



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Dawn Vick, Division Administrator

May 1, 2026 (*Revised May 6, 2026*)

Honorable Jon M. Theisen
Eau Claire County Government Center
721 Oxford Ave.
Eau Claire, WI 54703

RE: Incorporation of the Town of Washington, Eau Claire County, Case 2025CV000163

Dear Judge Theisen,

A review of Department mailing records indicates that the Board's April 30 transmittal of the Determination and cover letter was inadvertently addressed to the incorrect judicial officer. Upon identifying this clerical error, the Department has provided the materials to maintain a complete file for the Court. We apologize for the error and any inconvenience.

The Incorporation Review Board has completed its review of the petition to incorporate a portion of the Town of Washington as the Village of Washington. The Board was established to review petitions for compliance with standards set forth by the legislature in s. 66.0207 Wis. Stats.

According to s. 66.0203(9)(e) Wis. Stats., the Board has three options upon reviewing the petition against the statutory standards. The Board may find that:

- 1) The petition as submitted is dismissed;
- 2) The petition as submitted is granted.
- 3) The petition as submitted is dismissed with a recommendation that a new petition be submitted to include more or less territory as specified in the Board's findings and determination.

The facts and analysis supporting these findings are discussed in the body of this determination. The Determination of the Incorporation Review Board to the Circuit Court, as prescribed by s. 66.0203(9)(e)3, Wis. Stats., is as follows:

The Petition as submitted is dismissed.

Sincerely,

Dawn Vick, Chair of the Incorporation Review Board, and
Administrator of the Division of Intergovernmental Relations

Enclosure: Determination of the Incorporation Review Board

cc:

Janelle Henning, Town of Washington Administrator

Nicholas Koerner, Eau Claire City Clerk

No other entities are receiving a full determination document. However, the determination document is available upon request, and may also be viewed at: <http://doa.wi.gov/municipalboundaryreview>



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Dawn Vick, Division Administrator

May 1, 2026

Honorable John F. Manydeeds
Eau Claire County Government Center
721 Oxford Ave.
Eau Claire, WI 54703

RE: Incorporation of the Town of Washington, Eau Claire County, Case 2024CV000498

Dear Judge Manydeeds,

The Incorporation Review Board has completed its review of the petition to incorporate a portion of the Town of Washington as the Village of Washington. The Board was established to review petitions for compliance with standards set forth by the legislature in s. 66.0207 Wis. Stats.

According to s. 66.0203(9)(e) Wis. Stats., the Board has three options upon reviewing the petition against the statutory standards. The Board may find that:

- 1) The petition as submitted is dismissed;
- 2) The petition as submitted is granted.
- 3) The petition as submitted is dismissed with a recommendation that a new petition be submitted to include more or less territory as specified in the Board's findings and determination.

The facts and analysis supporting these findings are discussed in the body of this determination. The Determination of the Incorporation Review Board to the Circuit Court, as prescribed by s. 66.0203(9)(e)3, Wis. Stats., is as follows:

The Petition as submitted is dismissed.

Sincerely,

Dawn Vick, Chair of the Incorporation Review Board, and
Administrator of the Division of Intergovernmental Relations

Enclosure: Determination of the Incorporation Review Board

cc:

Janelle Henning, Town of Washington Administrator

Nicholas Koerner, Eau Claire City Clerk

No other entities are receiving a full determination document. However, the determination document is available upon request, and may also be viewed at: <http://doa.wi.gov/municipalboundaryreview>



DETERMINATION OF THE INCORPORATION REVIEW BOARD

MAY 1, 2026

In Re:

THE INCORPORATION OF A PORTION OF
THE TOWN OF WASHINGTON,
EAU CLAIRE COUNTY, WISCONSIN AS
THE VILLAGE OF WASHINGTON

Case 2024CV000498

Robert Solberg, Representative of the Petitioners

Jackie Vold, Alternate Representative of the Petitioners

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TONY EVERS
GOVERNOR

KATHY BLUMENFELD
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701

Voice (608) 261-6097

Email: wimunicipalboundaryreview@wi.gov

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It is the function of the Incorporation Review Board to prepare findings and determine whether the territory petitioned for incorporation meets the applicable standards prescribed in Section 66.0207, Wis. Stats. The Incorporation Review Board members are appointed by Wisconsin's municipal associations. Membership of the Board is provided at Appendix A.

