

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING  
April 16, 2026

Members Present: Tina Ball, Robert Solberg, Karen Tomesh

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Jane Mueller, Jeffrey White

A quorum being present, Chrm. Solberg called to order the monthly Town Board meeting of the Washington Town Board at 5:00 p.m., on Thursday, April 16, 2026 at the Town Municipal Building, 5750 Old Town Hall Road.

**Pledge of Allegiance**

**Minutes:**

Supv. Tomesh moved TO APPROVE THE MINUTES FOR THE MARCH 19, 2026 TOWN BOARD MEETING. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

**Public Hearing & Board Consideration: Request from Birch Hill Properties, LLC; Steve Gibson, Agent to Rezone 1.01 +/- acres from Commercial Highway District to a Planned Unit Development for two businesses at 5900 Arndt Lane, Eau Claire**

Matt Michels, Senior Planner of Eau Claire County Planning & Development presented the application. The property is just over 1 acre and has been commercial use for quite some time. The rezoning is to allow multiple uses. Quality Exteriors & Seamless Gutters is the primary business and they are requesting adding sales of preassembled trailers and sheds. A planned unit development also requires a general development plan. Staff recommends approval.

Steve Gibson, 4925 Clubhouse Lane, Eau Claire indicated this lot has excellent visibility on Hwy 93 and it will supplement what they already do and the southside does not have trailer and shed sales. They need adequate space for the primary business for trucks going in and out.

Chrm. Solberg opened the public hearing. No one spoke in favor or opposition.

Chrm. Solberg closed the public hearing.

Supv. Tomesh moved TO APPROVE THE REQUEST FROM STEVE GIBSON TO REZONE 1.01 +/- ACRES FROM COMMERCIAL HIGHWAY DISTRICT TO A PLANNED UNIT DEVELOPMENT FOR TWO BUSINESSES AT 5900 ARNDT LANE, EAU CLAIRE. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

Supv. Tomesh moved TO APPROVE THE GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

**Public Hearing & Board Consideration: Request from Aaron Barber for a Conditional Use Permit for the Cumulative Area of All Accessory Structures to Exceed 1,800 sq. ft. on a Lot between 1 and 2.99 acres at 6745 S. Lowes Creek Road, Eau Claire**

Ben Bublitz, Land Use Manager of Eau Claire County Planning & Development presented the application. An updated site plan was submitted to the County on April 14 and the staff report

was also updated. The lot is just over 1.5 acres. The building would be 2,941 sq. ft. instead of the 3,114 sq. ft. structure that was originally proposed. The garage would be 26' x 70', with a 21' x 34' game room and a 12' x 34' covered porch. The homeowner is a contractor and the structure is limited to his own personal use, with no business activities within the structure and no living areas.

Board members asked several questions of Ben Bublitz.

Aaron Barber, indicated the garage portion is now 1,800 sq. ft.

Supv. Tomesh asked if he spoke to his neighbors about their concerns since the last meeting, Mr. Barber indicated he had not.

Chrm. Solberg opened the public hearing.

Dave Christian, 6659 Lowes Creek court spoke in opposition of the request.

Robert Weinstein, 6800 Lowes Creek Court spoke in opposition of the request.

Lori Weinstein, 6800 Lowes Creek Court spoke in opposition of the request.

Chrm. Solberg closed the public hearing.

Board members asked questions of Ben Bublitz regarding the conditions.

Act 67 does require that the decision be based on substantial evidence for conditional use permits.

Supv. Ball moved TO APPROVE THE REQUEST OF AARON BARBER FOR A CONDITIONAL USE PERMIT FOR THE CUMULATIVE AREA OF ALL ACCESSORY STRUCTURES OF 2,941 SQ. FT. WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT. The motion was seconded by Supv. Tomesh.

Aye 3 Nye 0

**Public Hearing & Board Consideration: Request from Walnut Creek Properties, LLC and Jeremy Skaw, Agent; to Rezone 40 +/- acres from Agricultural Preservation to Agricultural Residential (A2), Parcel 1802422608183100001:**

Matt Michels, Senior Planner of Eau Claire County Planning & Development presented the application. The property is accessed off of Kestrel Road. No mapped wetlands on this 40-acre parcel. The future land use map and the current zoning maps were reviewed. The AP is a State certified designation and parcels in Eau Claire County that are zoned AP but not actively participating in the Agricultural Preservation will all need to be rezoned to A1 before the end of 2026. Soil quality was reviewed. This request would allow for not more than 7 lots. Staff recommends approval.

Jeremy Skaw, 1871 186<sup>th</sup> Street, Chippewa Falls with Real Land Surveying indicated there are 18 A2 parcels within a half mile. With topography and roadway, it would be between 5 and 7 lots.

Chrm. Solberg opened the public hearing.

Kathleen Rahl, 6830 North Road spoke in opposition.

Ronald Farmer, 6395 US Hwy 53 spoke in opposition.

Gray Powers, 6260 Hillside Park Road spoke in opposition.

Dan Lyksett, 6555 Kestrel Road spoke in opposition.

Bob Leland, 7050 Walnut Road spoke in opposition.

Chrm. Solberg closed the public hearing.

Board members asked questions of Matt Michels.

