

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 •

**2020 Rezone Application**



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the Village of Lake Hallie.

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: <b>KENNETH R. GREENWOOD, JR.</b>			Name:		
Mailing Address: <b>3447 110th St.</b>			Mailing Address:		
City: <b>Chippewa Falls</b>	State: <b>WI</b>	Zip: <b>54729</b>	City:	State:	Zip:
Telephone: <b>(715) 413-0035</b>			Telephone:		
Email Address (Required): <b>Ken@greenwoodexcavation.com</b>			Email Address (Required):		
SECTION III: Parcel Information					
Village of Lake Hallie			Property Address: <b>3447 110th St.</b>		
Parcel Number(s): <b>22809-2332-74695002</b>			City: <b>Chippewa Falls</b>	State: <b>WI</b>	Zip: <b>54729</b>
Existing Zoning District(s): <b>Conservancy</b>			Proposed Zoning District(s): <b>Residential 1</b>		

**GENERAL DIRECTIONS:**

1. **Complete** this Application form and the required four (4) parts:
  - Part 1: General Questions related to the request
  - Part 2: Plan Commission and Village Board Schedule - 2020
  - Part 3: General Rezoning Process
  - Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **\$500.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Village of Lake Hallie Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend the Plan Commission and Village Board meetings. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: <b>15347</b>	Appeal Number: <b>2020-0015</b>	Public Hearing Date: <b>7-20-20</b>

## Village of Lake Hallie – 2020 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Lake Hallie Village Board. In addition, your neighbors and any appropriate county or state agencies will be notified of the Plan Commission meeting and the Lake Hallie Village Board meeting by a separate mailing. At the both of these meetings, any party may appear in person or may be represented by an agent or attorney to present information to the Plan Commission and the Village Board in support or opposition of the rezone request.

**Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.**

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify all parcels that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel.
4. Explain why you are requesting to rezone the parcel. Please identify the proposed use of the parcel.
5. Explain the compatibility of your proposed use with uses on adjacent parcels and those in the vicinity of this parcel.
6. Discuss any additional issues you feel that supports the consistency of your proposed use with any Village ordinances and plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Plan Commission and the Village Board. Prepare an outline of your proposal, something similar to a "business plan", detailing for the commission and board your proposal, include any documentation you feel is necessary as part of your presentation in defining your proposal. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

**Part 2: Plan Commission and Village Board Schedule - 2020**

Applications will not be placed on the appropriate agenda unless they are properly completed, include **ALL** required supporting information or documents **and** the payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information, in addition to this application, might be necessary in order for the department to accept and process your request. Please **CIRCLE** or **HIGHLIGHT** the meeting you intend on attending:

<u>Application Deadline</u>	<u>Plan Commission</u>	<u>Public Hearing</u>
December 23, 2019.....	January 13, 2020 .....	January 20, 2020
January 20, 2020.....	February 10, 2020 .....	February 17, 2020
February 17, 2020.....	March 9, 2020 .....	March 16 2020
March 23, 2020.....	April 13, 2020 .....	April 20, 2020
April 20, 2020.....	May 11, 2020.....	May 18, 2020
May 18, 2020 .....	June 8, 2020 .....	June 15, 2020
June 22, 2020.....	July 13, 2020.....	July 20, 2020
July 20, 2020 .....	August 10, 2020.....	August 17, 2020
August 24, 2020 .....	September 14, 2020 .....	September 21, 2020
September 21, 2020 .....	October 12, 2020.....	October 19, 2020
October 19, 2020 .....	November 9, 2020.....	November 16, 2020
November 23, 2020 .....	December 14, 2020 .....	December 21, 2020

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.  
 Note: The Plan Commission meeting is typically scheduled for 6:00 PM on the second Monday of every month.  
 Note: The Village Board meeting is typically scheduled for the 7:00 PM on the third Monday of every month.*

**Part 3: General Rezoning Process:**

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Part 1.

