

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

Members Present: Micheal Peterson, Michael Stacy, Karen Tomesh

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Robert Solberg, Jane Mueller

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 Wednesday, December 18, 2019, at the Town Municipal Building, 5750 Old Town Hall Road.

Minutes:

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

Aye 3 Nye 0

Tabled Item from October 17, 2019 Applicant Requesting Public Hearing on December 19, 2019 Rezone Request from Daniel & Regina Mauer for 1.48 Acres from Rural Housing (RH) to Commercial Highway District (C3) at 6420 Hart Road, Eau Claire:

Supv. Tomesh moved TO TAKE UP THE TABLED ITEM FROM NOVEMBER 21, 2019. The motion was seconded by Supv. Stacy.

Aye 3 Nye 0

Public Hearing & Board Consideration for Rezone Request from Daniel & Regina Mauer for 1.48 Acres from Rural Housing (RH) to Commercial Highway District (C3) at 6420 Hart Road, Eau Claire:

Matt Michels, Senior Planner with Eau Claire County Planning & Development introduced the application with a PowerPoint presentation. This application was originally on the October Board Meeting agenda, at that time the applicant did not specify a use for the land and asked to postpone the hearing. Since that time a conceptual site plan has been submitted to the County. The parcel is just under 1.5 acres with an existing garage on the property. The property to the west of this property (Creekside Court) previously A2 with a conditional use permit to operate as the Flower Farm. In 2015, it was purchased and was brought forward for an amendment to the Comprehensive Plan and a Rezone application to allow for a seven lot residential development. The applicant purchased the property as a potential future commercial investment. It is surrounded by residential development. The Future Land Use Map shows mostly commercial for the surrounding parcels with the exception of Creekside Court. The concept plan included with the application proposes two buildings for RV and boat storage; which would have low traffic impact on the area. The Staff Report was reviewed and recommends approval. Supv. Tomesh indicated that approval does not limit the owner to a specific use as presented in the application.

Daniel Mauer provided pictures of other rental properties they own showing the buffering of trees and how they upkeep their properties. Indicated that he purchased it for commercial use. Stated he would plant 6 to 9 ft. spruce trees. Low traffic impact.

Chrm. Peterson indicated the buildings are not appealing in a residential area.

Admin. Henning explained how a public hearing is conducted.

Chrm. Peterson opened the public hearing.

Sean Bohan with Advance Engineering Concepts, drafted the site plans for the project. The stormwater facilities would be inside the berms. He asked about putting conditions on the rezoning to limit the use

to what is proposed.

Matt Michels indicated that State law prohibits that; only the rezoning district is approved without conditions attached.

Regina Mauer is in favor of the proposal.

Cynthia Cramer, 3045 Creekside Court – spoke in opposition. Stated it is a public safety issue and Hart Road is too narrow.

Bruce Scherlin, 3454 Creekside Court – spoke in opposition. Currently building a home behind the proposed rezoning. Purchased the lot for it's rural location; read the letter he provided the Board. Concern for the future developments that may also come in, ground water, security, lighting, and property values.

Mark Kissinger, 3583 Creekside Court – provided the Board with an email in opposition.

Chrm. Peterson closed the public hearing. Once the C3 designation is given the Board has no control as to what can go in under that designation.

Supv. Tomesh asked several questions of Sean Bohan, Admin. Henning, and Matt Michels.

Supv. Stacy spoke of not being able to limit the use once it was rezoned.

No action was taken by the Board.

The November 2019 Financial Statement was reviewed.

Checks:

Supv. Tomesh moved TO APPROVE CHECKS #028193 THROUGH #028255 FOR \$158,516.01. The motion was seconded by Supv. Stacy.

Aye 3 Nye 0

Licenses:

Supv. Mueller moved TO APPROVE THE CLASS B BEER & LIQUOR LICENSE FOR TOKYO, INC. AND THE BARTENDER LICENSES FOR NATHANIEL WESLEY, MICHAEL A. GOLV, AND KRISTEN R. KLIMECK The motion was seconded by Supv. Stacy

Aye 3 Nye 0

2019 BUDGET AMENDMENTS:

Admin. Henning indicated the budget amendments before the Board are clean up items for the end of the year.

Supv. Stacy moved TO APPROVE THE 2019 BUDGET AMENDMENTS OF AS PRESENTED (SEE ATTACHED). The motion was seconded by Supv. Tomesh.

Aye 3 Nye 0

Appoint 2020-2021 Election Inspectors:

Supv. Tomesh moved TO APPOINT THE 2020-2021 ELECTION INSPECTORS (SEE ATTACHED). The motion was seconded by Supv. Stacy.

Aye 3 Nye 0

Introduction of Hwy 12 Official Mapping:

Admin. Henning indicated that this item was presented to the Town Plan Commission last week. The WI DOT has an interest in making Hwy 12 into a four lane highway in the future, no dates anticipated at this time. The Town is working with the City of Altoona along with the Wisconsin Regional Planning office and the WI DOT to bring forth Official Mapping to provide the State the opportunity to look at a four lane in the future and also provides a road system to connect what is largely commercial along Hwy 12. This area is within the City of Altoona extraterritorial jurisdiction. Official Mapping placeholders

roads for future development; it is an exercise of police powers which are defined in State Statute. Provides some certainty for development in the Town or the City of Altoona as to where the road system is going to go. The draft is still being worked on with the City of Altoona and the WI DOT.

Administrator's Report:

Tax collection has begun.

Preparing and working towards the 2020 Elections; attending trainings and preparing equipment.

Addressing questions regarding Hwy 93 regarding annexation along the STH 93 corridor. An informational meeting was held last week and met with Dale Peters and Terry Weld. We have come to an agreement that the City of Eau Claire will not pursue or recommend one half style annexation and the Town will not oppose unanimous approval annexation in the SSA.

2 letters sent for plowing across road at 4293 Holum Road and 379 Heather Court

1 letter sent for dilapidated fence, garbage, and graffiti at 2600 London Road

Chairman's Report:

Met with City Manager and City Council President; plan to meet in the future.

Two citations dismissed for Mr. Greenhow after he licensed his dogs; past two citations still need to be paid however.

Supervisor's Report:

None

Citizens Input:

Randy Cliff, 6681 Talmadge Road - gave the Board letters regarding traffic concerns along Talmadge Road with the Trilogy development and driveway access placements along that road. Questioned why they were not notified for the public hearings.

Patrick Mulligan, 6990 Talmadge Road – also spoke regarding driveway access placements along Talmadge Road with the Trilogy development and the speed limit.

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 6:07 p.m.

THE BOARD'S NEXT MEETING WILL BE ON JANUARY 16, 2020
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: Cynthia Cramer, Bruce Scherlin, Matt Michels, Sean Bohan, Daniel Mauer, Regina Mauer, Randy Cliff, Patrick Mulligan