

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
May 17, 2018

Members Present: Micheal Peterson, Jane Mueller, Robert Solberg, Michael Stacy,

Staff Present: Janelle Henning

Members/Staff Absent: Karen Tomesh, Jackie Vold

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, May 17, 2018, at the Town Municipal Building, 5750 Old Town Hall Road.

Minutes:

Supv. Mueller moved TO APPROVE THE MINUTES OF THE APRIL 19, 2018 MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Public Hearing and Board Consideration of a Request from Queens Plaza LLC and Signart Co. Inc., Agent; for a Conditional Use Permit to Double the Copy Area for a Freestanding Sign at 2800-2832 London Road (Queens Plaza), Eau Claire:

Jared Grande, Land Use Manager - Eau Claire County Planning & Development introduced the application with a PowerPoint presentation. The request is to double the sign size for Queens Plaza; the applicant is seeking to add 16 sq. ft. initially to add new tenant to the existing sign. The property is C2 and is 1.9 acres. Surrounding zoning is C2 and mixed residential; the future land use map shows it as Urban Mixed Use. A permit was issued in 2000 showing a 10 ft. setback and the permit was approved; however, surveying shows the sign at a 6 ft. setback. The Queens Plaza sign sits back farther than the two existing signs at Kings Plaza. Staff does recommend approval with conditions outlined in their report.

Jim Pathos indicated the sign is in line with other signs in the neighborhood. They are looking to make room for a new tenant and room for an additional tenant if needed.

Jim Rohlik from Signart spoke regarding the increase in height is due to the County requirement of a 12 ft. clearance that does not allow putting an addition on the existing sign below what is already there.

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

Supv. Stacy moved TO APPROVE THE REQUEST FROM QUEENS PLAZA LLC AND SIGNART CO. INC. AGENT; FOR A CONDITIONAL USE PERMIT TO DOUBLE THE COPY AREA FOR A FREESTANDING SIGN AT 2800-2832 LONDON ROAD (QUEENS PLAZA), EAU CLAIRE. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

Public Hearing and Board Consideration of a Request from Edward Pecha to Rezone 5.2 Acres from R3 to A2 on US Highway 12, Fall Creek; Parcel 024-1100-10-030:

Matt Michels, Senior Planner - Eau Claire County Planning & Development introduced the application. The property is located on the northwest corner of N. Elco Road and Hwy. 12. The request is to rezone 5.2 acres from R3 (Multi-family Residential) to A2 (Agricultural Residential) for the purpose of building a home. The applicant also indicated that he may be interested in putting up outbuildings for his logging business in the future; this is not a part of this application and would require a Conditional Use Permit to be considered. The request is consistent with the Town and County Comprehensive Plans.

Chrm. Peterson asked about the driveway access.

Admin. Henning indicated that an engineering survey has been done in relation to locating a driveway

on this property. There is some dispute as to whether the WI DOT will continue to allow access off of Highway 12. The engineering study did indicate some possible locations on N. Elco but there are some constraints due to the intersection and guardrail at a large culvert. The issue to the driveway access has not been resolved at this point and may not accommodate large trucks.

Chrm. Peterson opened the public hearing. No one spoke in favor or in opposition of the request.

Chrm. Peterson closed the public hearing. If the applicant is looking to bring in his logging equipment in the future this would require a public hearing for a Conditional Use Permit. The request tonight is for the rezoning only in order to build a single family home.

Supv. Stacy moved TO APPROVE THE REQUEST FROM EDWARD PECHA TO REZONE 5.2 ACRES FROM R3 TO A2 ON US HIGHWAY 12, FALL CREEK; PARCEL 024-1100-10-030. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Extraterritorial Agreement between Grip's Storage, City of Altoona and the Town of Washington to Divide and Reconfigure Two Parcels Totaling Approximately 27.85 Acres into Four Parcels, Two Lots and Two Outlots Located in the SE ¼ and the NE ¼ of the SW ¼, Section 29, N27N, R8W in the Town of Washington, Eau Claire County:

Admin. Henning referenced the CSM before the Board is to locate a storm water facility on Lot 1 along with commercial building which required a land division. This is in the City of Altoona's extraterritorial jurisdiction and they have a 10 acre minimum on any lot divisions that occur unless an agreement is reached between the City, the Town and the applicant. The agreement before the Board is for this purpose. The Town Attorney did review the document and the obligations of the Town, City, and owner.

