

**REZONE PETITION NO. 2015-0004**

**PETITION FOR AMENDMENT TO THE VILLAGE OF LAKE HALLIE ZONING ORDINANCE**

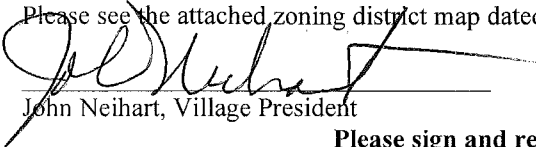
The undersigned hereby petitions the Village Board to amend the zoning districts as follows:

All parcels of land located in the E ½ of the NE ¼, Lots 1-12, Hallie Addition and a parcel east of 118<sup>th</sup> St and south of 17<sup>th</sup> Ave, located in the NW ¼ of the NE ¼ and the a parcel in the SW ¼ of the NE ¼, and a parcel in the NE ¼ of the SE ¼, Section 35, Township 28 North, Range 09 West.

**Current:** Residential 2 & Residential 3 & Agricultural

**Proposed:** Residential 1 & Residential 2

Please see the attached zoning district map dated February 22<sup>nd</sup>, 2015 for specific lot information.



John Neihart, Village President

Please sign and return by **February 27th, 2015** utilizing one of the following:

<b>Mailing Address:</b> Chippewa County Department of Planning and Zoning 711 N. Bridge Street Chippewa Falls, Wisconsin 54729	<b>Email Address:</b> <a href="mailto:dclary@co.chippewa.wi.us">dclary@co.chippewa.wi.us</a>
	<b>Fax Number:</b> (715) 726-4596

VILLAGE OF LAKE HALLIE  
**DEPARTMENT OF PLANNING & ZONING**

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

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Land Management  
715.726.7940, Rm 009

Land Planning  
715.726.7941, Rm 009

Land Records & G.I.S.  
715.738.2595, Rm 005

POWTS & Wells  
715.726.7943, Rm 009

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Date: February 23<sup>rd</sup>, 2015

To: Property Owner(s)

From: Douglas Clary, Director

Re: Rezone Petition # 2015-0004

From: Residential 2, Residential 3 & Agricultural

To: Residential 1 & Residential 2

Dear Property Owner(s):

The Village of Lake Hallie is being proactive and updating their zoning district maps. These maps, which work in conjunction with the village's zoning ordinance, help guide and preserve development within the Village. In order to change the zoning maps, certain steps must be followed. These steps include notices to property owners, publishing of public hearing notices in the local newspaper (Chippewa Herald) and a public hearing.