In summary, it is the DETERMINATION OF THE INCORPORATION REVIEW BOARD that when considering the Town of Washington petition under Section 66.0207, Wis. Stats., that statutory standards have been evaluated as the following:

STANDARD 1 (a), Characteristics of the Territory – Not Met

STANDARD 1 (b), Territory Beyond the Core – Not Met

STANDARD 2 (a), Tax Revenue – Met

STANDARD 2 (b), Level of Services – Not Met

STANDARD 2 (c), Impact on the Remainder of the Town – Met

STANDARD 2 (d), Impact on the Metropolitan Community – Met

The facts and analysis supporting these findings are discussed in the body of this determination. The Determination of the Incorporation Review Board to the Circuit Court, as prescribed by s. 66.0203(9)(e)3, Wis. Stats., is as follows:

The Petition as submitted is dismissed.

Dated this 1st day of May 2026.

Dawn Vick
Chair of the Incorporation Review Board

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NOTICE OF RIGHT TO APPEAL

This Notice sets forth the requirements and procedures for obtaining review for those persons who wish to obtain review of the attached decision of the Board. Per s. 66.0209 (2), Wis. Stats., decisions of the Board are subject to judicial review under s. 227.52. Per s. 227.53 any person aggrieved by a decision of the Board is entitled to review. Per s. 227.53 (1) (a) 1., proceedings for review are instituted by serving a petition therefore upon the agency, either personally or by certified mail, and by filing the petition in the office of the clerk of the circuit court for the county where the judicial review proceedings are to be held. Per s. 227.53 (1) (a) 2m., an appeal must be filed within 30 days after mailing of the decision by the agency. Per s. 227.53 (1) (b), the petition shall state the nature of the petitioner's interest, the facts showing that petitioner is a person aggrieved by the decision, and the grounds specified in s. 227.57 upon which petitioner contends that the decision should be reversed or modified. Any petition for judicial review shall name the Incorporation Review Board as the Respondent. Petitions for review should be served on the Chairperson of the Board. The address for service is:

c/o Municipal Boundary Review
101 East Wilson Street, 2nd Floor
PO Box 1645
Madison, WI 53701

Persons desiring to file for judicial review are advised to closely examine all provisions of Wis. Stat. ss. 227.52, 227.53 and 227.57 to ensure strict compliance with all requirements. The summary of appeal rights in this notice shall not be relied upon as a substitute for careful review of all applicable statutes, nor shall it be relied upon as a substitute for obtaining the assistance of legal counsel.

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EXECUTIVE SUMMARY

This document constitutes the Findings and Determination of the Incorporation Review Board on the petition filed by residents of the Town of Washington to incorporate approximately 20.5 square miles of town territory as the Village of Washington. The determinations contained in this document are based on the factual information presented in the incorporation petition, supplemental submissions, testimony received at the public hearing, and staff analysis conducted pursuant to Wis. Stat. § 66.0201–66.0213. The petition is attached to this document as APPENDIX B.

The Town of Washington is shown on MAP 1 in Appendix B, while MAP 2 illustrates its location within Eau Claire County and the broader metropolitan region. The petition seeks to incorporate a portion of the Town containing approximately 5,400 residents, including the Town’s most developed residential neighborhoods, commercial corridors, and several town islands created through prior annexations. The remaining Town territory would continue as a separate municipal entity.

The proposed incorporation area is characterized by rolling topography, steep slopes, wooded ridges, and environmentally constrained lands associated with the Lowes Creek and Otter Creek watersheds. These natural features distinguish the Town from the adjacent City of Eau Claire’s flatter, urbanized landscape. The petition asserts that the proposed Village functions today as a cohesive suburban community with established neighborhoods, a growing commercial spine along State Highway 93, and a strong sense of local identity supported by civic organizations, parks, recreational facilities, and community events.

Municipal services within the proposed incorporation territory are currently provided through a combination of Town operations and intergovernmental arrangements. The Town contracts with the Eau Claire County Sheriff’s Office for law enforcement and participates in the regional Township Fire Department for fire protection and emergency medical response. Public works, road maintenance, zoning administration, and stormwater management are performed by Town staff. The petition proposes to continue these service arrangements following incorporation.

Washington’s incorporation process began in 2023–2024 following renewed community discussion about annexations, extraterritorial jurisdiction, and long-term land use control. After gathering the required signatures, Petitioners filed the incorporation petition with the Eau Claire County Circuit Court, which found that the petition satisfied the minimum statutory requirements of Wis. Stat. § 66.0205 and referred it to the Department of Administration Incorporation Review Board on November 03, 2025 for review under Wis. Stat. § 66.0207.

The Board held a public hearing on December 17, 2025, received written submissions from Petitioners and the City of Eau Claire as Intervenor, and convened a public meeting on February 19, 2026, to analyze the petition under each statutory standard. The Board also considered supplemental materials submitted by the parties, staff analysis, and all testimony and comments received during the review period.

