

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 •

2025 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 official zoning map shows how the Village Board, along with the Plan Commission, has designated the zoning classifications or districts to parcels of land within the municipal boundaries. 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:			Name:		
Mailing Address:			Mailing Address:		
City:	State:	Zip:	City:	State:	Zip:
Telephone:			Telephone:		
Email Address (Required):			Email Address (Required):		
SECTION III: Parcel Information					
Village of Lake Hallie			Property Address:		
Parcel Number(s):			City:	State:	Zip:
Existing Zoning District(s):			Proposed Zoning District(s):		

GENERAL DIRECTIONS:

- 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 - 2025
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- 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.
- 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:	Appeal Number:	Public Hearing Date:

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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.

- A. 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.
- B. Identify all parcels that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- C. Describe the present and, if known, any proposed improvements on each parcel.
- D. Explain why you are requesting to rezone the parcel. Please identify the proposed use of the parcel.
- E. Explain the compatibility of your proposed use with uses on adjacent parcels and those in the vicinity of this parcel.
- F. 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 - 2025

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:

	2025 - Mondays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Info/Apps DUE @ 12:00 Noon	12-23	01-20	02-17	03-24	04-21	05-19	06-23	07-21	08-18	09-22	10-20	11-17
Plan Commission Meeting	01-13	02-10	03-10	04-14	05-12	06-09	07-14	08-11	09-08	10-13	11-10	12-08
VB Public Hearing/Meeting	01-20	02-17	03-17	04-21	05-19	06-16	07-21	08-18	09-15	10-20	11-17	12-15

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.
- (B) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (C) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified by mail of the pending request. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to Plan Commission meeting and the Public Hearing in front of the Village Board.
- (D) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department. A department staff report is also prepared and sent to the Plan Commission with the rezone application

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- (E) The Plan Commission will make a recommendation for approval, approval with modification or denial of the rezoning request. The recommendation is sent to the Lake Hallie Village Board who in turn can approve, approve with modification or deny the rezone request.

PART 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Plan Commission and the Village Board information in favor of this request.
- I have the authority to grant the staff of the Department of Planning & Zoning, Plan Commission or Village Board member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Plan Commission or Village Board about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Plan Commission or Village Board, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Plan Commission or Village Board during the designated public meetings or hearings or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____ Date: _____
Owner/Agent

PART 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT