

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
October 21, 2021

Members Present: Micheal Peterson, Andrea Kott, Jane Mueller, Robert Solberg

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Karen Tomesh

A quorum being present, Chrm. Peterson called to order the monthly Town Board meeting of the Washington Town Board at 5:00 p.m., on Thursday, October 21, 2021, at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Solberg moved TO APPROVE THE MINUTES OF THE SEPTEMBER 16, 2021 TOWN BOARD MEETING. The motion was seconded by Supv. Kott.

Aye 4 Nye 0

Public Hearing & Board Consideration from Deborah Bowe to Rezone 7.178 Acres from A2 (Agricultural Residential) to Rural Residential (RH) at 5751 Vista Court, Eau Claire:

Matt Michels, Eau Claire County Planning & Development Senior Planner introduced the application. The existing zoning in the area is a mix of Rural Residential and Agricultural Residential. The subject property is looking at rezoning from A2 to RH to have two buildable lots. There is currently a home on the west side of the property. The applicant would like to allow her daughter to build a home on the property. In 2000 the neighboring property was rezoned from A2 to RH. The property is in the City of Eau Claire's Extra Territorial Jurisdiction (ETJ) and will be subject to their review. Both the Town of Washington's and the County's Comprehensive Plans designated this area as RH on their Future Land Use Maps. The property does have adequate road frontage. A petition in opposition to the proposal was received by the County; it does not constitute a legal protest as defined in WI Statutes 59.69(5)(e)5g. There are private covenants in the development; however they are not enforced at the County or Town level. The covenants would be a civil issue.

Chrm. Peterson indicated the covenants have not been enforced by the neighborhood.

Chrm. Peterson opened the public hearing.

Deb Bowe indicated she has owned the property for 35 years. There has never been a governing body or homeowners association and covenants have not been enforced. She listed several property owners who have broken the covenants. There will not be any increase in traffic.

Doug Lassek, 5750 Vista Court – spoke in favor of the request; he has been neighbor to the north since 1993. No increase in traffic and does not see it as a precedent but an exception that should be granted.

Greg Lentz, 4595 Ridgedale Road – spoke in opposition; setting a precedent for further divisions and want to keep large rural lots.

Alex King, 4451 Ridgedale Road – spoke in opposition; asked about the Future Land Use planning and future land splits.

Alan Strey, 4390 Ridgedale Road – spoke in opposition; believes the City of Eau Claire will force small lots.

Mike Mueller, 4006 Ridgedale Road – spoke in opposition; spoke of higher taxes and the City of Eau Claire forcing divisions.

Bill Kramer, 4393 Ridgedale Road – spoke in opposition of subdividing lots.

Barbara Edwards, 5675 Ridgedale Road – spoke in opposition of subdividing lots and higher taxes.

Yvonne Mueller, 3860 Ridgedale Road – spoke in opposition; wants to see the neighborhood remain as is.

Paul Woita, 5100 Ridgedale Road – spoke in opposition; vast majority of neighborhood does not want subdividing to happen as it sets a precedent.

Chrm. Peterson closed the public hearing.

Board members asked questions, made comments, and deliberated the request.

Supv. Solberg moved TO APPROVE THE REZONE REQUEST FROM DEBORAH BOWE TO REZONE 7.178 ACRES FROM A2 TO RH AT 5750 VISTA COURT, EAU CLAIRE. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Public Hearing & Board Consideration for a Rezone Request from Trudy Horlacher and Josh Smith, Agent; to Rezone 20.5 Acres on Mueller Road from Agricultural Preservation (AP) to Agricultural Residential (A3); Parcel 1802422608294100001 and a portion of 1802422608294400002:

Matt Michels, Eau Claire County Planning & Development Senior Planner introduced the application. The property is just west of Brackett. The potential buyer is looking to rent the property for agricultural purposes for the foreseeable future and build a home. This is a primarily agricultural area; mostly Agricultural Preservation zoning. There are some A2 and A3 properties in the area. The request is consistent with the Comprehensive Plan. A request to rezone this property in 2005 was rejected. Staff does recommend approval at this time.

