

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
April 18, 2019

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

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: None

A quorum being present, Chrm. Peterson called to order the monthly Town Board meeting of the Washington Town Board at 5:32 p.m., on Thursday, April 18, 2019, at the Town Municipal Building, 5750 Old Town Hall Road.

Minutes:

Supv. Stacy moved TO APPROVE THE MINUTES OF THE MARCH 21, 2019 MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Mueller.

Aye 5 Nye 0

Public Hearing & Board Consideration to Rezone 7 Acres from Agricultural Residential (A2) to Residential (RH) from Signature Homes for Parcel 024-2320-03-000 on Whitetail Drive, Eau Claire:

Matt Michels, Senior Planner for Eau Claire County Planning & Development introduced the application and provided a PowerPoint presentation. The request is to rezone 7 acres from A2 to RH to create two parcels. The original plat of Hidden Valley was approved through a Conditional Use Permit for a Planned Area Development by Eau Claire County. Agricultural Residential (A2) is a designation typically for hobby farming use. Many of the lots are below five acres minimum requirement for A2 because of the Conditional Use Permit that was granted in 1994. It was originally planned for 21 lots. The subject property was originally three lots (lots 12, 13 & 14) each being 3 to 4 acres that was subsequent consolidation of the land. The land to the east owned by William Kornitzer is not a part of the Hidden Valley; that land was divided and now has three lots on it. They were split without a public hearing because they remained five acre minimum. Three letters were received by the office in opposition to the applicant from Jerry Kollross, William Kornitzer, and Michael Toutant. The Staff finds the request to be consistent with the Comprehensive Plan of both the Town and Eau Claire County. The current range of lot sizes in Hidden Valley are 2.5 to 8 acre lots. Currently 14 lots are under 5 acres and 6 are 5 acres or more.

Chrm. Peterson opened the public hearing.

Matt Kuester, Signature Homes – he and his wife own Signature Homes. They would like to create two lots to create high end homes working with the surrounding area. They want to keep the lots wooded with lots of privacy. They do not want to change what currently exists in the neighborhood.

Andy Pankratz, 6300 Whitetail Drive – concerned with buildable area on lots and where driveways would be located.

Sarah Binder, 6475 Whitetail Drive – asked about protection for wetlands.

Chrm. Peterson closed the public hearing.

Supv. Mueller asked about when the subject property was combined. Matt Michels stated it was in 2014.

Supv. Solberg moved TO APPROVE THE REZONE REQUEST OF 7 ACRES FROM AGRICULTURAL RESIDENTIAL (A2) TO RESIDENTIAL (RH) FROM SIGNATURE HOMES FOR PARCEL 024-2320-03-000 ON WHITETAILED DRIVE, EAU CLAIRE. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Public Hearing & Board Consideration to Rezone 3.01 Acres from Residential (RH) to Highway Business District (C3) from Daniel Green for Parcels 024-1162-06-020 and 024-1162-06-030 on Sandstone Road, Eau Claire:

Matt Michels, Senior Planner for Eau Claire County Planning & Development introduced the application and provided a PowerPoint presentation. The request is to rezone 3.01 acres from RH to C3 just east of Highway 93 on Sandstone Road. The Future Land Use Map for the Town and the County show this property as Rural Commercial. Staff finds the request to be consistent with the County's Land Use Plan. Rhonda Kohout, 3717 Vold Court – clarification where the subject property is compared to her property. Jeff Bergeman, 3719 Vold Court – asked what C3 is and allows. Opposed to rezoning.

Dan Baumann, 4014 Talmadge Road – opposes the rezoning, built his house a year ago, property borders the subject property and looked at surrounding zoning before he purchased. C3 concerns him the most. Spoke of erosion along Hwy. 93 and run-off from commercial properties.

Daniel Green indicated he has been approached by people looking for office space and a showroom. Stated the 3.5 acre lot (which he owns) north of the subject lot should stay Residential.

Chrm. Peterson closed the public hearing.

Supv. Tomesh asked questions about the Comprehensive Plan, and C1 and C2 uses.

Supv. Mueller left the meeting.

Chrm. Peterson moved TO APPROVE THE REZONE REQUEST OF 3.01 ACRES FROM RESIDENTIAL (RH) TO GENERAL BUSINESS DISTRICT (C2) FROM DANIEL GREEN FOR PARCELS 024-1162-06-020 AND 024-1162-06-030 ON SANDSTONE ROAD, EAU CLAIRE. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

The March 2019 Financial Statement was reviewed.

Checks:

Supv. Tomesh moved TO APPROVE CHECKS #027683 THROUGH #027853 FOR \$122,633.94. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Licenses:

Supv. Tomesh moved TO APPROVE THE BARTENDER LICENSE FOR JOSHUA THALACKER, ASHLYNN MOORE, RONALD TRANBERG, AND JANEE KUTZ. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

2019 Budget Amendment:

Admin. Henning reviewed the budget amendment that is due to the paving program bids that are higher than anticipated for a budget increase of \$33,000.00.

Supv. Tomesh moved TO APPROVE THE 2019 BUDGET AMENDMENT (SEE ATTACHED). The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

2018 Paving Program, Sealing Program, and Crackfill Program Bids, Award Contract:

Admin. Henning provided the Board with bids for all three programs and recommended the low bid on all.

Supv. Solberg moved TO APPROVE THE LOW BIDS: PAVING BID TO MONARCH PAVING COMPANY FOR \$345,966.05, THE SEAL COAT BID TO SCOTT CONSTRUCTION, INC. FOR \$93,314.40, AND THE CRACK SEAL BID TO FAHRNER ASPHALT SEALERS, LLC FOR \$63,621.60 FOR A TOTAL OF \$502,902.05 (SEE ATTACHED). The motion was seconded by Supv.

Tomesh.

Aye 4 Nye 0

Ratify Appointments to Plan Commission:

Chrm. Peterson requested two year appointments of Amy Alpine, Dustin Hurtgen, and Greg Fahrman be ratified by the Board.

Chrm. Peterson moved TO RATIFY THE TWO YEAR APPOINTMENTS OF AMY ALPINE, DUSTIN HURTGEN AND GREG FAHRMAN. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Administrator's Report:

Road Department: sweeping of roads will continue through next week.

Plowing event last week: roads are very soft but with a 10 inch snow it was required.

Spring Election on April 2 – Election went well. Badger Books were not implemented due to a programming error from the State the week before the Election. They will be used in 2020.

2 tickets written for dogs running at large on Red Pine Drive and Mewhorter Court.

1 letter sent for garbage cans left at curb on N Beach Road.

1 letter sent for vehicles parked in yard on Timber Ridge Circle.

Chairman's Report:

Appeared in court for dog cases. Will continue to work with the Humane Association for a better system.

Supervisor's Report:

None

Citizens Input:

Stephen Toperzer, 1028 E Shore Drive – questions about variance given from Eau Claire County for lots across the road from him and the road development. Admin. Henning will follow-up with his inquiry.

No CSM, plat or road has come to the office yet.

Future Zoning Requests:

Rezoning for future development at STH 93 and CTH II and Preliminary Plat in May.

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 6:49 p.m.

THE BOARD'S NEXT MEETING WILL BE ON MAY 16, 2019
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: Matt Michels, Kim Shult, Dan Baumann, Matt Kuester, Jeff Bergeman, Stephen Toperzer, Andy Pankratz, Sarah Binder, Rhonda Kohout