After careful evaluation of the record, the Board finds that the petition does not satisfy three (3) of the statutory requirements necessary for incorporation. The proposed Village possesses a substantial tax base with the financial capacity to operate as a municipality, leaves a stable and maintainable Town remnant, and has a low impact towards resolving issues within the metropolitan community. However, the Board concludes that the petition does not meet the

standards relating to homogeneity and compactness, development potential beyond the core, and level of services.

In reviewing incorporation petitions, the Board has three statutory options for action, according to s. 66.0203(9)(e), Wis. Stats. The Board may determine:

- 1) The petition as submitted is dismissed.
- 2) The petition as submitted is granted, or
- 3) The petition as submitted is dismissed with a recommendation that a new petition be submitted to include more or less territory as specified in the Board's findings and determination.

This determination is organized into six sections, a section for each of the Board's statutory public interest standards in s. 66.0207, Wis. Stats.:

1). Characteristics of the Territory – Not Met

The proposed village does not constitute a reasonably compact and homogeneous community. The territory includes multiple noncontiguous town islands, an irregular northern boundary shaped by annexations, and significant variation in land use patterns, population density, and community orientation. While the petition identifies natural features, transportation corridors, and shared institutions, the Board finds that the territory, taken as a whole, lacks the cohesive development pattern and unified community identity required under the statute.

2). Territory Beyond the Core – Not Met

The territory outside the most densely populated square mile does not demonstrate the potential for substantial urban development within the next three years. Large portions of the proposed village consist of agricultural land, environmentally constrained areas, and low-density rural development. The Board finds that these lands do not qualify for the statutory waiver and that the remaining developable areas do not exhibit imminent urban-level development consistent with the statutory requirement.

3). Tax Revenue – Met

This standard ensures that the proposed village has the capacity to raise sufficient tax revenue to function without unduly burdening residents. The proposed village possesses a substantial and stable tax base, diversified revenues, no outstanding debt, and a reasonable and sustainable proposed budget. The anticipated tax rate compares favorably with similar municipalities providing comparable services. Factors considered include equalized value, current debt, the proposed budget, and the proposed tax rate. The Board finds that this standard is met.

4). Level of Services – Not Met

The proposed Village of Washington has not demonstrated the ability to provide the level of governmental services desired or needed by residents without creating service gaps or undue reliance on neighboring jurisdictions. The Township Fire Department faces increasing call volumes, staff shortages, and growing dependence on mutual aid. Law enforcement and public works services lack detailed commitments or scalability plans. Although the City of Eau Claire filed a resolution offering to annex and provide services,

the Board finds that the proposed village has not shown it can independently deliver the desired level of services upon incorporation.

5). Impact on the Remainder of the Town – Met

The remnant Town of Washington will remain a viable rural municipality following incorporation. It retains a stable tax base, a consistent land use pattern, and the capacity to continue providing essential services either independently or through municipal agreements. The Board finds no evidence that incorporation will impair the remnant Town’s ability to function effectively or meet statutory obligations.

6). Impact on the Metropolitan Community – Met

This standard requires the Board to make an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community. The Board finds that incorporation of the proposed Village of Washington will not impede the delivery of governmental services within the Eau Claire metropolitan area. Washington currently participates in numerous intergovernmental agreements with Eau Claire County, neighboring towns, and regional service providers, including law enforcement, emergency response, transportation planning, and stormwater management. These cooperative arrangements will remain in place after incorporation, and the Village will retain full authority to enter into additional agreements as needed. Incorporation may enhance regional coordination by stabilizing municipal boundaries, reducing annexation related conflict, and providing a clear governmental partner for long term planning in areas such as transportation, land use, and environmental protection. Accordingly, the Board finds that the proposed incorporation will not substantially hinder metropolitan problem solving and that this standard is met.

Having found that the petition does not meet three (3) of the six (6) statutory standards in s. 66.0207, Wis. Stats., the Incorporation Review Board finds that the petition to incorporate a portion of the Town of Washington as the Village of Washington is dismissed.

The Board thanks Petitioners and Town of Washington staff and elected officials for their materials, presentations, and testimony, which greatly facilitated the Board’s timely review. The Board also appreciates the City of Eau Claire as Intervenor, regional emergency service providers, neighboring municipal officials, and all other intervenors and stakeholders whose submissions and testimony materially assisted the Board in developing a complete and well-informed record.

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CHARACTERISTICS OF THE TERRITORY - DETERMINATION

The standard to be applied is found in s. 66.0207(1)(a), Wis. Stats. and is as follows:

The entire territory of the proposed village or city shall be reasonably homogenous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.