Supv. Mueller indicated that the rezoning in 2005 was denied as it was prime ag land.

Josh Smith, 8851 W. Beaver Creek Road – is the applicant and is looking to build a family home and rent out the farm land.

Randy Horlacher of Cadott – wife owns the property.

Chrm. Peterson opened the public hearing.

Michael Troyer, real estate agent for applicant spoke in favor of the request.

No one spoke in opposition. Chrm. Peterson closed the public hearing.

Admin. Henning spoke of the drainage area on the property; there is not a legal access on the property and a suitable culvert will need to be installed.

Supv. Mueller spoke of the drainage area and wanted Josh Smith to be aware of the significant waterway and the cost involved in improving the drainage area correctly.

Admin. Henning indicated that the office received one correspondence from Jeff & Bonnie Goss, 9174 Goss Lane in opposition.

Supv. Mueller moved TO APPROVE THE REZONE REQUEST FROM TRUDY HORLACHER AND JOSH SMITH, AGENT; TO REZONE 20.5 ACRES ON MUELLER ROAD FROM AP TO A3 WITH THE STUPULATION OF A SUFFICIENT DRIVEWAY; PARCEL 1802422608294100001 AND A PORTION OF 1802422608294400002. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

Public Hearing & Board Consideration for a Condition Use Permit Request from Andrew Virata for Cumulative Area of all Accessory Structures to Exceed 1,200 sq. ft. at 7021 W Lowes Creek Road, Eau Claire

Jared Grande, Eau Claire County Planning & Development Land Use Supervisor introduced the application. This request is specifically for a accessory dwelling unit at 1,000 sq. ft. The total accumulative accessory structures would be 4,600 sq. ft. The structure would be for family when visiting to stay in. The style and look will blend in with the existing home on the property. Staff does recommend approval with the conditions outlined in their report. An address would be assigned the building for emergency purposes.

Chrm. Peterson opened the public hearing. No one spoke in favor or opposition to the proposal.

Chrm. Peterson closed the public hearing.

Supv. Solberg moved TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FROM

ANDREW VIRATA FOR CUMULATIVE AREA OF ALL ACCESSORY STRUCTURES TO EXCEED 1,200 SQ. FT. AT 7021 W LOWES CREEK ROAD, EAU CLAIRE. The motion was seconded by Supv. Kott.

Aye 4 Nye 0

Discuss/Consider Convening in Closed Session for Purposes of Potentially Pursuing a Boundary Agreement, Pursuant to Wis. Stats 19.85(1)(e) Deliberating or Negotiating the Purchasing of Public Properties, the investing of Public Funds, or Conducting Other Specified Public Business, Whenever Competitive or Bargaining Reasons Require a Closed Session:

Supv. Kott moved TO CONVENE IN CLOSED SESSION. The motion was seconded by Supv. Solberg.

Roll Call Vote: Chrm. Peterson – Aye
Supv. Kott – Aye
Supv. Mueller – Aye
Supv. Solberg – Aye

Motion to Reconvene to Open Session for the Purpose of Discussion and Possible Consideration on the Matter Entertained in Closed Session:

Supv. Mueller moved TO RECONVENE TO OPEN SESSION. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

The September 2021 Financial Statement was reviewed.

Checks:

Supv. Solberg moved TO APPROVE CHECKS 029393 THROUGH #EP1021-5 FOR \$346,962.81. The motion was seconded by Supv. Kott.

Aye 4 Nye 0

Licenses:

Supv. Solberg moved TO APPROVE THE BARTENDER LICENSES FOR HOLLY N. HERMAN, JAMIE N. HEATH, KORINA SUE MICKELSON, CHRISTINE E. DAVIS, AND THOGER S. BOYUM . The motion was seconded by Supv. Kott.

Aye 4 Nye 0

Resolution 2021-10-21: Approve 2021 Redistricting Plan to Adjust Town Ward Boundaries:

Admin. Henning reviewed the resolution regarding redistricting. The Town has worked with the County on the resolution. We are increasing on wards and County Supervisory Districts due to population. We are going from 13 wards to 16 wards and 6 County Supervisory Districts to 11; which leads to a potential of 14 different ballot styles for the April Election in even years.