1. Yes
2. 22809-2332-74695002
3. None
4. Build house / detached garage
5. Adjacent properties are residential 1
6. No additional issues are necessary.

DOUG CLARY

KEN GREENWOOD

BEING ALL OF CERTIFIED SURVEY MAP NUMBER 2758 AND ALL OF CERTIFIED SURVEY MAP NUMBER 2823 AND IN THE NORTHWEST-SOUTHWEST AND THE SOUTHWEST-SOUTHWEST OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 9 WEST, VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN.

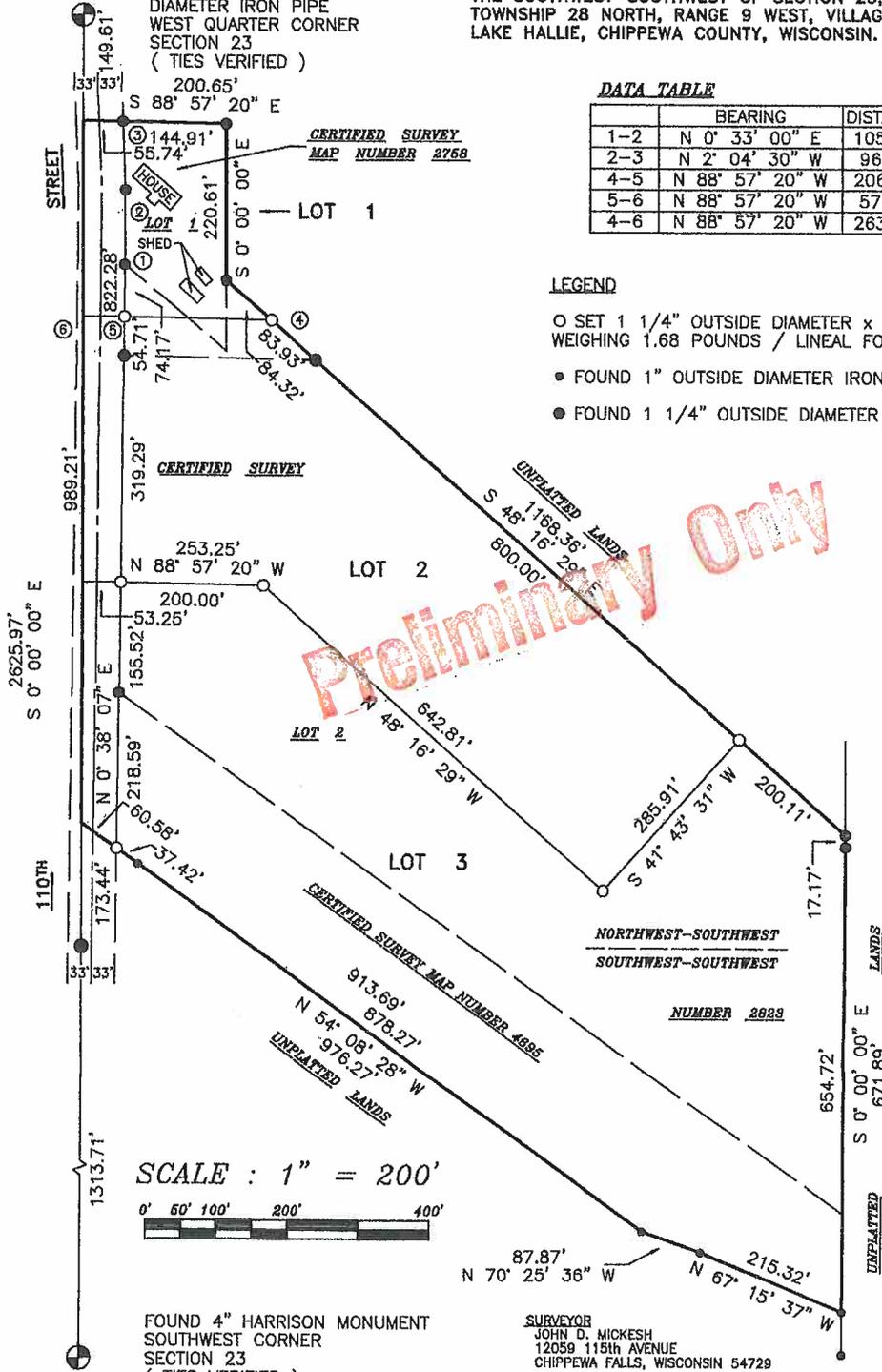
FOUND 2 1/4" OUTSIDE DIAMETER IRON PIPE WEST QUARTER CORNER SECTION 23 ( TIES VERIFIED )

