these numbers. Due to computer reporting software and ease of reading, these numbers and categories have been condensed.

Arrests/Citations

12 Driver License (Susp/Revoke/None) Viol.	1 Operate while Intoxicated.
2 Vehicle Registration	0 Child/Seatbelt Violations
3 Insurance Related Violations	10 Speeding
0 Hit and Run/ Failure to Notify	2 Too Fast/Inattentive/Too Close
3 Miscellaneous Traffic Citations	3 Failure to Obey Sign/Signal
0 Underage Drinking/Tavern Related Offenses	13 Warrant/Probation/Parole Arrest
0 Damage to Property	1 Other Ordinance Violations
6 Battery/Disorderly Cond/Resisting/Obstruct	10 Theft of Property/Vehicle
0 Burglary/Robbery/Trespass to Dwelling	0 Financial Crimes
5 Drug Related Arrests	0 Sexual Assault/Child Crimes
0 Reckless/Disorderly Driving	0 Other Criminal/Weapons

Total – 71

Total Traffic Stops: 148

Written Traffic Warnings: 15 Issued Parking Citations: 13

Amount of Property Damaged/Stolen: \$10,017 Property Recovered: \$521

C. Public Works Department Update

- Water**
- Chlorine tanks were installed at wells 2 and 4 on May 29
 - We have been flushing and turning valves
 - In May, we pumped 20,438,000 gallons of water compared to 10,645,000 in April
 - In May, the cluster pumped 291,595 gallons compared to 247,156 in April
 - Chippewa Valley Excavating tapped the 12” main on Commercial Blvd on June 2
 - Chippewa Valley Excavating also hooked up to the force main on Commercial Blvd on June 2
- Roads**
- Senn Blacktop paved the bike trail on 117th Street
 - Senn Blacktop is planning on putting the final lift of the blacktop on 117th Street in the first week of July
 - We have started the first round of mowing with the tractor
 - Road bids have been prepared

7. New Business:

A. Public Hearings

1. 2025-0006 Nevlon Properties LLC, Rezone Request

Mr. Clary explained that this used to be a Planned Unit Development with an R3 backer. Originally, it was going to have two – 4 plex’s and one-12 plex on it. The plan has changed to do one-40 plex. They are looking to get rid of the Planned Unit Development and just go with the R3. Mr. Clary stated these will be all 1-bedroom units to accommodate 80 individuals. We are making sure everything for sewer, storm water and

parking are within our ordinance guidelines. Mr. Clary stated that Mr. Erickson is here to answer questions. Mr. Erickson handed out a detailed map regarding this project. He explained that this previously was approved for multiple buildings on one parcel and now will be one principal structure with options for 2 garage bays. They are also looking at amenities like a playground area, a pickle ball, a basketball courts or a combination of both. Access will be gained through the existing Village right away that is stuck onto 115th Street. Previous owners received permission to build that driveway and are responsible for snowplowing and maintaining it and this will continue with the new owners. Mr. Hudson stated that the Planning Commission did approve this change. Mr. Christopher Salter from 1563 115th Street stated that this will be right in his backyard and voiced his concerns regarding safety with just having one entrance and changing to a 40 plex unit just doesn't feel right. He's also concerned about the traffic with the existing pickleball courts nearby also. Ms. Poppy Salter from 1563 115th Street also has concerns about how her backyard will look. Mr. Erickson discussed concerns regarding a possible fire, rent rates, fencing, proper placement of the buildings, mini-storage, and the screening of tenants. Mr. Hudson asked Mr. Clary if this comes back to a conditional use permit, will the screening, fencing and trees be defined during that process? Mr. Clary replied yes. Mr. Erickson clarified that we will be using a 6" main. Mr. Clary commented that the sub-road would be brought up to Village specs. Mr. Spilde commented that the owner is responsible for the driveway because we wouldn't be able to get our snowplows in and out of that driveway. Mr. Spilde closed the Public Hearing for the Nevlon Properties LLC, Rezone Request.

