

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 •

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

April 24, 2020

Via email: matt.m@ExcelEngineer.com

Matt Mrochinski, Project Coordinator
Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935

Re: Proposed Project – 30th Avenue & Commercial Boulevard

Dear Matt,

Over the past year, we have been discussing the approval process for a car maintenance and servicing business, which is proposed to be located in the NW quadrant of 30th Avenue and Commercial Boulevard. The property is zoned Industrial and the proposed use would require a Conditional Use Permit per section 70-74(b)(2) of the Lake Hallie Zoning Ordinance. This particular section refers back to the Highway Commercial zoning district where, the proposed use, would be allowed under section 70-73(a)(2) and (18) of the zoning ordinance.

The Lake Hallie Village Board will be the final approval authority for the conditional use permit, but a recommendation from the Lake Hallie Plan Commission will need to be secured prior to their decision. For clarification purposes, I and the County Department of Planning & Zoning act as staff for the Village of Lake Halle for land use administration and enforcement under an Intergovernmental Agreement.

Section 70-108 of the zoning ordinance details the necessary information that will be needed for the submittal of the conditional use permit. In addition, the conditional use permit shall lapse and be voided if the approved use in not fully established and improvement to the property described in the permit is implemented within 12 months of approval. Once approved, I will issue the necessary zoning and land use permits for the project, which will give you 6 months to start the project.

If you need any further clarification on the process or if your client needs additional information within this letter, please feel free to contact me.

Sincerely,

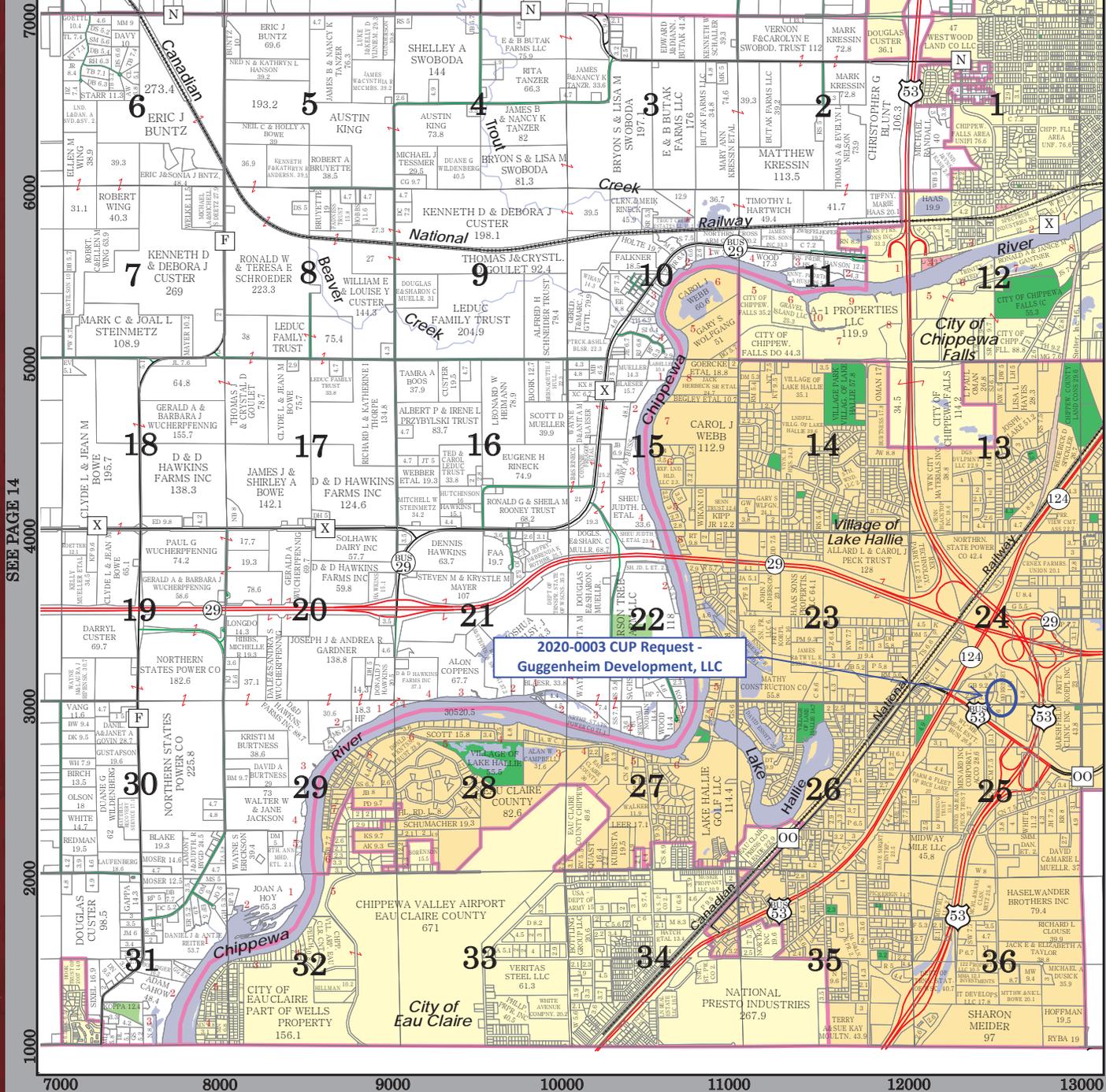


Douglas Clary, Director
Department of Planning & Zoning

CC: File



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.



