

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
February 20, 2025

Members Present: Jane Mueller, James Rolbecki, Robert Solberg, Karen Tomesh

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Jeffrey White

A quorum being present, Chrm. Solberg called to order the monthly Town Board meeting of the Washington Town Board at 5:04 p.m., on Thursday, January 16, 2025 at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Mueller moved TO APPROVE THE MINUTES FOR THE JANUARY 16, 2025 TOWN BOARD MEETING. The motion was seconded by Chrm. Solberg.

Aye 3 Nye 0

Public Hearing & Board Consideration for request from Terrance Nuesse to Rezone 5.7+/- Acres from A3 to A2 (Agricultural Residential) to Allow for a Residential Home for Parcel 1802422708344400001, Located off Hwy 12 and Northwest from Voight Road, Fall Creek:

Matt Michels, Senior Planner for Eau Claire County Planning & Development introduced the application. The access to this portion of the property would have access on Hwy 12; the remainder of the property would not be rezoned to the south with frontage on Voight Road. The future land use maps show it in rural lands and the request does comply with that. Staff does recommend approval.

Terrance Nuesse, 10268 Voight Road – indicated this wooded area would be a good option for a home.

Chrm. Solberg opened the public hearing.

Chrm. Solberg closed the public hearing.

Supv. Mueller moved TO APPROVE THE REQUEST FROM TERRANCE NUESSE TO REZONE 5.7 +/- ACRES FROM A3 TO A2 TO ALLOW FOR A RESIDENTIAL HOME FOR PARCEL 1802422708344400001, LOCATED OFF HWY 12 AND NORTHWEST FROM VOIGHT ROAD, FALL CREEK. The motion was seconded by Chrm. Solberg.

Aye 3 Nye 0

Supv. Tomesh arrived at 5:11 p.m.

Public Hearing & Board Consideration for request from Randall & Darlene Cliff to Rezone 73.48 +/- Acres from A1 (Agricultural) to A2 (Agricultural Residential) to Allow for a Residential Development for Parcels (1802422609141300001 and 18024226091442000001); Located East of Talmadge Road and South of County Road II:

Matt Michels, Senior Planner for Eau Claire County Planning & Development introduced the application. It has about a half-mile of frontage on Talmadge Road. He reviewed the surrounding zoning districts. The future land use map shows this area as rural transition. A2 allows for some agricultural uses. Staff states the request is substantially consistent with the Comprehensive Plan

and recommends approval.

Randy Cliff, 6681 Talmadge Road – looking at selling larger lots to maintain a semi-rural atmosphere. He shared with the Board a possible layout of the development. He has spoke to all surrounding neighbors, who are in support.

Chrm. Solberg opened the public hearing.

Danielle Caspersen, 6796 Peuse Road – lives directly behind Randy Cliff. Shared her concerns about development and possible future development.

Mark Christenson, 6680 Peuse Road – shared his concerns and trying to gain understanding of different zoning options.

Admin. Henning indicated that the office received 4 letters in support of the rezoning.

Chrm. Solberg closed the public hearing.

Supv. Tomesh moved TO APPROVE THE REQUEST FROM RANDALL & DARLENE CLIFF TO REZONE 73.48 +/- ACRES FROM A1 TO A2 TO ALLOW FOR A RESIDENTIAL DEVELOPMENT FOR PARCELS (1802422609141300001 AND 18024226091442000001); LOCATED EAST OF TALMADGE ROAD AND SOUTH OF COUNTY ROAD II. The motion was seconded by Supv. Rolbiecki.

Aye 4 Nye 0

Board Consideration of Resolution 2025-02-12 to Conditionally Approve Preliminary Plat for Firenze Estates, 7000 Block of Balsam Road:

Supv. Tomesh indicated this came before the Town Plan Commission with unanimous approval. The resolution was reviewed with the Board.

Sean Bohan, Engineer with Advanced Engineering Concepts spoke of the topography and wetlands in the area and working with the land. Two lots will be on septic and drain field. 10 stormwater facilities, 3 community septic systems to service 42 lots each. There will be around two miles of road.

