

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
August 15, 2024

Members Present: Jane Mueller, James Rolbiecki, Robert Solberg, Karen Tomesh,
Jeffrey White

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: None

A quorum being present, Chrm. Solberg called to order the monthly Town Board meeting of the Washington Town Board at 5:00 p.m., on Thursday, August 15, 2024 at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Tomesh moved TO APPROVE THE MINUTES FOR THE JULY 18, 2024 TOWN BOARD MEETING. The motion was seconded by Supv. White

Aye 5 Nye 0

Citizen's Input and Action Thereon:

None

Resolution 2024-08-15 Granting Approval of a CSM for a Public Road Extension on Zimmerman Road:

Admin. Henning indicated this is a farm consolidation and the extension and dedication to the public road.

Supv. White moved TO APPROVE RESOLUTION 2024-08-15 GRANTING APPROVAL OF A CSM FOR A PUBLIC ROAD EXTENSION ON ZIMMERMAN ROAD. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Public Hearing & Board Consideration from Betty Minton Trust, Jeremy Skaw, Agent, to Rezone 260+ Acres from AP (Agricultural Preservation) to RL (Rural Large Lots) at 7200 Balsam Road, Eau Claire:

Matt Michels, Senior Planner with Eau Claire County Planning & Development introduced the application. The land is a mixture of farmland, woodlands, and wetlands. The proposed development would be required to preserve environmentally sensitive areas including steep slopes, mapped wetlands, and adjacent areas. The Town's Future Land Use Map was recently amended and includes this property as a future rural transition area.

The petition is for Rural Lands to put in a rural subdivision with a community septic system. Matt reviewed the soils on the property; it has at least a dozen soil types. Approximately 40% of the property has prime agricultural soils; about ½ of the property has been tilled for agriculture. The rezone petition is substantially consistent with the intent, description, and policies of the Town of Washington Rural Transition Future Land Use classification. The existing land uses adjacent to

the subject property are primarily agricultural. A traffic study would be useful to evaluate traffic volumes and impacts on the road.

The Board asked questions of Matt Michels.

Cody Filipczak, Highclere Properties indicated he was approached by the landowner regarding purchasing the property. A community septic system would be in place. No interest in a city development. Looking at a beautiful development with one acre lots.

Admin. Henning stated the request is consistent with the Town Comprehensive Plan. This is a highly sought after area that will develop over time. We can respond well to this request for a rural subdivision and have beautiful and responsible subdivisions to attest. The alternative is city development. The developer has a record of delivering responsible and quality rural subdivisions in Washington and Pleasant Valley.

Chrm. Solberg opened the public hearing.

Vic Price, E13240 E Hillsdale Drive, Fall Creek spoke in opposition. He spoke regarding the shallow bedrock soils and his concerns. He is retired from the WI Dept. of Agricultural Soil Conservation Service as District Conservationist from 1990-1994.

Eric Dunn, 4035 Mill Run Road, Eau Claire spoke in opposition. He owns 40 acres adjacent to the property in question. He believes the proposal is not consistent with the Town Future Land Use. We have an opportunity to create a buffer from the City of Eau Claire.

John Dunn, 3130 Riverview Drive, Eau Claire spoke in opposition. He had a 40 years career as a wildlife biologist. Involved in this area personally and professionally for over 30 years. Reviewed aerial photos of the area in question. Believes the prime agricultural farmland should be preserved. Stated the vast majority of the property would not allow for basements or septic systems.

Sean Bohan, E5055 Interlachen Blvd., Eau Claire – Engineer in the Eau Claire area for the last 26 years. He has worked with all the different soils in this area and they are aware of what would be required from the DNR and erosion control measures. Testing has been done on the site for community septic systems and have located three areas to set aside for them.

The Board asked several questions.

Admin. Henning stated the Town received two letters from Jeff & Jan Miller; their first letter stated they were not opposed, the second letter stated they were opposed.

Chrm. Solberg closed the public hearing.

Supv. Mueller stated the Board does take all options into consideration and wants to keep Town land in the Town and acknowledging there will be development this close to the City.

Supv. Rolbiecki indicated that he comes with an open mind and listens to constituents and the Administrator. This is a desirable area and there is not a third option.

Chrm. Solberg stated there is no third choice: it will be developed and it is a matter of whether it will be in the town or city.

Supv. White moved TO APPROVE THE REQUEST FROM BETTY MINTON TRUST, JEREMY SKAW, AGENT, TO REZONE 260+ ACRES FROM AP TO RURAL LARGE LOTS AT 7200 BALSAM ROAD, EAU CLAIRE. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Deputy Clerk In-Training:

Admin. Henning stated that we are succession planning for the Deputy Clerk position in the next three years. We have begun training someone who has an interest in learning the Clerk position and she has begun some job shadowing. The hours will increase over time. The Board was in agreement.

July 2024 Financial Statement was reviewed.

Checks

Supv. Tomesh moved TO APPROVE CHECKS 031253 THROUGH 031301 FOR \$108,147.81. The motion was seconded by Supv. White.

Aye 5 Nye 0

Licenses:

Supv. Tomesh moved TO APPROVE THE BARTENDER LICENSES FOR ZACHARY MICHAEL REED, CASSIDY JOY TROFF, ADELAIDE M. BETTS, KETH JOHN OWEN BRYANT; AND DENIAL OF ALEXIS E. PRICE. The motion was seconded by Supv. Rolbiecki.

Aye 5 Nye 0

Administrator’s Report:

Road Dept. – pulverizing of Schumacher, Hobbs, and Maplewood Ct. will take place next week with paving the week after.

August 13 Election had a high turnout with no issues with 1,991 voters.

1 letter sent regarding 6 x 8 posts in the right-of-way on Silver Springs Drive.

Chairman’s Report:

Several phone calls from residents.

Met with one couple regarding the incorporation.

Thanked the office staff for all their work regarding the incorporation effort.

Supervisor’s Report:

Supv. White attended the last WTA meeting.

Supv. Mueller attended the County Groundwater Advisory Committee.

Items for Next Meeting’s Agenda:

None

Closed Session: Pursuant to Wis. Stat. § 19.85(1)(e), the Town Board may enter into closed session for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The purpose of the closed session is to discuss the City of Eau Claire’s request to negotiate a boundary agreement.

The Town Board may reconvene into open session following this item:

Supv. White moved TO GO INTO CLOSED SESSION. The motion was seconded by Chrm. Solberg.

Roll Call Vote: Supv. Rolbiecki - Aye
Supv. Tomesh – Aye
Chrm. Solberg – Aye
Supv. Mueller – Aye
Supv. White - Aye

Adjournment:

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

THE NEXT TOWN MEETING WILL BE AT 5:00 P.M. ON SEPTEMBER 19, 2024

AT THE TOWN MUNICIPAL BUILDING,
5750 OLD TOWN HALL ROAD, EAU CLAIRE

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: John Dunn, Vic Price, Eric Knauf, Matt Michels, Cody Filipczak, Adam Ashley,
Jeremy Skaw, Heather Russell, Eric Dunn, Tina Ball, Sean Bohan, Pat Schaffer