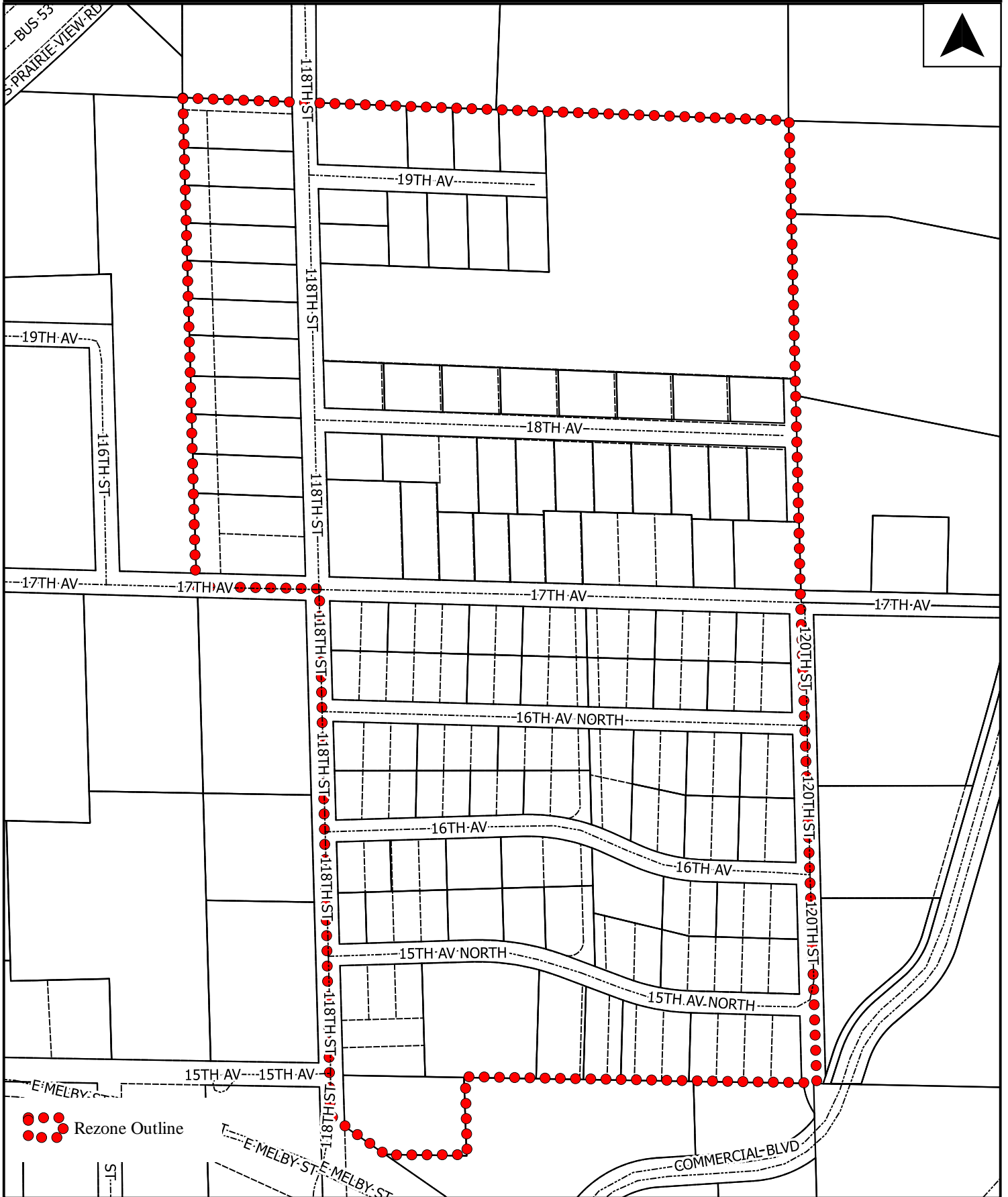
Rezone Petition # 2015-0003 will rezone select parcels into a zoning classification based on their current use or if vacant, into a similar adjacent zoning classification. A single-family dwelling is an approved use within the R1 zoning district, while a two-family dwelling, such as a duplex, is an approved use within the R2 or R3 zoning district. And a multi-family dwelling, such as a three-plex or greater, is an approved use within the R3 zoning district.

It is important to note that in the past, the Residential 2 (R2) district allowed for single-family and two-family (such as duplex type units) dwellings. The zoning ordinance text was modified to allow single-family homes in the Residential 1 (R1) district only and two-family homes in the R2 district or Residential 3 (R3) district (3 or more units for residential purposes). These text changes were made because of the potential for two-family dwellings being constructed on an existing vacant lot within a subdivision primarily dominated by single-family dwellings. While the zoning text was changed; the zoning maps were not.

