

Village of Lake Hallie
PLAN COMMISSION MEETING
Monday, March 10, 2025 at 6:00 PM
Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, Wisconsin 54729
Minutes

1. **Call Meeting to Order** Mr. Hudson called the meeting to order according to Chapter 19.84 of the Wisconsin State Statutes at 6:00 p.m.
2. **Roll Call:** Brad Hudson X ; Randy Larson X ; Nancy Mauhar X ;
Pat Spilde X ; Rusty Volk X ; Matt Pfeifer X
3. **Public Wishing to be Heard for Non-Agenda Items** None
4. **Approval of the Minutes: December 9, 2024,** Ms. Mauhar made the motion to accept the minutes as written, seconded by Ms. Spilde. Voice vote carried
5. **Discussion and/or Action on the following:**
 - a. **2025-0002 Rowan – Conditional Use Permit Request – Home Occupation**
Ms. Rowan explained her plans for the use.
Ms. Spilde made the motion to approve 2025-0002 Rowan – Conditional Use Permit Request – Home Occupation to use the large the storage building for storage.
Motion was seconded by Ms. Mauhar Voice vote carried
 - b. **2025-0003 Commercial Properties LLC – Conditional Use Petition – Commercial Buildings in the Industrial District.**
This request is to developing building #1, only. Building #1 is planned to have a restaurant. Buildings #2 & #3 will not be built yet, which would be an accessory to building #1. If the remaining of Building #1 becomes a restaurant, the design of the sanitation and any drainage would have to be reviewed for future approval.
Buildings #2 & #3, when developed, will have to follow any new and updated zoning rules that will need to be abided by. This conditional use permit does not include Buildings 2 & #3.
Mr. Volk made the motion to approve 2025-0003 Commercial Properties LLC – Conditional Use Petition – Commercial Buildings in the Industrial District for Building #1 only. Buildings #2 & #3, when developed, will have to follow any new and updated zoning rules that will need to be abided by. This conditional use permit does not include Buildings 2 & #3. Existing free standing signs will impact other free standing signs. Seconded by Mr. Pfeifer. Voice vote carried.
6. **Discussion on section 70-68(b) of the Lake Hallie Zoning Ordinance (Chickens in Residential 1 Zoning District) and section 5.1.06 of the Lake Hallie General Code of Ordinances (Chickens within the Residential 1 Zoning District).**

Renee Normand, 14244 42nd Ave is looking to increase the number of chickens to from the present count of five (5), per the village's ordinance to the count of ten (10). She stated some area community ordinances have unlimited. She stated neighbors have had no issues with the present flock.

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(con't)

Reasoning for increasing the numbers:

Cost of eggs

Return on initial investment is more rapid

More in the winter to maintain the heat in the coop for the health of the flock

Costs are almost the same as five (10) as the five (5).

More egg output for the family use

7. Future Agenda Items

Mr. Larson commented to Mr. Ruder to look at the 5th wheel camper parked along Co. OO and another location north of this location about 2 blocks. These locations have people living inside of them.

8. Adjournment

Mr. Spilde made a motion to adjourn, seconded by Ms. Mauhar. Voice vote at 6:46 p.m.

Electronically Submitted by,

Randy R. Larson

Randy R. Larson, Secretary