Mr. Lehmann made a motion to approve Public Hearing 2025-0006 Nevlon Properties LLC, Rezone Request, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

2. 2025-0007 Graceland Holdings LLC, Rezone Request

Mr. Clary stated that this one is going to a Highway Commercial Site Plan this year but there aren't any plans for what is going on this property yet. If approved, there is still a Commercial Site plan that would need to come back through the Planning Commission for approval for that site. Until they decide what is going on this property, they are just looking for it to be a Highway Commercial site plan at this time. In the Village Comprehensive Plan, it was noted that this site would be commercial. Mr. Erickson confirmed that this site has been deemed commercial. The owner will be compliant with the Plan. There are no plans for this property yet but there will be guidelines to follow. The owner could build or sell this property. Mr. Lehmann said it's a tough lot to fit in and Mr. Erickson agreed that it has a unique geometry. Mr. Hudson stated that at the Planning Commission meeting, Brad went through the different Commercial and Highway uses stating what type of businesses are included and excluded in this plan. Mr. Hudson confirmed the recommendation from the Planning Commission is to approve this change. Mr. Spilde closed the Public Hearing for Graceland Holdings LLC, Rezone Request.

Mr. Lehmann made a motion to approve Public Hearing 2025-0007 Graceland Holdings LLC, Rezone Request, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

B. Discuss/Approve Changes to Vacation policies

Mr. Spilde commented that we are changing new hire vacation policies to incorporate two weeks' vacation after 60 days of employment. They will look at getting this changed in our handbook.

Mr. Lehmann made a motion to approve Changes to Vacation policies, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

C. Discuss/Approve supply Village water main to Martin Family Trust Property

Mr. Spilde stated that the Martin family would like to develop lots off 110th Street, almost to 50th Street with duplexes. Mr. Erickson said this would require us to run water from Lyberg's addition where it is now on 45th, route it through proposed right away to 112th north and west on 47th and north again on 110th. We are still working through this and must set up pricing yet. When we get to 112th and 47th, we have 2 options for installing and running the main line. 1 is running down the middle of the street and replacing the road afterward. Mr. Clary said that Mr. Erickson is here to answer any questions we might have. The other 1 is

going in the ditch line on the side also giving an opportunity for water service hookups. Some discussions took place regarding the landfills and boundaries with wells in this area; the number of wells and potential water users in this area; that this would be the time to improve or update some streets that are needing attention; extending a road to 50th to get to Chippewa Falls; and / or possibly installing a horseshoe loop for safety reasons. The main concern is how do we get water there with the possibility for 18 duplexes in this area. We are potentially looking at spending \$500,000.00 to get water out to Mr. Martin's entrance. A discussion took place regarding mowing concerns and that we can't keep up with what we have now. Mr. Erickson reported that the building would be a phase thing, possibly 4 at a time. Mr. Hudson asked if this is zoned properly at this time. Mr. Clary responded, no, it's not. This is an area that needs to be looked at as a whole, from 50th to 40th streets for a rezone. Mr. Hudson then asked regarding setbacks from the dumps, are they able to put wells in there? Mr. Erickson stated that there are areas that can hold wells, we just don't know how many. Mr. Clary mentioned that we would need to look at groundwater flow and that's up the DNR. Mr. Spilde asked if we are willing to move forward with this realizing there could be questions on financing and this possibly being an issue with Mr. Lyberg. Mr. Lehmann stated that now is the time to look at it. Mr. Hudson asked what the next steps would be then. Mr. Erickson said we are looking for a supportive motion to move forward to study and investigate it and help us identify what is going on out there and possible solutions. Mr. Spilde said there will be public hearings going forward. Mr. Hudson asked if there would be any costs for us at this time. Mr. Erickson replied no.

Mr. Hudson made a motion to approve moving forward with further analysis of Supplying a water connection to Martin Family Trust Property, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

D. Discuss/Approve pay request #2 from Haas Son's for 117th Street

Mr. Lambert reported on the current progress of this project. They finished applying the 1st coat of asphalt on 117th Street, patches on 44th are complete, concrete driveways have been poured, most of the asphalt driveways have been paved, they finished restoration of the 44th Avenue ditches. Some upcoming work includes pouring pedestrian ramps at all the intersections, installing flashing beacons, continuing grading the ditches, installing traffic signs, and applying final coat of asphalt working around or after the tournament dates. He commented on the issue of a couple of hundred feet of asphalt that had to be redone and they had to wait for a couple of dry days to redo it. The plan deadline is still for August 12, 2025.

Mr. Hudson made a motion to approve pay request #2 from Haas Son's for \$361,725.37 for 117th Street, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

Roll Call: Mr. Hudson, Mr. Spilde and Mr. Lehmann present. Mr. Greenwood and Mr. Calkins are not present.

E. Discuss/Approve future Tax Increment District

Mr. Spilde stated that he would like to put together another TID for the Commercial Drive Blvd area. Mr. Lehmann asked if this would go on the other side. Mr. Spilde commented that we could look at it or wait until we get something more relevant. Paperwork is all in, been signed, sealed and the state has given us approval. The #1 & #2 TID's are officially closed. We've done the paperwork to do the increment for the housing, that's all done. He feels the next step would be to get something in place in case the hospital does come in or should we wait. After some discussion, Mr. Spilde stated that he will talk to Ehlers to see what the next step would be. No motion was made on this at this time.

F. Discuss/Approve hiring Part-time Parks Employee

Mr. Lehmann made a motion to approve hiring a part-time Park Employee, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

8. Old Business:

A. None

9. Approval of Minutes: Minutes are unapproved & changes could be made when it is addressed during the meeting.

A. June 2nd, 2025 Village Board Meeting Minutes

Mr. Lehmann made a motion to approve June 2nd, 2025 Village Board Meeting Minutes, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

10. Finance:

A. **Treasurer's Report: (Usually 2nd Meeting of each Month)**

1. May 2025

a. Treasurer's Report

b. Profit & Loss Statement

c. Water / Sewer

Mr. Hudson made a motion to approve the May 2025 Treasurer's Report / May 2025 Profit & Loss Statement / May 2025 Water / Sewer reports, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

B. **Claims & Disbursements.**

1. June 16th, 2025 Check Register in the amount of \$127,907.56 (Manual Check #3026-#3031 / General Fund Checks #41740-#41780)

Mr. Hudson made a motion to approve the June 16th, 2025 Check Register in the amount of \$127,907.56, (Manual Check #3026-#3031 / General Fund Checks #41740-#41780), seconded by Mr. Lehmann.

Roll Call: Mr. Hudson, Mr. Spilde and Mr. Lehmann are present. Mr. Greenwood and Mr. Calkins are not present.

11. Licensing:

A. **Operator(s):**

1. Shanda Staves – Hampton Inn & Suites
2. Gavin Engebretson – Hampton Inn & Suites
3. Skyye Mendez – Hampton Inn & Suites
4. Stephanie Butler – Hampton Inn & Suites
5. Caitlin Swim – Hampton Inn & Suites
6. Kelly Adkins – Hampton Inn & Suites
7. Theresa Adams - Hampton Inn & Suites
8. Martin Schwedersky – Kwik Trip
9. Aaron Welch – Kwik Trip
10. Caila Johnson – Kwik Trip
11. Destinee Barrows – Kwik Trip
12. Nicole Nimsger – Kwik Trip
13. Mary Keith – Kwik Trip
14. Cory Dunn – Kwik Trip
15. Ethan Harder – Kwik Trip
16. Zachary Davis – Kwik Trip
17. Kailee Neubauer – Kwik Trip
18. Margo Larson – Kwik Trip
19. Aubrie Adrian – Kwik Trip
20. Jordyn McNamara – Kwik Trip
21. Chelsie Nawrocki – Kwik Trip
22. Joey Spiering – Kwik Trip
23. Abigail LaFave – River Jams

B. Temporary Operator(s):

1. Erinn Zillmer
2. Jeremy Brice
3. Hallie Elite Softball

C. Garbage Haulers License

1. Harter's Expert Disposal, LLC

D. Chicken License

1. Stephanie Coutts

E. Social Use Permit

1. Tim Bowman – September 20, 2025
2. Russ Stacy – July 7, 2025

Mr. Lehmann, on single vote, made a motion to approve the following annual licenses: Operator's License, Temporary Operator(s), Garbage Haulers License, Chicken License and Social Use Permits, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

12. Adjournment.

Mr. Hudson made a motion at 8:05 p.m. to adjourn, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

*Respectfully submitted,
Patti Kraegenbrink
Clerk-Treasurer*