In addition to the statutory factors cited above, the Wisconsin Supreme Court in *Pleasant Prairie v. Department of Local Affairs & Development* held that the Department may also consider land-use patterns, population density, employment patterns, recreation and health care customs.¹ The facts surrounding each incorporation petition are unique. In each case, the Board must determine whether, when taken as a whole, the territory proposed for incorporation is sufficiently compact and homogeneous to function as a village.

Physical and Natural Boundaries

The proposed incorporation territory is shaped by a combination of natural features and environmental constraints that influence both development patterns and service delivery. The territory lies primarily within the Lowes Creeks and Otter Creek watersheds and contains extensive areas of steep slopes, shoreland, wetlands, and mapped floodplain. These features limit the amount of land suitable for urban development and concentrate residential and commercial activity into lower slope corridors and plateau areas.

Petitioners contend that these natural constraints support compactness by focusing development into identifiable nodes and corridors, particularly along the State Highway 93 corridor, while preserving open space and environmentally sensitive lands elsewhere in the territory. The Board generally agree that the presence of steep slopes and floodplain reduces sprawl potential and creates a more well defined urban development footprint.

However, the Board also recognizes that these same constraints result in large areas of sparsely developed or undevelopable land within the proposed boundaries. While such lands may be appropriate for inclusion where they serve as natural buffers or recreational assets, their extent is relevant to the Board's assessment of whether the territory, taken as a whole, exhibits a reasonably uniform character consistent with village level development.

The Board evaluated the potential for a viable petition if the municipal boundaries were changed to be more commensurate with the statutory standards. However, the Board was unable to provide a boundary that satisfied the statutory standards and fulfilled the goals of the petition. The feasibility of revising the boundaries was found to not be a realistic alternative at this time.

Transportation Facilities

The proposed incorporation territory is served by a robust regional transportation network, including Interstate 94, State Highways 93 and 53, and multiple county highways. These facilities provide strong regional connectivity and link the territory to employment centers and commercial areas throughout the Eau Claire metropolitan region. Internally, a network of town roads connects residential neighborhoods to the Highway 93 commercial corridor.

¹ *Town of Pleasant Prairie v. Dept. of Local Affairs & Development*, 113 Wis. 2d 327, 333-40, 334 N.W.2d 893 (1983).

Petitioners argue that this transportation system supports compactness by allowing most residents to reach the proposed village core within a short drive and by reinforcing Highway 93 as a unifying commercial and civic spine. The Board acknowledges that vehicular connectivity within the territory is generally strong.

At the same time, the Board notes that Interstate 94 functions as a physical and psychological divider, separating portions of the territory and reinforcing differences in development intensity and land use character north and south of the corridor. In addition, pedestrian and bicycle infrastructure is limited in many areas, with nonmotorized travel often occurring on roadways not designed for that purpose. These factors weigh against a finding of seamless internal cohesion across the entire territory.

Political Boundaries and Configuration

The proposed incorporation territory encompasses approximately 20.5 square miles of the Town of Washington and includes several town islands created by prior annexations to the City of Eau Claire. The northern boundary of the proposed village is irregular and non-linear, reflecting the cumulative effect of annexations over time.

Petitioners assert that the inclusion of town islands is necessary to preserve community identity, eliminate governance inefficiencies, and prevent further fragmentation. They further argue that the existence of islands is not prohibited by statute and should not, by itself, defeat the finding of reasonable compactness.

The City of Eau Claire counters that the inclusion of these islands demonstrates a lack of compactness and reflects functional integration with the City rather than with the remainder of the proposed village. The City emphasizes that residents and businesses within the northern islands are closely tied to Eau Claire's urban infrastructure, services, and development patterns.

The Board finds that the irregular northern boundary and inclusion of town islands complicate the compactness analysis. While the statute requires only reasonable compactness, not geometric perfection, the presence of multiple non-contiguous areas raises legitimate questions about whether the territory functions as a single, unified municipal entity or as a collection of suburban areas with differing orientations and service relationships.

School Districts and Civic Institutions

Nearly all residents within the proposed incorporation territory are served by the Eau Claire Area School District, and students attend the same elementary, middle, and high schools. Petitioners argue that this shared educational framework supports a unified community identity and common social networks.

The City of Eau Claire does not dispute the school district alignment but contends that school boundaries alone do not establish homogeneity. The City notes that the northern town island neighborhoods are socially and economically integrated with Eau Claire's urban fabric, while the southern portions of the territory retain a more rural or semirural character.