Supv. Mueller moved TO APPROVE RESOLUTION 2021-10-21: APPROVE 2021 REDISTRICTING PLAN TO ADJUST TOWN WARD BOUNDARIES. The motion was seconded by Chrm. Peterson.

Aye 4 Nye 0

2022-2023 Municipal Animal Control Agreement:

Admin. Henning reviewed the agreement. It will go down by \$2,000 per year. The only change will be that there will not be someone on call 24/7 due to constraints in paying that person and they were not utilized often. If there is an after hours emergency the director or humane officer will be contacted. The Town will not see any changes on our end.

Supv. Solberg moved TO APPROVE THE 2022-2023 MUNICIPAL ANIMAL CONTROL AGREEMENT. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Appointment to Town Plan Commission:

Admin. Henning indicated that Andy Madson has been recommended by the Town Plan Commission Chair, Don Perry to fill a vacancy on the Plan Commission.

Supv. Solberg moved TO APPOINT ANDY MADSON TO THE TOWN PLAN COMMISSION. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

2022 Budget Discussion:

Admin. Henning reviewed the 2022 draft budget proposal. It does need to be published prior to the public budget hearing on November 18. The ambulance service fees are increasing \$2.00 per capita. The Town did see new net construction by 1.7% and Admin. Henning is proposing increasing the levy by the allowable amount; just under \$20,000.

Board/Election Room Expansion Concept:

Admin. Henning reviewed the concept drawings of the board/election room expansion. The room is being proposed for expansion to meet the needs of meetings, social distancing and having adequate room to host elections. Lien & Peterson assisted in the drafts of a potential 30 ft. expansion to the north with additional parking on the west side of our building. Technology would also need to be updated.

5 Year Capital Improvement Program (CIP):

Admin. Henning discussed the CIP plan and funding sources with the Board including road projects, equipment replacements, possible short term loans, possible passive park amenities, potential meeting room expansion, and broadband expansion.

Administrator's Report:

Attended Storm Water Best Practices hands on training seminar in Rice Lake with Road Crew Foreman, Marc Thompson.

Attended the WI Town's Association Convention in the Dells; highlights included ARPA Funding and Elections.

Cemetery Rules & Regulation updates will be coming to the Board in the next couple of months.

Highlighted proposed legislative bills in Wisconsin.

1 letter sent for vehicle and trailer parked in yard on E. Hamilton Avenue.

2 letters sent for garbage bins left at curbside on N. Beach Road.

Chairman's Report:

Reported on Township Fire Board and needed equipment, supplies and funding. Clear Creek Town Chairman did not sign the Mutual Aid Agreement and so fire services through the TFD, Inc. are not available to their residents.

Supervisor's Report:

Supv. Kott – resident on Mischler requested the Board address the safety of pedestrians on Lowes Creek.

Supv. Mueller – received phone calls regarding Mueller Road rezoning; one in favor and one in opposition.

Citizens Input:

None

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Solberg moved TO ADJOURN. The meeting adjourned at 7:41 p.m.

THE NEXT TOWN BOARD MEETING WILL BE ON NOVEMBER 18, 2021
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING,
5750 OLD TOWN HALL ROAD, EAU CLAIRE

Jackie Vold

Deputy Clerk/Administrative Assistant

Attendance: Matt Michels, Jared Grande, Deborah Bowe, Josh Smith, Randall Horlacher, William Kramer, Greg Lentz, Harold Mueller, Yvonne Mueller, Tom Lee, Marlene Lee, Heather Bowe, Jesse Plokman, Debbie, Barbara Edwards, Judy Spangler, Burton Spangler, Cynthia Hunt, Douglas Lassek, Dick Harkness, Dennis Harp, Martha Kuba, Barb Strey, Alan Strey, Peggy Blomenberg, Alex King, Mike Mueller, Paul Woita, Michael Troyer, Andrew Virata