DATA TABLE

	BEARING	DISTANCE
1-2	N 0° 33' 00" E	105.00'
2-3	N 2° 04' 30" W	96.52'
4-5	N 88° 57' 20" W	206.19'
5-6	N 88° 57' 20" W	57.40'
4-6	N 88° 57' 20" W	263.59'

LEGEND

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE



SCALE : 1" = 200'

0' 60' 100' 200' 400'

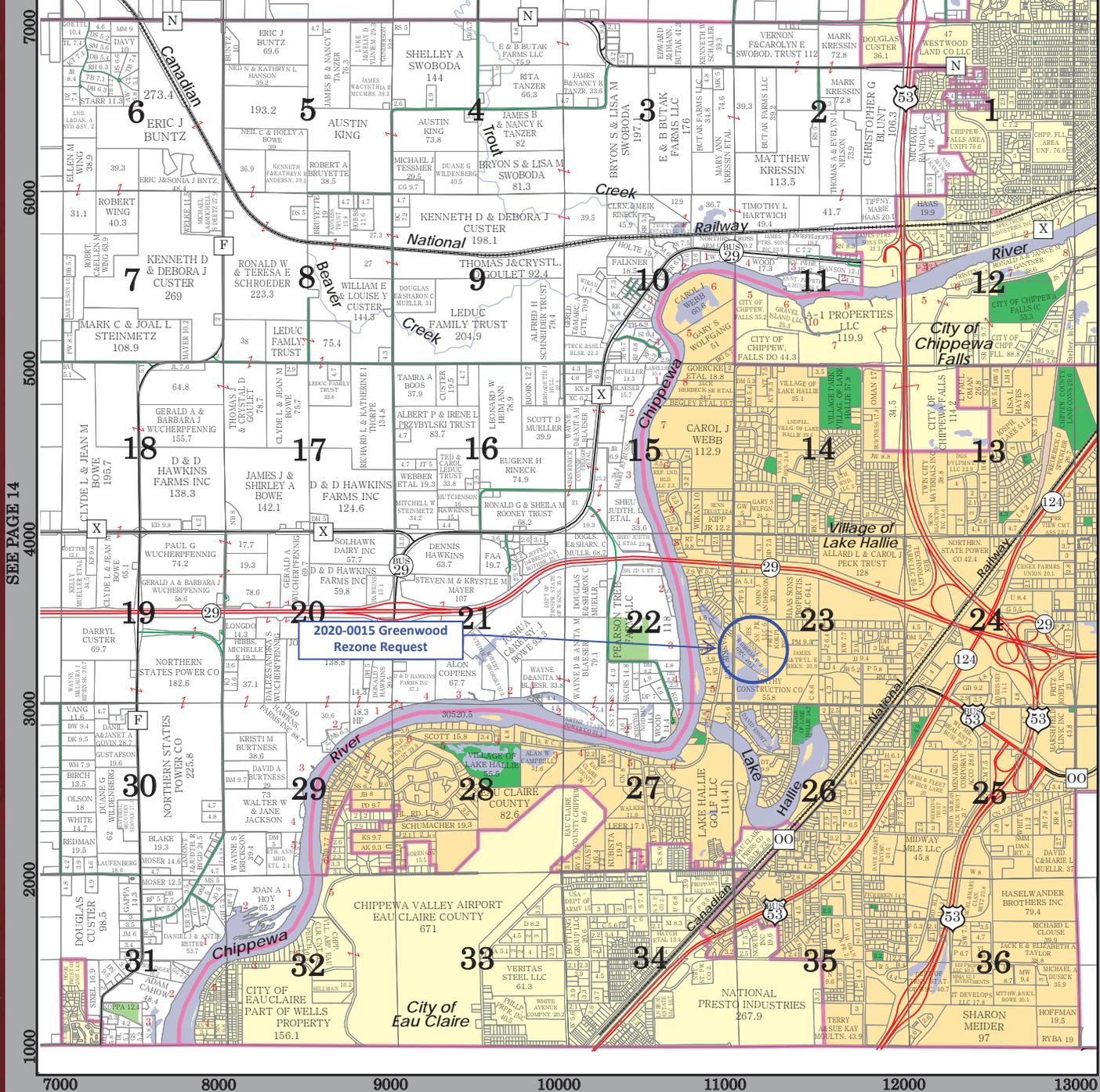
FOUND 4" HARRISON MONUMENT SOUTHWEST CORNER SECTION 23 ( TIES VERIFIED )

