

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING  
April 19, 2018

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

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Michael Stacy

A quorum being present, Chrm. Peterson called to order the monthly Town Board meeting of the Washington Town Board at 5:35 p.m., on Thursday, April 19, 2018, at the Town Municipal Building, 5750 Old Town Hall Road.

**Minutes:**

Supv. Tomesh moved TO APPROVE THE MINUTES OF THE MARCH 15, 2018 MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**Public Hearing and Board Consideration of a Request from International Education Trust Inc. and Craig Koehler to Rezone 40 Acres from AP (Agricultural Preservation) to A3 (Agricultural Residential) at 9459 US Highway 12, Fall Creek:**

Matt Michels, Senior Planner with Eau Claire County introduced the application. He reviewed the area through a PowerPoint presentation and location in the Town. Total acreage of the three parcels is 41.73 acres. The property is mostly covered with red pines. The existing zoning is Agricultural Preservation and the Future Land Use is listed as Rural Lands on both the Town and County Comprehensive Plans. Existing uses in the area are single family residents, agricultural, and woodlands. The application would not change the DNR Managed Forest Land (MFL) status. Every 7 to 10 years there is a thinning of the trees, which took place last year.

Staff recommends approval.

Chrm. Peterson opened the public hearing.

Craig Koehler, 9702 US Highway 12 – lives across the street and is helping friends with the rezoning process. No plans to log it off, it is staying in the MFL.

Luke Johnson, 250 Pine Street S., Fall Creek – looking to build a home on the property where the old barn was located.

No one spoke in opposition.

Chrm. Peterson closed the public hearing.

Supv. Tomesh moved TO APPROVE THE REQUEST FROM INTERNATIONAL EDUCATION TRUST INC. AND CRAIG KOEHLER TO REZONE 40 ACRES FROM AP (AGRICULTURAL PRESERVATION) TO A3 (AGRICULTURAL RESIDENTIAL) AT 9459 US HIGHWAY 12, FALL CREEK. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

**Public Hearing & Board Consideration of Request from Thaler Oil Company for a Conditional Use Permit for Installation of a 45,000 Gallon Propane Tank at 8027 US Highway 12, Fall Creek:**

Rod Eslinger, Director of Eau Claire County Planning & Development introduced the application. He reviewed the area through a PowerPoint presentation. The request is to install a 45,000 gallon propane tank on the property. This property was formerly Elmer's Trailer Park. In 2014, the applicant requested to locate two 30,000 propane tanks on the property; which was approved, but not installed. This application requests continuing to rent out the home on the property as well as the installation of the propane tank. Conditional Use Permits are valid for one year; if a land use permit is not issued for that particular use due to no activity the permit lapses.

The applicant was informed in 2015 that the permit lapsed. The property is 5.3 acres. The land uses surrounding are commercial, agricultural to the south, park to the north, and some residential. Staff recommends approval subject to the conditions outlined in their report.

Board discussed hours of operation and access off of S. Elco Road only.

Chrm. Peterson opened the public hearing.

Admin. Henning read a letter received from John & Helen Drawbert suggesting: restricting hours of operation, requesting rental of home to be denied due to the poor upkeep of property, and a row of 8 foot pines be planted to buffer the tank.

Chrm. Peterson indicated the property needs to be cleaned up if used as a rental.

Steven Thaler indicated the renter of the home is involved in demolition derby and has vehicles there. A neighbor called Thaler's regarding the unkempt property and he believed it had been cleaned up. There will be no office on site. The tank would be filled in the spring and anticipated traffic once a week in the summer and up to three times a day in the winter at most. He would like to plant a couple rows of 18 inch trees all around the property.

Chrm. Peterson asked about whether they would be storing 500 and 1,000 gallon tanks on site.

Edward Pecha, owns property on Highway 12 across the road from applicant. Asked about truck traffic on roads and who is responsible for road damage.

Kris Sivertson, 3690 S. Elco Road – spoke in opposition. He questioned semi traffic, screening of south property line, access, signage, hours of operation, whether or not additional storage of tanks will be on site, and amount of junk cars on property by the renter.

