

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
May 19, 2022

Members Present: Jane Mueller, Micheal Peterson, Karen Tomesh, Jeffrey White

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Andrea Kott

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, May 19, 2022, at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Tomesh moved TO APPROVE THE MINUTES OF THE APRIL 21, 2022 TOWN BOARD MEETING. The motion was seconded by Supv. White.

Aye 4 Nye 0

Public Hearing & Board Consideration for Conditional Use Permit from Russel Peloquin to Operate an Air B&B at 6715 Carol Street, Eau Claire:

Ben Bulitz, Land Use Manager with Eau Claire County introduced the application. The applicant is looking to rent out his home for limited stays as a tourist rooming house. He outlined the conditions in the Staff Report. Staff does recommend approval.

Russel Peloquin indicated that he has done this before when he lived in Altoona. He screens all potential renters and only rents to people who have had all positive reviews in the past.

Chrm. Peterson opened the public hearing.

Jennifer Connell, 2912 Schabacher Court asked if a tourist rooming house is the same as Air B&B.

Ben Bulitz indicated they are considered the same in County Code.

Chrm. Peterson closed the public hearing.

Supv. Tomesh moved TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FROM RUSSEL PELOQUIN TO OPERATE A TOURIST ROOMING HOUSE AT 6715 CAROL STREET, EAU CLAIRE. The motion was seconded by Supv. White.

Aye 4 Nye 0

Public Hearing & Board Consideration for a request from David & Brenda Thompson to Rezone 2.69 Acres from A2 to RH at 985 Pheasant Road, Fall Creek:

Matt Michels, Senior Planner with Eau Claire County introduced the application. The rezone request is to allow their son to build a home on the southern portion of the property. On the Future Land Use Map this area is designated as Rural Residential; those areas looked at by the County and the Town as being developed in the future. Staff does recommend approval.

Chrm. Peterson opened the public hearing. No one spoke in favor or opposition to the request.

Chrm. Peterson closed the public hearing.

Supv. White moved TO APPROVE THE REQUEST FROM DAVID & BRENDA THOMPSON TO REZONE 2.69 ACRES FROM A2 TO RH AT 985 PHEASANT ROAD, FALL CREEK. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

Public Hearing & Board Consideration for a Conditional Use Permit from Scott Soden to Operate a Cottage Industry, an Automotive Repair Business at 2017 Schultz Road, Fall Creek: Ben Bublitz, Land Use Manager with Eau Claire County introduced the application. The applicant is looking to use an existing building for an automotive repair business. Scott would be the only employee with business hours Monday – Friday from 8 – 5 p.m. The site plan was reviewed. Some outside storage would be along the pine trees on his property for project cars and equipment. The 12 acre property is well screened. Staff does recommend approval with the conditions outlined in their report.

Chrm. Peterson opened the public hearing.

Robin Thill, 7449 Nine Mile Creek Road – lives just north of the property. Concerned with the outside storage in view of their home and possible leaking of oil by the outside cars. Want to make sure the outside storage does not become a junk yard.

Ben Bublitz indicated that any concerns for leaks would be addressed to the Health Department.

Chrm. Peterson closed the public hearing.

Supv. Tomesh moved TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FROM SCOTT SODEN TO OPERATE A COTTAGE INDUSTRY, AN AUTOMOTIVE REPAIR BUSINESS AT 2017 SCHULTZ ROAD, FALL CREEK. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Consider Recommendation of Plan Commission for the Approval of:

- a. Amending the Comprehensive Plan Future Land Use Map to Reclassify the North 10 acres of 21.63 acres (024-1124-07-000) from Rural Transition to Rural Commercial (RC), Old Town Hall Road.

Admin. Henning indicated the property was recently split; this request is the front 10 acres. This area is designated as transition area in our Comprehensive Plan; to make a commercial change it required a public hearing which was held at the Plan Commission on May 11.

Supv. Mueller moved TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY THE NORTH 10 ACRES OF 21.63 ACRES (024-1124-07-000) FROM RURAL TRANSITION TO RURAL COMMERCIAL (RC), OLD TOWN HALL ROAD. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

- b. Amending the Comprehensive Plan Future Land Use Map to Reclassify less than 1 acres from Urban Mixed Use to Rural Commercial (RC), 3335 London Road.
- Admin. Henning reviewed the Staff Report. A public hearing was held at the May 11, Plan Commission meeting and they recommended approval. It would change the Future Land Use Map from Urban Mixed Use to Commercial in order to rezone the property to C3 in anticipation of putting in a dog daycare facility.

Supv. Tomesh moved TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY LESS THAN 1 ACRE FROM URBAN MIXED USE TO RURAL COMMERCIAL (RC), 3335 LONDON ROAD. The motion was seconded by Supv. White.

Aye 4 Nye 0

Resolution 2022-05-19: Amend 2021 Redistricting Plan to Adjust Town Ward Boundaries:

Admin. Henning stated the Ward Map that was approved in 2021 needs to be amended due to the State finalizing State Assembly and Senate redistricting maps that are splitting some of our wards. It will change the Town wards from 16 to 21 to accommodate the State map.

Chrm. Peterson moved TO APPROVE RESOLUTION 2022-05-19: TO AMEND 2021 REDISTRICTING PLAN TO ADJUST TOWN WARD BOUNDARIES. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Approve Engineering Firm Agreement for Professional Services for BIL Grant Application & Submittal Assistance:

Admin. Henning received three responses to our request for engineering services. The Road Engineering Committee met and reviewed the application; SEH, Inc. was selected to assist us with the BIL Grant application. The grant is due June 3, 2022. Admin. Henning would be working with SEH, Inc. to put together the application.

Supv. White moved TO APPROVE THE ENGINEERING FIRM AGREEMENT FOR PROFESSIONAL SERVICES FOR BIL GRANT APPLICATION & SUBMITTAL ASSISTANCE. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

The April 2022 Financial Statement was reviewed.

Checks:

Supv. Tomesh moved TO APPROVE CHECKS 029866 THROUGH #029905 FOR \$114,411.10. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Licenses:

Supv. White moved TO APPROVE THE CHANGE OF AGENT FOR OLIVER'S TAVERN TO JESSE L. WERNER, THE GROWLER GUYS TO GREG HAUGEN, AND KWIK TRIP TO DUSTIN ATHERTON. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

Citizen's Input:

None

Administrator's Report:

Road crew completed precontract work from London to Fairfax: mill and fill, and pavement repairs before chip seal is done. They will then move on to S. Lowes Creek Road for patch work.

Chairman's Report:

Working on the annexation request for the Orchard Hills area.

Supervisor's Report:

None

Future Zoning Requests:

None

No Closed Session

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 5:53 p.m.

THE NEXT MEETING WILL BE ON JUNE 16, 2022
AT 5:00 P.M. AT THE TOWN MUNICIPAL BUILDING,
5750 OLD TOWN HALL ROAD, EAU CLAIRE

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: Dakota Thompson, David Thompson, Scott Soden, Bob Thill, Robin Thill, Sean Bohan, Gordon Anderson, Jennifer Connell, Scott Knepper, Kady Church, Josh Church, Russel Peloquin, Laurie King, Cody Filipczak, Ben Bublitz, Matt Michels, Ed Holland, Adam Peck, Jason Wudi