SURVEYOR  
 JOHN D. MICKESH  
 12059 115th AVENUE  
 CHIPPEWA FALLS, WISCONSIN 54729  
 FIELD WORK -- 3 / 6 / 2017

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, ASSUMED BEARING OF S 0° 00' 00" W.



SEE PAGE 28



SEE PAGE 14

SEE PAGE 18

EAU CLAIRE COUNTY

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All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



# LEGENDS Title Services

2225 Brackett Avenue  
Eau Claire, WI 54701  
Phone: 715-514-5748  
legendstitle.com

Like any good legend on a map, we can navigate you through a successful real estate transaction.

VILLAGE OF LAKE HALLIE  
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Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

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Date: July 1, 2020

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Hearing

Dear Property Owner(s):

The Village of Lake Hallie has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per village and state requirements. I have enclosed a map identifying the location of the parcel associated with this rezone request. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

**Rezone Petition #2020-0015**

**Petitioner:** Kenneth Greenwood

A portion of Lot 2, Certified Survey Map 4695, located in the NW ¼ of the SW ¼, Section 23, Township 28 North, Range 09 West. Parcel Number: 22809-2332-74695002.

**From:** Conservancy

**To:** Residential 1

**Purpose:** To build a new house and detached garage.

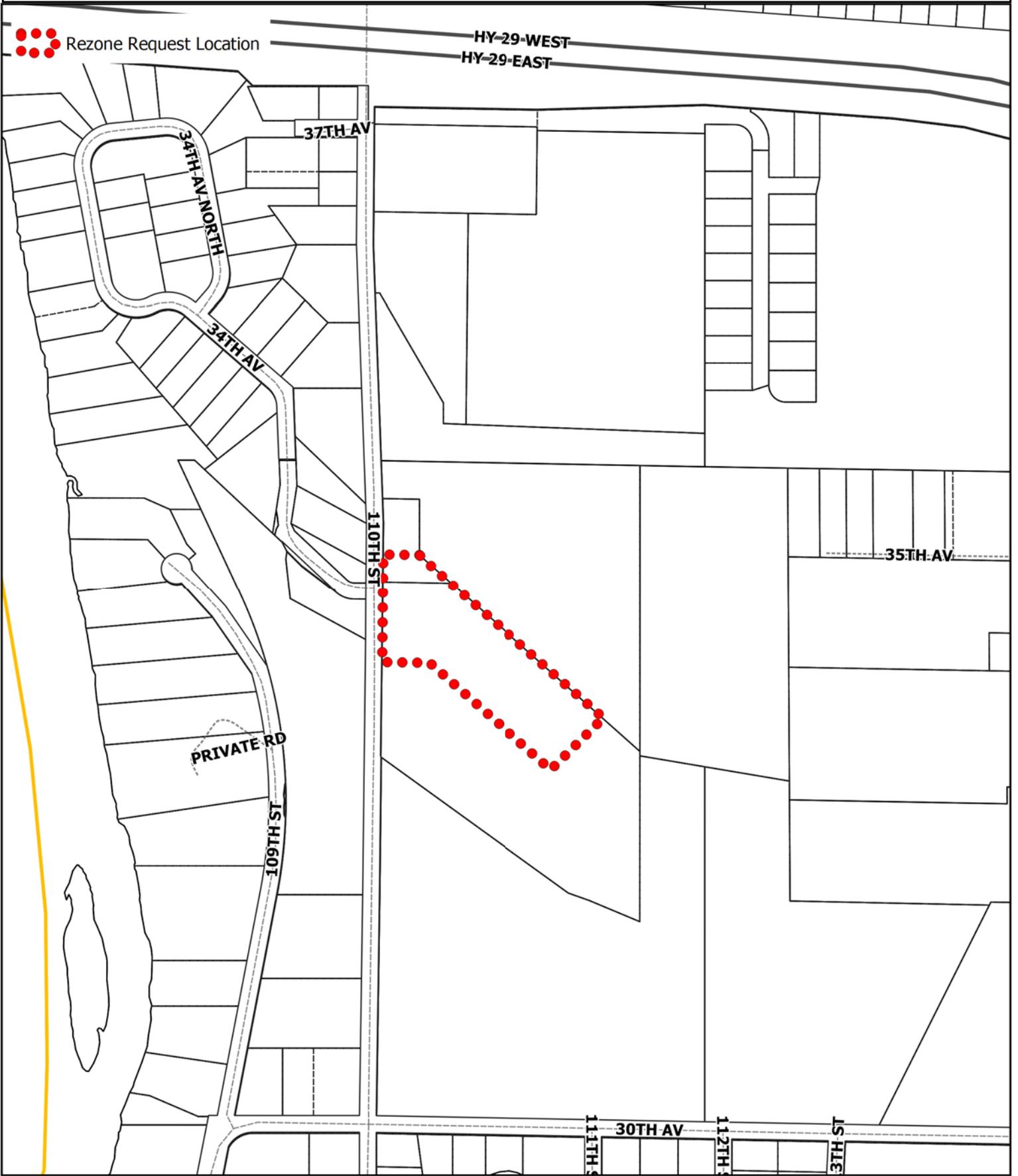
**Lake Hallie Plan Commission:**

The Village Plan Commission will meet on **July 13, 2020 at 6:00 PM** at the Lake Hallie Village Hall, 13136 30<sup>th</sup> Avenue, Lake Hallie, Wisconsin to review this rezone request. The Plan Commission will make a recommendation for approval, approval with modification or denial, which will be forwarded to the Village Board for their July 20, 2020 meeting. Social distancing guidelines will be followed, so individuals within 6 feet of other individuals will be required to wear a mask.

**Lake Hallie Village Board:**

The Lake Hallie Village Board will hold a **PUBLIC HEARING** on **July 20, 2020 at 7:00 PM** at the Lake Hallie Village Hall, 13136 30<sup>th</sup> Avenue, Lake Hallie, Wisconsin to review the recommendation from the Plan Commission and to make a final decision on this rezone petition. Social distancing guidelines will be followed, so individuals within 6 feet of other individuals will be required to wear a mask.

# 2020-0015 Greenwood - Rezone Request - Location Map



Produced on June 23, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 500'

# 2020-0015 Greenwood - Rezone Request - Aerial (2020)



Produced on June 23, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 150'

# 2020-0015 Greenwood - Rezone Request - Zoning Districts