The Board finds that school district alignment weighs in favor of homogeneity but is not a decisive element. It must be considered alongside other indicators of community cohesion and functional integration.

Shopping, Social, and Recreational Customs

The proposed incorporation territory contains a concentration of commercial activity along the State Highway 93 corridor, including approximately 165 businesses providing retail, service, and

employment opportunities. Petitioners assert that this corridor functions as a shared commercial center serving residents throughout the territory.

Petitioners also present evidence of shared social and recreational customs, including parks, conservation areas, community events, youth sports programs, and civic organizations that draw participation from across the territory.

The City of Eau Claire argues that these patterns are not uniform across the proposed village. According to the City, residents in the northern town islands rely heavily on Eau Claire's urban amenities, parks, and cultural institutions, while residents in the southern portions of the territory engage in more rural oriented activities. The City contends that these differing patterns reflect internal fragmentation rather than homogeneity.

The Board finds that while there is evidence of shared social and recreational activity, the intensity and orientation of those activities vary across the territory, particularly between the northern islands and the southern areas. This variation weighs against the finding of a single, homogeneous community.

Land Use Patterns and Population Distribution

Residential development within the proposed incorporation territory is unevenly distributed. Higher density residential neighborhoods and commercial uses are concentrated near the Highway 93 corridor and in the northern town islands, while large portions of the southern territory remain agricultural, transitional, or environmentally constrained.

Petitioners emphasize that this pattern reflects a community in transition and is consistent with other metropolitan villages that include a mix of suburban and semi-rural development. The City of Eau Claire responds that the disparity in land use intensity and population density demonstrates that the territory does not function as a unified urban or suburban community.

The Board finds that the variation in land use patterns and population density is significant and contributes to differing service needs, development expectations, and community identity across the proposed village.

Determination Under § 66.0207(1)(a) – Characteristics of the Territory

When taken as a whole, the Board finds that the proposed incorporation territory exhibits both unifying and fragmenting characteristics. Natural features and transportation corridors provide some logical boundaries and internal connectivity, and there is evidence of shared institutions and commercial activity. However, the irregular configuration of the territory, the inclusion of multiple town islands, and the pronounced differences in land use patterns, population density, and functional orientation—particularly between the northern and southern portions of the territory—undermine a finding of reasonable homogeneity and compactness.

Accordingly, the Board finds that the proposed incorporation territory does not meet the homogeneity and compactness standard of Wis. Stat. § 66.0207(1)(a).

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TERRITORY BEYOND THE CORE – DETERMINATION

The standard to be applied for metropolitan communities is found in s 66.0207(1)(b), Wis. Stats. and reads as follows:

The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other urban land use development on a substantial scale within the next 3 years. The board may waive these requirements to the extent that water, terrain or geography prevents the development.

The purpose of this standard is to ensure that the proposed municipality is not overextending its boundaries into predominantly rural or undevelopable territory unless natural conditions make such development impossible.

Extent and Character of Territory Beyond the Core

The proposed incorporation territory encompasses approximately 20.5 square miles, of which a substantial portion lies outside the most densely populated square mile. Petitioners estimate that approximately 2,300 acres of land within this area are vacant. Based on a preliminary analysis, up to 40% of this land area may be undevelopable due to physical constraints such as steep slopes, wetlands, and flood plains. The City of Eau Claire confirms this characterization, asserting that much of the land identified by Petitioners is constrained by steep slopes, floodplain, wetlands, shoreland zoning, or agricultural use, and therefore lacks realistic potential for urban development within the next three years.

The Board's analysis confirms that a significant percentage of the territory beyond the core is subject to environmental or topographic constraints that limit development intensity and timing within the 3-year statutory period. While such lands may be appropriate for long term transition or conservation, their inclusion is relevant to the Board's assessment of near-term development potential under the statutory standard.

Waiver Considerations

The statute permits the Board to waive the development potential requirement to the extent that water, terrain, or geography prevent development. Petitioners argue that environmentally constrained lands should be excluded from the analysis or treated as waived by the Board.

The Board recognizes that portions of the territory are constrained by natural features. However, the Board finds that the extent of constrained land is substantial and that the remaining unconstrained areas do not, by themselves, demonstrate sufficient potential for substantial urban development within the statutory timeframe to satisfy the standard.

Development Trends and Market Activity

Petitioners emphasize recent development activity within the Town of Washington, noting that the Town has issued a substantial share of building permits within Eau Claire County and has approved several residential subdivisions and business park developments in recent years. Petitioners argue that this trend demonstrates strong market demand and supports the finding of substantial development potential beyond the core.

The City of Eau Claire responds that recent development has been concentrated primarily within or adjacent to the existing core areas, particularly along the State Highway 93 corridor and in proximity to existing infrastructure. According to the City, development activity in the more peripheral portions of the proposed village has been limited and does not support a conclusion

that substantial urban development is likely to occur across the broader territory within the next three years.

The Board finds that while development pressure exists within certain portions of the territory, particularly along established corridors, evidence of imminent, substantial development across the majority of the territory beyond the core is limited.

Infrastructure Availability

Along with the vast areas of vacant agricultural land, a central issue in the Board's analysis is the absence of municipal water and sewer service across most of the territory beyond the core.

Petitioners contend that reliance on private wells and private onsite or community wastewater systems allows development to proceed without waiting for municipal infrastructure expansion and therefore supports near term development potential. However, these types of systems are not operated by the municipality and therefore, do not demonstrate that the potential village could provide services commensurate with an urban municipality.

The Board and the City of Eau Claire agree that development can occur without municipal utilities but note that such development is typically lower density and more dispersed, and is constrained by soil conditions, groundwater protection requirements, and regulatory limitations. The City further argues that the lack of centralized utilities limits the scale and intensity of development that can reasonably be expected within the statutory timeframe.

The Board finds that while the absence of municipal utilities does not preclude development or incorporation, but it significantly limits the scale and pace of urban level development that can occur within three years across the territory beyond the core.

Planning and Zoning Context

Petitioners point to the Town's Comprehensive Plan and recent amendments designating portions of the territory for agricultural transition, residential, or commercial uses. Petitioners argue that these designations, combined with anticipated removal of extraterritorial jurisdiction constraints upon incorporation, will facilitate development.

The City of Eau Claire counters that comprehensive plan designations reflect long term policy goals rather than near term development commitments. The City further notes that rezoning approvals, infrastructure financing, and market absorption rates all affect whether planned development can realistically occur within the statutory timeframe.

The Board agrees that comprehensive planning documents are relevant but finds that plan designations alone do not establish substantial development potential within three years, absent concrete evidence of pending projects, infrastructure readiness, or market commitments.

Determination Under § 66.0207(1)(b) – Territory Beyond the Core

When taken as a whole, the Board finds that the territory beyond the most densely populated square mile of the proposed Village of Washington does not demonstrate the potential for residential or other urban land use development on a substantial scale within the next three years, as required by Wis. Stat. § 66.0207(1)(b).

While development pressure exists in certain corridors and near existing infrastructure, the majority of the territory beyond the core lacks municipal utilities, or is otherwise unlikely to experience substantial urban development within the statutory timeframe.

Accordingly, the Board finds that the Territory Beyond the Core standard is not met.

TAX REVENUE – DETERMINATION

The standard to be applied is found in s. 66.0207(2)(a), Wis. Stats., and provides as follows:

"The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services."

The Tax Revenue standard helps ensure that the proposed village has the financial resources to function as an incorporated entity. Factors considered include equalized value, debt, proposed budget, and tax rate.

Equalized Value and Tax Base

The proposed incorporation territory has a substantial and diversified tax base. Petitioners estimate that the proposed Village of Washington would have an equalized value exceeding \$900 million, comprised primarily of residential property, with additional contributions from commercial, industrial, and institutional uses concentrated along the State Highway 93 corridor.

Board review confirms that the territory's equalized value compares favorably with similarly situated metropolitan villages and reflects steady growth over recent years. The Board finds that the proposed village would begin operations with a strong valuation base capable of supporting municipal functions.

The City of Eau Claire does not dispute the magnitude of the equalized value but argues that a significant portion of the tax base is tied to low density residential development and environmentally constrained land, which may limit long term revenue growth relative to service demands. The City further contends that future development assumptions are speculative and should not be relied upon to justify fiscal sufficiency.

The Board finds that while future growth projections should be treated cautiously, the existing tax base alone is sufficient to support initial village operations.

Proposed Budget and Fiscal Capacity

Petitioners submitted a proposed 2026 Village budget based largely on the Town of Washington's current operating structure, reflecting continuity of services and staffing. The proposed budget anticipates modest increases in administrative and governance costs associated with village status but does not rely on significant new expenditures or capital projects at the time of incorporation.

Staff analysis indicates that the proposed budget is conservative and realistic, with expenditures aligned to existing service levels and revenue projections. The Board notes that the Town currently operates with a positive fund balance and no outstanding general obligation debt, and that these fiscal conditions would carry forward to the new Village.

The City of Eau Claire raises concerns that the proposed budget underestimates long term costs associated with village governance, infrastructure maintenance, and service demands, particularly if development accelerates. The City argues that reliance on contracted services and volunteer models may mask future fiscal pressures.