Supv. Solberg moved TO APPROVE EXTRATERRITORIAL AGREEMENT BETWEEN GRIP'S STORAGE, CITY OF ALTOONA AND THE TOWN OF WASHINGTON TO DIVIDE AND RECONFIGURE TWO PARCELS TOTALING APPROXIMATELY 27.85 ACRES INTO FOUR PARCELS, TWO LOTS AND TWO OUTLOTS LOCATED IN THE SE ¼ AND THE NE ¼ OF THE SW ¼, SECTION 29, N27N, R8W IN THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Proposal from Big Creek ATV/UTV Riders Club for an ATV/UTV Route Ordinance to Use Town of Washington Roads:

Greg Olsen, Northwest Regional Coordinator with the Wisconsin ATV Association.

Jerre Zimmerman is a member of the club. He gave the Board a petition signed by a couple hundred people in support of routes in the Town of Washington. They have looked into routes in all the towns accept the Town of Washington at this point. He reviewed the proposed routes on a map. All the proposed routes on Eau Claire County roads have been approved by them.

Chrm. Peterson asked whether the focus is shifted away from park trails to riding on town roads.

Jerre Zimmerman indicated the request is focused on both trail riding and to ride on town roads.

Jodi Eckwright, S12711 Elm Street, Osseo – Would like to ride on the town roads as she is unable to load and unload on a trailer on her own to take her kids for a ride and this allows for her to access trails using a town road to get there.

Admin. Henning indicated that the next step would be for the Board to investigate an ordinance and applications process that would go with it if the Board so desires.

Greg Olsen stated that the first year in a new town is a trial period and issues are looked at an addressed after a year.

Chrm. Peterson indicated the next step would be a Public Hearing. Admin. Henning stated Pleasant Valley approved an ordinance last year and they have an agreement with the club for signing and maintenance for the signs. The Town would be supervising the signage but it would be the Club's responsibility to purchase and place the signage. The Board will look into an ordinance and will contact the Club as to the next meeting date.

The April 2018 Financial Statement was reviewed.

Checks:

Supv. Mueller moved TO APPROVE CHECKS #027108 THROUGH #027163 FOR \$138,652.21. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

Ordinance 2018-05-17 for a 4-Way Stop at Lars and Brookwood:

Admin. Henning stated the ordinance is coming due to feedback from the neighborhood and personal observations. This intersection is behind Down to Earth at a commercial and residential interface. It is currently a two way stop on Brookwood. There is a higher volume of commercial traffic than there has been in the past and the intersection is narrow.

Supv. Stacy moved TO APPROVE ORDINANCE 2018-05-17 FOR A 4-WAY STOP AT LARS AND BROOKWOOD. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

Administrator's Report:

Preparing roadways that are in the schedule to be chip sealed. Chip sealing nearly 8 miles of road: Hickory, Ridgedale, Sheeder, Priory, etc. Any shoulder issues will be addressed before the chip sealing that will be tentative done in July.

Brushing has been done on S. Lowes Creek where it will be repaved.

The Town Office is working on liquor license renewals. These will come before the Board in June.

3 letters sent for cars, trailers, and boats parked in yard on Watt Avenue at 1504, 1520, and 1604

1 letter sent for landscaping with boulders in road right-of-way at 215 Corydon Road

1 letter sent for unlicensed motor bikes and go carts driving on Mewhorter Court & Road

Chairman's Report:

Represented the Town in court for three dog citations; they did not appear.

Fire Board meeting – hopeful to have new engine in September.

Washington Fire Station 2 Chicken Feed on Sunday, May 20 from 11:00 a.m. to 5:00 p.m.

Supervisor's Report:

None

Citizens Input:

None

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Stacy moved TO ADJOURN. The meeting adjourned at 6:05 p.m.

THE BOARD'S NEXT MEETING WILL BE ON JUNE 21, 2018
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD.

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: Matt Michels, Jared Grande, Edward Pecha, Bryce Williamson, Jim Rohlik, Brianna Nichols, Sue Zimmerman, Jerre Zimmerman, Steven Eckwright, Jodi Eckwright, Greg Olsen, Jim Pathos