

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
June 20, 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 5:00 p.m., on Thursday, June 20, 2019, at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Tomesh moved TO APPROVE THE MINUTES OF THE MAY 16, 2019 MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

WI DOT: Discussion of STH 93 Bridge Rehab over I94:

Nick Pitsch, Project Engineer with WI DOT presented. The STH 93 bridge improvements for 2020/2021 will make many repairs and replacements due to deterioration over the years. During the work there will be single lane closures on STH 93 and periodic lane closures on I94 and during the southbound repairs the on-ramp to IH 94 westbound. The project is estimated to cost between \$800,000.00 to \$1,000,000.00.

Public Hearing & Board Consideration for a Rezoning Request from Jerry Kollross and Real Land Surveying, Agent; for 7.36 Acres from Agricultural Residential (A2) to Residential (RH) at 6480 Whitetail Drive, Eau Claire:

Matt Michels introduced the application with a PowerPoint presentation. This request is similar to the rezoning that came before the Town Board in April. Applicant is requesting to divide his property with approximately 2.4 acres and leaving just under 5 acres with the original home on it. He reviewed the original conditional use permit from 1995 for the Hidden Valley development. The Town's Comprehensive Plan designates the area as Rural Residential. The majority of the lots in Hidden Valley are under 5 acres which was approved with the A2 zoning through a CUP allowing for lots smaller than 5 acres. Staff recommends approval of the request.

Jerry Kollross stated he wasn't aware that these lots were A2 under a CUP when he bought his lots. He was against the rezoning that was approved a month ago just north of his property. Stated he has learned from that process and decided to request his lot to be divided.

Chrm. Peterson asked him to respond to the negative comments he made in a letter opposing the rezoning two months ago that contradict everything he is now requesting.

Supv. Tomesh asked if a plat amendment would be needed. Rod Eslinger indicated that the CSM can be done as the request is more than five years from the date of the original plat.

Chrm. Peterson opened the public hearing. No one spoke in favor.

Edward Hayes - 6375 Whitetail Drive, spoke in opposition. Has lived there for 16 years and was attracted to the natural environment. Believes the request is out of selfish motivation and in direct conflict to what the applicant stated previously.

Andy Pankratz - 6300 Whitetail Drive, spoke in opposition. Issues he stated were a personal preference regarding the quality of life, setting a precedent, and changes the landscape of the neighborhood.

Tim Pitchford - 6461 Whitetail Drive, spoke in opposition. This is a disrespect to the neighborhood and

will affect the low traffic that is there currently.

Hazel Thapar – 6405 Whitetail Drive, spoke in opposition. Has lived there for 13 years and believed the lots were all five acres; believes the request is unreasonable.

Ann Hayes – 6375 Whitetail Drive, spoke in opposition. She was under the impression that all the lots were five acres or more.

Supv. Tomesh asked if the original Planned Unit Development included a condition that the lots could not be divided. Matt Michels indicated that there was no such condition.

Ann Hayes stated she did not receive notification for the Signature Homes rezoning. Chrm. Peterson stated notifications go out to all property owners within a 660 ft. of the request.

Supv. Mueller stated that there is a process designed for resident involvement through the public hearings while updating the Town Comprehensive Plan. This was done throughout 2017-2018 with 15 public hearings. These meetings were noticed, published in our newsletters and postcards were sent to residents. This process is done every ten years.

Supv. Solberg moved TO APPROVE THE REZONE REQUEST FROM JERRY KOLLRoss AND REAL LAND SURVEYING, AGENT; FOR 7.36 ACRES FROM AGRICULTURAL RESIDENTIAL (A2) TO RESIDENTIAL (RH) AT 6480 WHITETAIL DRIVE, EAU CLAIRE. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Public Hearing & Board Consideration for a Rezoning Request from Southside EC Properties, LLC and Real Land Surveying, Agent; for 66.5 Acres from Agricultural Residential (A2) to Residential Large Lot (R-1-L) and 17.32 Acres from Agricultural Residential (A2) to Commercial Highway District (C3) at CTH II/State Hwy 93 for Parcels: 024-1173-10-000, 024-1173-07-010, and 024-1173-08-000:

Matt Michels introduced the application. The property is next to The Corner Store and came before the Board for a Comprehensive Plan amendment recently for the commercial area. He reviewed the request. This hearing is for land use/zoning and not approving any concepts. The area has several wetlands that are protected under DNR regulations. When a plat is proposed it would also go through a public process. A traffic impact study was done. The applicant is looking at a community wastewater treatment system instead of individual septic systems. The request is consistent with the Town's Comprehensive Plan. The request is consistent with the County plan and staff recommends approval. Cody Filipczak - C&M Properties, indicated the plat has not been submitted at this point. He stated Hwy 93 has 12,600 cars a day traveling on it. The proposed development leaves green space and keeps costs down. There is a large demand for housing in the Eau Claire area currently. Density would be significantly higher if in the City.

Chrm. Peterson opened the public hearing.

Pete Gartman – Real Land Surveying, stated there are wetland setbacks and conservation easements that will be in place which gives a tremendous amount of open space.

Janis Watts – 6550 Hart Road, asked about smell with a wastewater system and protection for the wetlands.

Dan Mauer – owns property at 6820 Hart Road, asked about rezoning his lot to commercial.

Dennis Myhre – 4398 Deerfield Road, concerned about traffic and wetlands.

Tom Hofslie – 4450 Deerfield Road, wants pond protected.

Britt Hofslie – 4450 Deerfield Road, asked about wetlands.

Chrm. Peterson closed the public hearing.

Supv. Tomesh stated she wants to see the development remain in the Town and to work with the developer to make that possible.

Supv. Stacy moved TO APPROVE THE REZONE REQUEST FROM SOUTHSIDE EC PROPERTIES, LLC AND REAL LAND SURVEYING, AGENT; FOR 66.5 ACRES FROM AGRICULTURAL RESIDENTIAL (A2) TO RESIDENTIAL LARGE LOT (R-1-L) AND 17.32 ACRES FROM AGRICULTURAL RESIDENTIAL (A2) TO COMMERCIAL HIGHWAY DISTRICT (C3) AT CTH II/STATE HWY 93 FOR PARCELS: 024-1173-10-000, 024-1173-07-010, AND 024-1173-08-000.

The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Request to Approve Resolution 2019-06-20 to Release Utility Rights on Lot 6 of Pinewood Acres as Shown on Exhibit A, Amend the Exterior Bounds of the Plat of Pinewood Acres and Lot Consolidation of CSM #1511 within Proposed Certified Survey Map as Presented to Facilitate the Building of a Garage:

Peter Gartman – Real Land Surveying, stated that his client owns a lot and outlot and would like to build across that line which requires a CSM. The resolution is to remove the utility easement that is there and not being used or needed.

Supv. Tomesh moved TO APPROVE AMEND THE EXTERIOR BOUNDS OF THE PLAT OF PINEWOOD ACRES AND LOT CONSOLIDATION OF CSM #1511 WITHIN PROPOSED CERTIFIED SURVEY MAP AS PRESENTED TO FACILITATE THE BUILDING OF A GARAGE.

The motion was seconded by Chrm. Peterson.

Aye 5 Nye 0

Supv. Tomesh moved TO APPROVE RESOLUTION 2019-06-20 TO RELEASE UTILITY RIGHTS ON LOT 6 OF PINEWOOD ACRES AS SHOWN ON EXHIBIT A. The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

The May 2019 Financial Statement was reviewed.

Checks:

Supv. Stacy moved TO APPROVE CHECKS #027901 THROUGH #027961 FOR \$124,793.64. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

2019 Budget Amendment: Building Capital Outlay and Land Use Planning:

Admin. Henning reviewed the amendment. The rear parking lot is showing some challenges with the grading and drainage as well as matching into our new cold storage building. There are two failed areas. The best path is to replace the rear parking lot as well as lining and stripping the visitor lot. The land use planning account was reduced substantially in 2019 and funds are needed for a consultant analysis relating to STH93 corridor.

Supv. Tomesh moved TO APPROVE A 2019 BUDGET AMENDMENT FROM GENERAL FUND – UNASSIGNED TO 8610 BUILDING CAPITAL OUTLAY - \$18,000.00 AND 8425 LAND USE PLANNING - \$8,500.00 (SEE ATTACHED). The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

Annual License Renewals:

Admin. Henning requested approval in mass for all licenses with the exception of a conditional approval of Tara Byrne based on outcome of pending charges and denial of Cyanda Price based on not meeting our criteria with drug and alcohol convictions.

Supv. Stacy moved TO APPROVE THE ANNUAL LIQUOR LICENSE RENEWAL LIST AS SUBMITTED (SEE ATTACHED) WITH THE EXCEPTION OF A CONDITIONAL APPROVAL OF TARA BYRNE AND DENIAL OF CYANDA PRICE. The motion was seconded by Supv. Solberg.

Aye 5 Nye 0

Board Consideration on Ordinance 2019-06-20 Reducing Speed Limit on S. Elco Road to 45 mph:
Admin. Henning stated a resident on S. Elco Road made a request for the speed limit to be reduced. The traffic volumes are very low.

Supv. Mueller moved TO APPROVE ORDINANCE 2019-06-20 REDUCING SPEED LIMIT ON S. ELCO ROAD TO 45 MPH. The motion was seconded by Supv. Stacy.

Aye 3 Nye 2

Board Consideration on Ordinance 2019-06-20B Truck Traffic Regulations on: Sheeder Road, Gunnes Road, Brookwood Drive, and Lars Road:

Admin. Henning spoke about protecting residential streets from commercial through trucks. The ordinance is for placement and enforcement of the signage.

Supv. Solberg moved TO APPROVE ORDINANCE 2019-06-20B TRUCK TRAFFIC REGULATIONS ON: SHEEDER ROAD, GUNNES ROAD, BROOKWOOD DRIVE, AND LARS ROAD. The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

Town Municipal Building Parking Lot Replacement and Rehabilitation:

Admin. Henning provided the Board with the specifications for the parking lot replacement and rehabilitation. The island in the rear with the lights will be removed due to maintenance issues and the new lighting makes it unnecessary.

Administrator's Report:

Board of Review made up of the Administrator, Chrm. Peterson and Supv. Stacy was held on June 5. No objections were filed our heard.

The first pass ditch mowing has begun; north of Hwy 53 is complete and are making our way west.

City of Altoona has initiated official mapping of the extraterritorial jurisdiction of Hwy 12. They would like the Town, County Highway Dept. and the WI DOT to collobrate with the efforts.

Received annexation petition for the 40 acres on the corner of Graff and Old Town Hall Road from the City of Eau Claire.

Received an engineering report for Conch Avenue. It receives a substantial amount of storm water from the rural area that abuts Conch Avenue. The development cannot accommodate the volume of water and it has been delineated as a wetland.

Installed a culvert on Schumacher Road, working on prep work on N & S Elco including drain tile, culvert replacements, ditching and drainage improvements, and working with the railroad.

Begin work next week on Balsam Road to repair subgrade issues along with ditching and drainage improvements.

Cold storage building was sealed last week.

Proposed having our Building/Maintenance employee seal the Town Municipal Building; the Board agreed.

2 tickets written for unlicensed dogs on Nine Mile Creek and Blakeley

2 letters sent for lawns not mowed on Brian Street

1 letter sent for brick mailbox structure on Creekside Court

Chairman's Report:

Many dog complaints; been in court several times.

Supervisor's Report:

None

Citizens Input:

None

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 6:45 p.m.

THE BOARD'S NEXT MEETING WILL BE ON JULY 18, 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, Nick Pitsch, Jerry Kollross, Thomas Hofslie, Dennis Myhre, Britt Hofslie, Jayni Mattes, Cody Filipczak, Ann Hayes, Rod Eslinger, Steven Strand, Janis Watts, Dan Mauer, Tim Pitchford, Andy Pankratz, Pete Gartmann, Hazel Thapar, Edward Hayes, Gary Brunner