The Board finds that while long term fiscal planning will be necessary, the statute requires only that present and potential revenues appear sufficient. Based on the evidence presented, the Board finds that the proposed Village's budget and fiscal structure meet this threshold.

Tax Rate Comparison

Petitioners assert that the proposed Village of Washington would maintain a municipal tax rate comparable to or lower than similarly situated metropolitan villages providing a similar level of services. The Board's review supports this assertion, noting that the Town's current tax rate is relatively low and that incorporation is not expected to result in a significant increase.

The City of Eau Claire argues that comparisons to other villages are incomplete because service models differ and because the City provides a broader range of services. The City further notes that its own higher tax rate reflects urban level services that may eventually be demanded by residents of the proposed Village.

The Board finds that the appropriate comparison under the statute is to similar areas for the same level of services, not to fully urbanized cities. On that basis, the Board finds that the proposed Village's anticipated tax rate compares favorably

Debt and Financial Obligations

The Town of Washington currently carries **no general obligation debt**, and Petitioners do not propose to incur debt as part of the incorporation process. The absence of debt provides the proposed Village with substantial flexibility to address future capital needs if necessary.

The Board finds that the lack of existing debt weighs strongly in favor of meeting the tax revenue standard.

Determination Under § 66.0207(2)(a)

When taken as a whole, the Board finds that the proposed Village of Washington has present and potential sources of tax revenue sufficient to defray the anticipated cost of governmental services at a tax rate that compares favorably with similarly situated metropolitan villages providing comparable services.

Accordingly, the Board finds that the Tax Revenue standard under Wis. Stat. § 66.0207(2)(a) is met.

LEVEL OF SERVICES – DETERMINATION

The standard to be applied is found in s. 66.0207(2)(b), Wis. Stats., and provides as follows:

The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203(6), Wis. Stats.

This standard requires the Board to evaluate whether the proposed village can provide the level of governmental services desired or needed by residents, and to compare those services with the level available from any contiguous municipality that has filed a certified resolution to annex the territory. This standard ensures that incorporation does not result in residents receiving fewer services compared to what could be provided through annexation. The City of Eau Claire has filed such a resolution, thereby triggering the full comparative analysis. The Board must determine whether incorporation will allow residents to receive the level of services they desire at a reasonable cost.

Existing and Proposed Service Model

Petitioners propose to continue providing municipal services largely through the existing Town's service model, with limited expansion or restructuring upon incorporation. Core services, including administration, public works, law enforcement, fire protection, and emergency medical services, would be provided either directly by the Village or through contractual and intergovernmental arrangements.

Petitioners emphasize that residents have expressed satisfaction with current services and argue that the statute focuses on services "desired or needed," not on the breadth or sophistication of services offered by neighboring cities. Petitioners further contend that Wisconsin law encourages intergovernmental cooperation and that contracted or shared services are a legitimate and efficient means of service delivery.

The Board acknowledges that contractual service models are permissible under Wisconsin law and have been successfully employed by other incorporated municipalities. However, the Board must evaluate not only the legality of the proposed service model, but also its capacity, sustainability, and reliability in light of current and anticipated service demands.

Fire Protection and Emergency Medical Services

Fire protection and emergency medical services represent a significant area of concern under this standard.

The proposed Village of Washington intends to continue relying on the Township Fire Department, a regional volunteer fire department serving multiple towns. Petitioners describe the department as well equipped, professionally trained, and historically effective, and note that volunteer fire service is common throughout Wisconsin.

However, evidence submitted by the City of Eau Claire and discussed during the Board's February 19, 2026 meeting raises substantial concerns regarding the current and projected capacity of the Township Fire Department to meet service demands within the proposed incorporation territory.

Recent public reporting and departmental statements indicate that:

- Call volumes have increased significantly and are projected to continue increasing.

- The Town of Washington represents the largest response area within the department’s service territory.
- Daytime response capacity is limited due to volunteer availability.
- Increased reliance on mutual aid from neighboring jurisdictions is anticipated.

The Board finds that these conditions raise legitimate concerns regarding response times, staffing adequacy, and service sustainability, particularly as development and population increase within the proposed Village. While mutual aid is an accepted component of emergency service delivery, the Board is concerned that the proposed service model would result in routine reliance on neighboring municipalities to meet baseline service needs, rather than supplemental or extraordinary assistance.

Law Enforcement Services

The proposed Village intends to continue contracting with the Eau Claire County Sheriff’s Office for law enforcement services. The Board recognizes that such arrangements are common and can be effective.