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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 conditional use request 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.

Conditional Use Request #2020-0003

Petitioner: Guggenheim Development Services, LLC **Agent:** Kurt Overmyer

To allow the construction of a car maintenance and servicing business per sections 70-74(2), 70-108 and 70-116 the Lake Hallie Zoning Ordinance on a parcel of land, which is located in the SW ¼ of the SE ¼, Section 24, Township 28 North, Range 09 West. Physical Address: 12544 30th Avenue.

Lake Hallie Plan Commission:

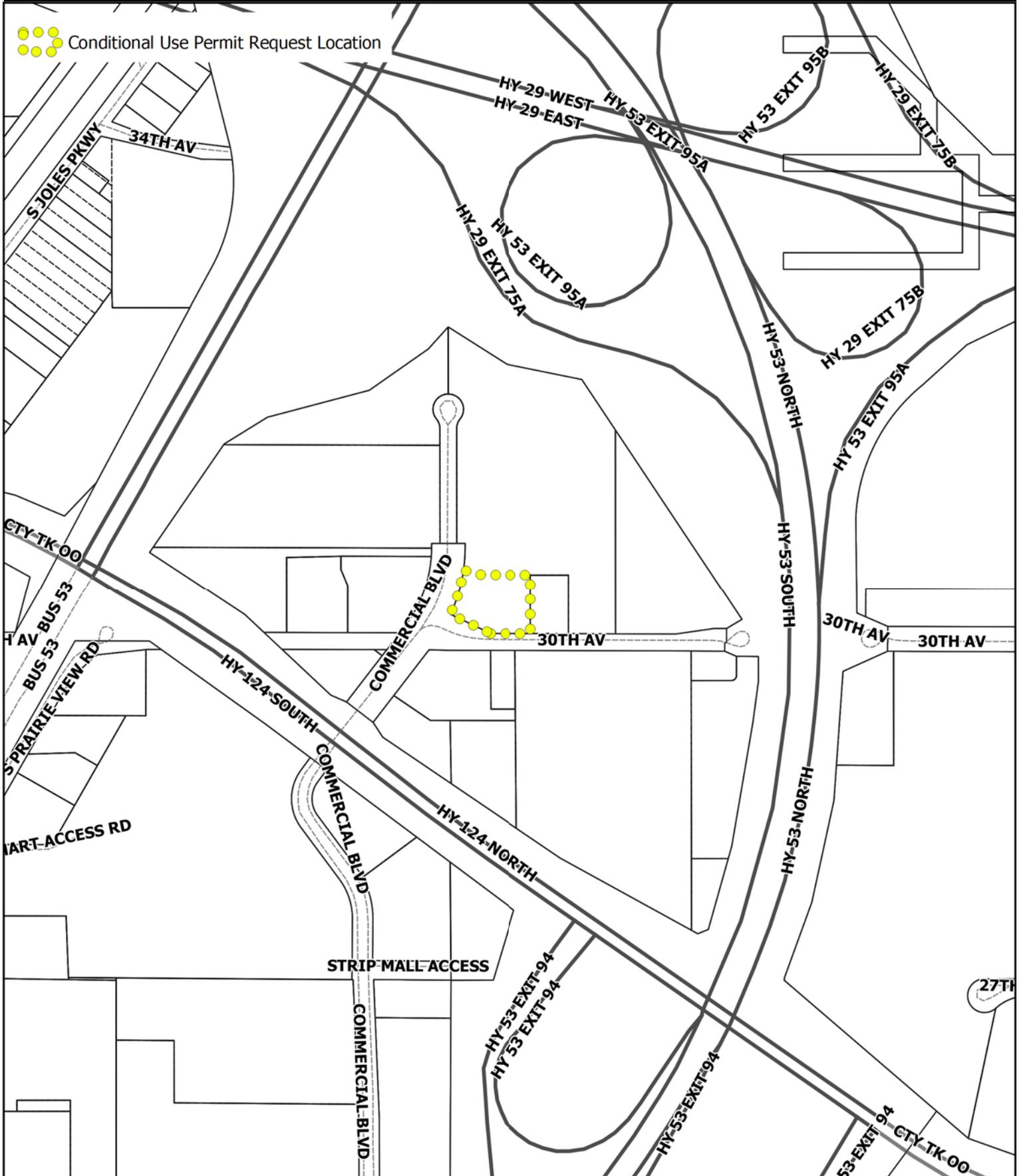
The Village Plan Commission will meet on **July 13, 2020 at 6:00 PM** at the Lake Hallie Village Hall, 13136 30th Avenue, Lake Hallie, Wisconsin to review this conditional use request. The Plan Commission will make a recommendation for approval or denial, which will be forwarded to the Village Board 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 30th Avenue, Lake Hallie, Wisconsin to review the recommendation from the Plan Commission and to make a final decision on this conditional use request. Social distancing guidelines will be followed, so individuals within 6 feet of other individuals will be required to wear a mask.