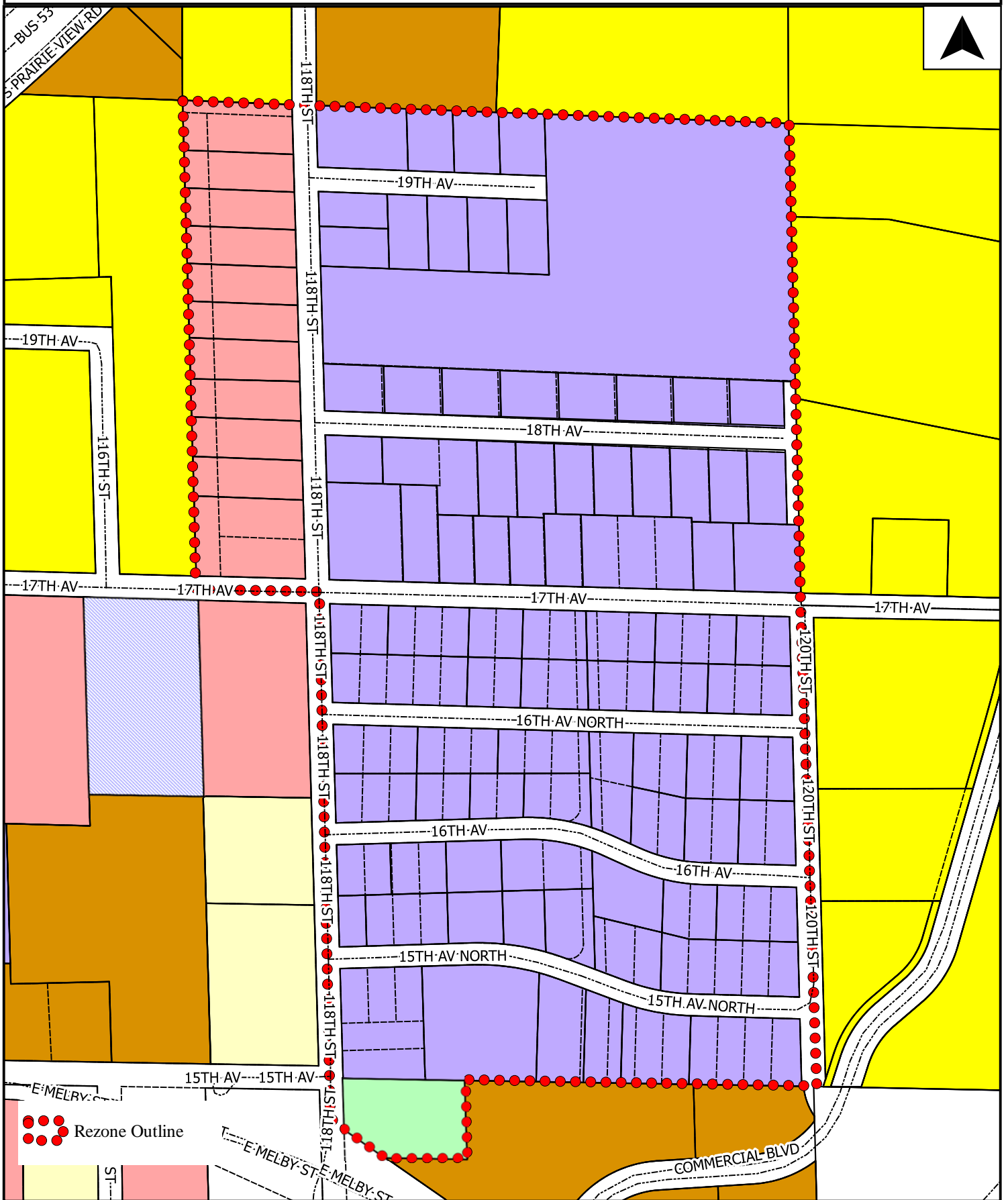
The Village Plan Commission will meet on March 9th, 2015 at 6:00 PM to review this rezone petition. You are receiving this notice because your property is either a property that will be rezoned or is adjacent to or in the vicinity of a parcel that is proposed to be rezoned. The Plan Commission will review the rezone petition and make a recommendation to approve as presented or to approve with modification. The recommendation will be forwarded to the Village Board for their March 16th, 2015 meeting. I have attached the public hearing notice and a map showing the location of the lots affected by this rezone petition.

Both meetings will be held at the Lake Hallie Village Hall located at 13136 30th Avenue. If you have any questions regarding this request, please feel free to contact Doug Clary, Planning & Zoning Director at (715) 726-7941 and/or attend the meeting(s) as described.