Cody Filipczak, Highclere Properties shared the work that has gone into the concept.

Admin. Henning spoke of this development being a good representation of a Town development and being sensitive to maintaining natural features of the land and avoiding disturbance where we could. The next step would be working through a development agreement.

Supv. Tomesh moved TO APPROVE RESOLUTION 2025-02-12 TO CONDITIONALLY APPROVE THE PRELIMINARY PLAT FOR FIRENZE ESTATES, 7000 BLOCK OF BALSAM ROAD. The motion was seconded by Chrm. Solberg.

Aye 4 Nye 0

2024/2025 Assigned Funds Transfer:

Admin. Henning reviewed year end balances and transfers. This also changes assigned fund #10 to Economic Development and moves a portion of unassigned general fund to this account.

Chrm. Solberg stated that an economic development fund is overdue and the Town needs to be proactive in this regard.

Supv. Tomesh moved TO APPROVE ASSIGNED FUND #10 TO ECONOMIC DEVELOPMENT AND THE 2024 STATE INVESTMENT FUND YEAR END TRANSFERS IN THE AMOUNT OF \$100,000.00 TO THE ACCOUNTS AS PRESENTED (SEE ATTACHED). The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Supv. Mueller moved TO APPROVE THE 2025 RESERVE FUNDING FROM ACCT #8430 TO #2 EQUIPMENT IN THE AMOUNT OF \$80,500.00. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

2025 Budget Amendment – Public Works Equipment Purchase:

Admin. Henning presented a budget amendment to allow for the purchase of a used Bobcat Toolcat with 6 attachments. This purchase was anticipated for 2026; however, a used machine became available that is favorably priced with minimum hours of use on it. Our Road Crew foreman has inspected it. It will offer our road crew much needed operational flexibility. Supv. Rolbiecki moved TO APPROVE THE 2025 BUDGET AMENDMENT – PUBLIC WORKS EQUIPMENT FOR THE PURCHASE OF A USED BOBCAT TOOLCAT & 6 ATTACHMENTS FOR \$72,000.00 AS PRESENTED (SEE ATTACHED). The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

Citizen's Input and Action Thereon:

None

January 2025 Financial Statement was reviewed.

Checks

Supv. Tomesh moved TO APPROVE CHECKS 031597 THROUGH 031649 FOR \$4,253,289.42. The motion was seconded by Supv. Mueller.

Aye 4 Nye 0

Licenses:

Chrm. Solberg moved TO APPROVE THE BARTENDER LICENSES FOR Kimberlie R. CASS, THEODORE J. LOGAN, TEVOR P. OLSON, JESSA L. LAHNER-PETERSON, CHAD BURKART, AND LUCAS C. RABENN. The motion was seconded by Supv. Rolbiecki.

Aye 4 Nye 0

Administrator's Report:

Working on brushing Pinewood, Lila Lane, and Silver Spring for our 2025 road projects. Road bids will come before the Board at the March 20 meeting.

February 18 Primary was held with 601 voters; which was 11%.

Working on Incorporation updates and will be resubmitting in mid-March.

Chairman's Report:

Met with Dick Harkness and Justin Wetzel regarding the needs of the Lowes Creek Little League ballfields. We will feature an article in our March newsletter.

Fire Department received the new truck in January.

Supervisor's Report:

None

Items for Next Meeting's Agenda:

None

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 6:02 p.m.

THE NEXT TOWN MEETING WILL BE AT 5:00 P.M. ON MARCH 20, 2025
AT THE TOWN MUNICIPAL BUILDING,
5750 OLD TOWN HALL ROAD, EAU CLAIRE

Jackie Vold

Deputy Clerk/Administrative Assistant

Attendance: Matt Michels, Terrance Nuesse, Randy Cliff, Brian Bessinger, Danielle Caspersen,
Cindy Hamilton, Sam Gartmann, Leanne Blume, Adam Ashley, Cody Filipczak, Seah Bohan,
Jason Roets