Chrm. Solberg moved TO APPROVE THE REQUEST FROM WALNUT CREEK PROPERTIES, LLC AND JEREMY SKAW, AGENT; TO REZONE 40 +/- ACRES FROM AGRICULTURAL PRESERVATION TO AGRICULTURAL RESIDENTIAL (A2), PARCEL 180242260183100001. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

**Citizen's Input and Action Thereon:**

None

**March 2026 Financial Statement was reviewed.**

**Checks**

Supv. Tomesh moved TO APPROVE CHECKS 032319 THROUGH EP042026-5 FOR \$101,339.25. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

**Licenses:**

Supv. Ball moved TO APPROVE THE BARTENDER LICENSES FOR RYAN C. LINDERT, COLE J. CHRISTENSON, JOSHUA S. WURZER (CONDITIONALLY APPROVED), CHRISTA J. MICKELSON, AND ZACHARY JAMES ILLG. The motion was seconded by Supv. Tomesh.

Aye 3 Nye 0

**Ordinance 2026-04-16 to Amend the Town of Washington Municipal Code to Add No Parking Zone on Cypress Street from E. Hamilton Avenue to Brian Street**

Admin. Henning indicated this request is due to the corner lot in the City of Eau Claire being developed with multi-family housing and Cypress Street is not designed for on street parking. Supv. Tomesh moved TO APPROVE THE ORDINANCE 2026-04-16 TO ADD NO PARKING ZONE ON CYPRESS STREET FROM E. HAMILTON AVENUE TO BRIAN STREET. The motion was seconded by Chrm. Solberg.

Aye 3 Nye 0

**2026 Budget Amendment to Street Outlay**

Admin. Henning indicated the budget amendment is in relation to the paving and maintenance programs for 2026. The bids came in over the \$515,000 that was budgeted. Supv. Tomesh moved TO APPROVE THE 2026 BUDGET AMENDMENT TO STREET OUTLAY FOR \$60,000. The motion was seconded by Supv. Ball.

Aye 3 Nye 0

**2026 Crackfill Program Bids, Award Contract**

Admin. Henning recommended approval for the low bid of \$44,262 from Thunder Road. Supv. Tomesh moved TO APPROVE THE 2026 CRACKFILL PROGRAM BID TO THUNDER ROAD FOR \$44,262.00 (SEE ATTACHED). The motion was seconded by Supv. Ball

Aye 3 Nye 0

**2026 Chip Seal Program Bids, Award Contract**

Admin. Henning recommended approval for the low bid of \$134,054 from Fahrner. Supv. Ball moved TO APPROVE THE 2026 SCRUB SEAL PROGRAM BID TO FAHRNER FOR \$134,054.00. The motion was seconded by Supv. Tomesh.

Aye 3 Nye 0

**2026 Paving Program Bids, Award Contract**

Admin. Henning recommended approval for the low bid of \$339,835.01 from Senn. Supv. Tomesh moved TO APPROVE THE 2026 PAVING PROGRAM BID TO SENN FOR \$339,835.01. The motion was seconded by Supv. Tomesh.

Aye 3 Nye 0

**Administrator's Report:**

Spring Election held on April 7 had 2,325 voters' turn out. The day went very smoothly with two

observers. One commenting how well run the election was.

Jamie Mueller did step down on the Road Crew. Interviews were conducted and will be making an offer next week.

Sweeping of roads in underway; eastern side of the Town is complete and will begin the Brackett area next week and then the west end of the Town.

**Chairman's Report:**

Fire Department looking to start a reserve fund for trucks.

**Supervisor's Report:**

Supv. Ball thanked the road crew for their quick response to dumping in the Town.

**Convene in Closed Session pursuant to Wis. Stats 19.85(1)(g) to confer with legal counsel regarding strategy to be adopted by the Town Board with respect to possible litigation involving Incorporation:**

Supv. Tomesh moved TO CONVENE IN CLOSED SESSION. The motion was seconded by Supv. White.

Roll Call Vote: Supv. Ball - Aye  
Supv. Tomesh – Aye  
Chrm. Solberg – Aye

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

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

Roll Call Vote: Chrm. Solberg – Aye  
Supv. Tomesh – Aye  
Supv. Ball - Aye

**Items for Next Meeting's Agenda:**

A conditional use request on Nine Mile Creek Road.

**Adjournment:**

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 8:02 p.m.

THE NEXT TOWN MEETING WILL BE AT 5:00 PM ON MAY 21, 2026  
AT THE TOWN MUNICIPAL BUILDING,  
5750 OLD TOWN HALL ROAD, EAU CLAIRE

Jackie Vold, Clerk

Attendance: Dori Pulse, Kathleen Rahl, Shirley Pederson, Leroy Britten, Amber Britten, John Ruesch, Matt Michels, Elizabeth Ruesch, Lori Weinstein, Ben Bublitz, Sue Zimmerman, Jerre Zimmerman, Gray Powers, Jen Powers, Dave Christian, James Rolbiecki, Dan Lyksett, Susan Thiess, Ariel Treankler, Derek Thiess, Aaron Barber, Laney Barber, Vicki Wagner, Steve Wagner, Bob Leland, Any Szymoniak, Nate Szymoniak, Robert Weinstein, Courtney Gibson, Tony Cerrato, Elaine Emberson, Jeremy Skaw, Brian Johnson, Bryson Johnson, Ronald Farmer, Janis Watts, Deb Farmer, Mike Mattson, Angie Bowe, Lisa Van Vleet, Richard Yule, Jeffrey Thiess, William Carrell, Danica Henning, Amy Sauerma, James Sauerma, Chad Ableidinger, Mike Kuhn, Dana Seymour, Allen Zimmerman, Carolyn Zimmerman, Michael Zimmerman,

Steve Gibson