Steven Thaler stated the trucks are smaller than a semi.

Rod Eslinger indicated signage permits would need to be in compliance with the County code. Trees planted need to be a size that provides screening. Clarification of whether or not storing additional tanks on site needs to be addressed. If the County receives a complaint regarding junk on the property it would be addressed as a nuisance and would need to be cleaned up.

The Board discussed limiting the access to S. Elco Road only and not allowing additional storage of 500 to 1,000 gallon tanks on property.

Chrm. Peterson closed the public hearing.

Supv. Tomesh asked about screening and storing of additional tanks.

Supv. Tomesh moved TO APPROVE THE REQUEST FROM THALER OIL COMPANY FOR A CONDITIONAL USE PERMIT FOR INSTALLATION OF A 45,000 GALLON PROPANE TANK AT 8027 US HIGHWAY 12, FALL CREEK WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT BUT STRIKING #9 WHICH ALLOWED FOR ADDITIONAL STORAGE OF EMPTY TANK STORAGE. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

**Public Hearing & Board Consideration of Request from Mark & Elizabeth Smith for a Conditional Use Permit for the Cumulative Area of All Accessory Structures to Exceed 1,200 sq. ft. at 3109 Kern Drive, Eau Claire:**

Rod Eslinger, Director of Eau Claire County Planning & Development introduced the application. He reviewed the area through a PowerPoint presentation. The request is 1,440 sq. ft. of accessory structures. There is an existing 24 x 32 ft. accessory structure on the property, an 8 x 12 ft. outbuilding and the proposal is for a new 24 x 28 ft. new garage. The property is 2.29 acres and is mostly wooded in the RH zoning district. Staff recommends approval subject to conditions outlined in their report.

Chrm. Peterson opened the public hearing.

Mark Smith, 3109 Kern Drive – spoke as to the location of the building.

No one spoke in opposition.

Chrm. Peterson closed the public hearing.

Supv. Tomesh moved TO APPROVE THE REQUEST FROM MARK & ELIZABETH SMITH FOR A CONDITIONAL USE PERMIT FOR THE CUMULATIVE AREA OF ALL ACCESSORY STRUCTURES TO EXCEED 1,200 SQ. FT. AT 3109 KERN DRIVE, EAU CLAIRE. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**Resolution to Approve CSM dated 4/9/2018 Creating Two Lots within Outlot 1 of CSM 2134 with Road Dedication, Sandstone Road, CMJM & Pete Gartman, RLS:**

Cody Filipczak indicated they are looking at putting in the road at the end of Sandstone and need the CMS approved.

Chrm. Peterson moved TO APPROVE RESOLUTION FOR CSM DATED 4/9/2018 CREATING TWO LOTS WITHIN OUTLOT 1 OF CSM 2134 WITH ROAD DEDICATION, SANDSTONE ROAD, CMJM & PETE GARTMAN, RLS AND THE ATTACHED DEVELOPMENT AGREEMENT. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

**The March 2018 Financial Statement was reviewed.**

**Licenses:**

Supv. Tomesh moved TO APPROVE THE BARTENDER LICENSES FOR ESPERANZA HEDRICK. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**Checks:**

Supv. Mueller moved TO APPROVE CHECKS #027023 THROUGH #027107 FOR \$105,333.19. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

**Plow/Dump Truck Replacement Approval:**

Admin. Henning spoke of purchasing a 2019 International Truck for \$102,000.00 with a trade-in of \$55,000.00 and a net sales price of \$47,000.00 and then the truck would be outfitted to become a dump and plow truck for \$78,000.00 for a total cost of \$125,174.00. \$130,000.00 was budgeted for the proposal. Recommending a 4% contingency of total cost.

Supv. Tomesh moved TO APPROVE PLOW/DUMP TRUCK REPLACEMENT WITH A 4% CONTINGENCY OF TOTAL COST. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**2018 Paving Program Bids, Award Contract:**

Admin. Henning indicated that two bids were received for the paving program: Monarch and Senn Blacktop. She recommended the low bid from Monarch. All programs were budgeted at \$550,000.00 and all program bids came in at \$540,653.00. Recommended approval of all programs.

