

MINUTES OF THE TOWN OF WASHINGTON
PLAN COMMISSION MEETING
January 9, 2019, 5:00 PM

Members Present: Amy Alpine, Greg Fahrman, Dustin Hurtgen, Don Perry, John Steensland, Bob Solberg, Karen Tomesh

County/Town Staff Present: Matt Michels, Janelle Henning

Members/Staff Absent: None

1 Public Input Session

None

2 Public Hearing & Recommendation to Town Board - Request to amend the Comprehensive Plan future land use map designation of for approx. 4.68 acres from Rural Residential (RR) to Rural Commercial (RC) for Property on South Side of Deerfield Road/CTH II

Matt Michels, Senior Planner, Eau Claire County introduced the request. He described the location of the site and its proximity to STH 93, CTH II and The Corner Store. He spoke of recent development and character of the area. Matt outlined goals, objective and policies of the Comprehensive Plan in relation to balance and distribution of land use, preservation of sensitive areas and enhancement by the applicant, safe and efficient transportation evaluated in the Traffic Impact Analysis (TIA) Report, and potential land use conflicts. Rural commercial is more consistent with land use already in existence in the immediate vicinity than rural residential and staff recommends approval. Comm'r Fahrman asked about conformance with the Town's Official Map. Cody Filipczak, owner, addressed the commission and related demand for a restaurant south of I-94 as a possibility. Shawn Bohan of Advanced Engineering Concepts spoke to the TIA and configuration of the proposed intersection at CTH II; a right hand turn lane would be needed on CTH II into the development. Comm'r Alpine asked about a bike lane. Mr. Bohan related there wouldn't be a standalone bike lane on CTH II. Mr. Filipczak related the desire to have bike paths in the development connecting to the STH 93 bike path and those in Trillium Estates. Comm'r Solberg spoke of the natural barriers buffering the site to residential areas. No one spoke in opposition/favor.

Motion by Comm'r Fahrman and seconded by Comm'r Solberg to recommend approval of the request to amend the Comprehensive Plan future land use map designation for approximately 4.68 from RR to RC. Motion passes 7-0

3 Ordinance 2019-01-17 to Amend the Municipal Code of the Town of Washington, 1-7.0155 General and Miscellaneous Powers of the Planning Committee.

Chrm Perry spoke of the amendment to specify matters that need to come before Plan Commission. The amendment reflects State Statute.

Motion by Comm'r Solberg and seconded by Comm'r Alpine to recommend approval of Ordinance 2019-01-17 to the Town Board.

4 New Business

Chrm Perry will contact Commissioners with terms expiring the Spring of 2019.

5 Adjournment

Motion by Comm'r Hurtgen and second by Comm'r Steensland to adjourn at 5:30 p.m.

Attendance: Cody Filipczak, Shawn Bohan, Scott Knepper