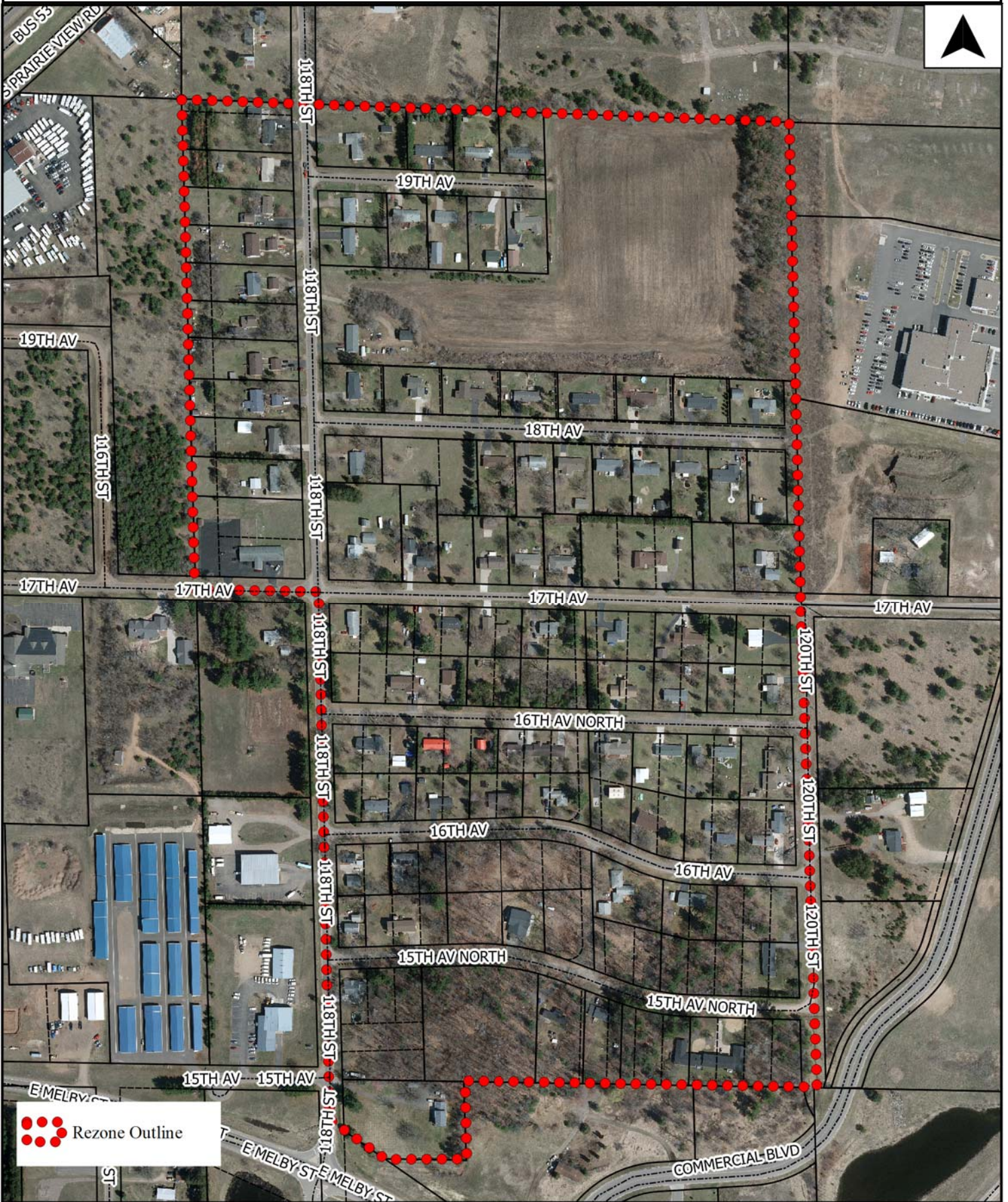
# 2015-0004 - Lake Hallie Rezone Request - Location Map



# 2015-0004 - Lake Hallie Rezone Request - Zoning Districts



2015-0004 - Lake Hallie Rezone Request - 2014 Aerial



Map produced on February 22nd, 2015 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 500'