2020-0003 Guggenheim Development, LLC - Conditional Use Request - Location Map

 Conditional Use Permit Request Location

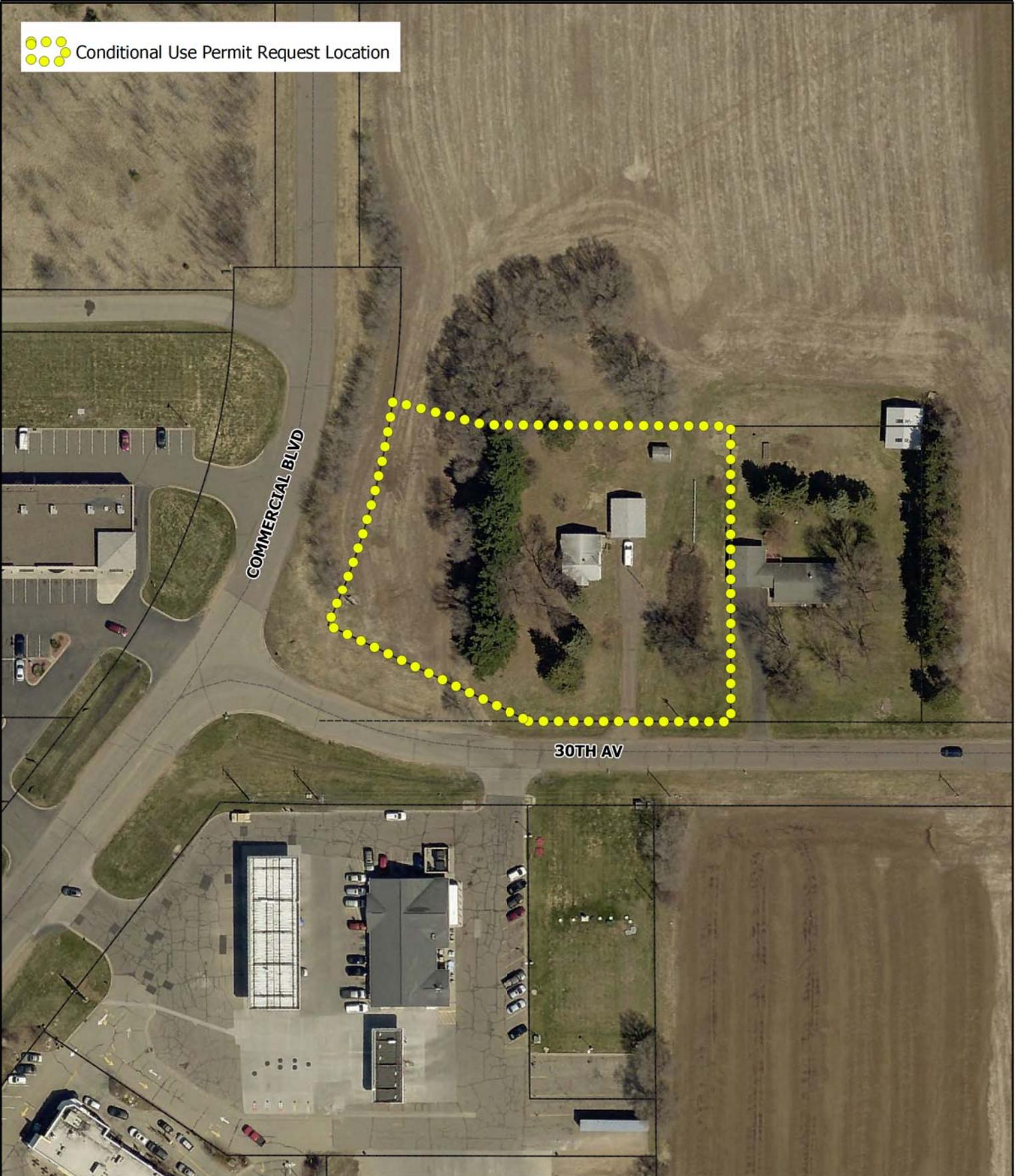


Produced on June 26, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 500'

2020-0003 Guggenheim Development, LLC - Conditional Use Request - Aerial (2020)

 Conditional Use Permit Request Location



Produced on June 26, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 100'

2020-0003 Guggenheim Development, LLC - Conditional Use Request - Zoning Districts