Supv. Tomesh moved TO APPROVE THE MONARCH PAVING BID AT \$296,842.00 (SEE ATTACHED). The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

**2018 Sealing Program Bids, Award Contract:**

Supv. Tomesh moved TO APPROVE THE SEALCOAT BID FROM SCOTT CONSTRUCTION AT \$221,335.00. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**2018 Crackfill Program Approval:**

Chrm. Peterson moved TO APPROVE CRACKFILL PROGRAM THROUGH EAU CLAIRE

COUNTY/FAHRNER ASPHALT SEALERS AT \$22,476.00. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

**Budget Amendment – S. Lowes Creek Bridge Deck Polymer Overlay:**

Admin. Henning is recommending this overlay as it is far superior to the TK clear sealcoat. With the bridge deck repair 2 years ago, this would likely be the last year this application could be done due to delimitation. There is capacity in our cash account.

Supv. Tomesh moved TO APPROVE THE 2018 BUDGET AMENDMENT OF \$26,270.00 FROM GENERAL FUND – UNASSIGNED TO #6987 STREET OUTLAY FOR THE POLYMER OVERLAY OF THE S. LOWES CREEK BRIDGE . The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**Corral to Cold Storage Shed:**

Admin. Henning supplied the Board with the design of converting the corral to a storage shed which was planned to be enclosed at some point to make it an inside storage facility. She has been working with Lien & Peterson on the project. After some research it has been confirmed that there are 4 foot footings to support a cold storage shed on that location. The roof would be metal at a ¼ inch slope to the rear of the structure. The estimate is within the \$125,000.00 that was projected. She requested to move ahead with bidding for the project.

Supv. Mueller moved TO PROCEED WITH THE BIDDING OF THE COLD STORAGE BUILDING AS PLANNED . The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

**Ratify Appointments to Plan Commission:**

Chrm. Peterson requested the two year appointments of John Steensland and Donald Perry and Board Member, Bob Solberg be ratified by the Board.

Supv. Tomesh moved TO RATIFY THE TWO YEAR APPOINTMENTS OF JOHN STEENSLAND AND DONALD PERRY AND BOARD MEMBER, BOB SOLBERG. The motion was seconded by Supv. Solberg.

Aye 4 Nye 0

**Administrator's Report:**

April 3 Spring Election – 1,598 votes were cast; 35% of registered voters.

Eau Claire Fire Department is hosting a cost analysis on shifting the cost of ambulance service from the medical facilities to the municipalities. Admin. Henning and Chrm. Peterson will represent the Town.

Two significant snow storms in April which are destructive to roads, shoulders, and lawns.

Sweeping operations will resume on Monday, April 23.

Dumping on Pheasant Road – 800 lbs. of garbage were picked up and taken to the landfill. Eau Claire County did an investigation and issued two citations to the offender for littering and obstructing an officer. They will be invoiced for our expenses.

1 parking ticket issued for 48 hr. violation and restricted parking on S. Hastings Way

**Chairman's Report:**

Presented Donald Perry with a plaque and thanked him for his 18 years of service on the Town Board.

**Supervisor's Report:**

Supv. Solberg is looking forward to serving on the Board.

**Citizens Input:**

Jeff Goodwin thanked Donald Perry for his service to the Town.

**Future Zoning Requests:**

None

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

None

**Adjournment:**

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 7:08 p.m.

THE BOARD'S NEXT MEETING WILL BE ON MAY 17, 2018  
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD.

Jackie Vold

Deputy Clerk/Administrative Assistant

Attendance: Amanda Mboga, Don Perry, Jeff Goodwin, Luke Johnson, Lara Johnson, Edward Pecha, Matt Michels, Kris Sivertson, Rod Eslinger, Craig Koehler, Mark Smith, Steven Thaler, Cody Filipczak