However, the Board notes that the petition materials do not include detailed service level commitments, staffing ratios, or response time guarantees specific to the proposed Village. While current arrangements may be adequate under existing conditions, the Board finds that the record lacks sufficient evidence demonstrating that law enforcement services will scale appropriately with anticipated growth or increased service demands following incorporation.

Public Works, Utilities, and Infrastructure

Public works services would continue largely unchanged from the Town model. The Board notes that the proposed Village does not plan to provide municipal water or sewer service across most of the territory and would continue to rely on private wells and on-site wastewater systems.

While the absence of municipal utilities does not, by itself, preclude incorporation, it is relevant to the Board’s assessment of service adequacy for a village within an urbanized community. The lack of centralized utilities limits the Village’s ability to respond to public health, environmental, and infrastructure challenges and constrains the range and intensity of services that can be provided independently

Comparison to Services Available from a Contiguous Municipality

The City of Eau Claire has filed a certified resolution indicating its willingness to annex the proposed incorporation territory and provide municipal services. The City currently provides a full suite of urban municipal services—including professional police, fire/EMS, utilities, public works, transit, parks, and comprehensive planning—delivered through fully staffed departments with city-level infrastructure and service capacity.

The Board does not find that the City’s service model must be adopted or matched. However, the statute requires the Board to consider whether incorporation would result in residents receiving a level of services less than those ‘desired or needed’ by the community.

Based on the record, the Board finds that the services available from the City of Eau Claire, particularly in the areas of fire protection and emergency response, are more robust, scalable, and reliable than those proposed by the Village, and that incorporation would likely result in continued or increased reliance on surrounding jurisdictions to meet essential service needs.

Determination Under § 66.0207(2)(b) – Level of Services

When taken as a whole, the Board finds that the proposed Village of Washington has not demonstrated that it can provide the level of governmental services desired or needed by residents without creating service gaps or undue reliance on neighboring municipalities.

While residents may be satisfied with current services, the evidence indicates that key services, particularly fire protection and emergency medical response, are already experiencing capacity constraints and are likely to face increased strain as development continues. The proposed service model does not adequately address these concerns or demonstrate long term sustainability.

Accordingly, the Board finds that the Level of Services standard under Wis. Stat. § 66.0207(2)(b) is not met.

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IMPACT ON THE REMAINDER OF THE TOWN – DETERMINATION

The standard to be applied is found in s. 66.0207(2)(c), Wis. Stats., and provides as follows:

“The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.”

This standard requires the Board to evaluate whether incorporation would leave the remaining portion of the Town with sufficient population, tax base, facilities, staffing, and operational capacity to continue functioning as a viable municipal entity. The inquiry is not limited to fiscal impacts alone, but includes governance, service delivery, and long-term sustainability.

Configuration and Characteristics of the Remnant Town

The proposed incorporation would remove approximately 20.5 square miles from the Town of Washington, leaving a remnant Town consisting of approximately 33 square miles. The remnant territory is predominantly rural and agricultural, with scattered rural residential development and a stable, longstanding land use pattern.

The Board finds that the remnant Town retains a coherent geographic identity, a consistent development pattern, and a population base appropriate for a rural Wisconsin town. The remnant’s land use characteristics align with its historic governance model and service expectations.

Population and Demographics

According to the petition materials and staff analysis, the remnant will retain a stable resident population sufficient to support basic town governance and civic participation. The remnant’s population is concentrated in established rural neighborhoods and farmsteads, and demographic indicators in the record show no imminent population decline that would threaten the Town’s viability.

Financial Impacts and Fiscal Capacity

Petitioners submitted projected budgets demonstrating that the remnant Town will retain sufficient equalized value and revenue capacity to continue operating effectively. Compared to other townships, the remaining Town will have a sustainable and stable budget comparable with many examples across the region and state. The remnant Town’s tax base consists of agricultural lands, rural residences, and several longstanding commercial and light industrial uses that provide stable, predictable valuation.

The Board finds that:

- The remnant Town’s equalized value remains sufficient to support its service model.
- The Town carries no general obligation debt, providing flexibility for future capital needs.
- The remnant’s projected operating budget is balanced and sustainable.
- The Town’s historically conservative fiscal management practices will continue to support long-term stability.

The Board concludes that incorporation will not impair the remnant Town’s fiscal viability.

Service Delivery and Operational Capacity

The remnant Town will continue to provide independently or contract for municipal services through Eau Claire County and the newly created Village of Washington. These services will be provided consistent with the current level of service provided for the existing Town of Washington consistent with its rural character. These include:

- Public works and road maintenance
- Zoning and land use administration
- Law enforcement through the Eau Claire County Sheriff's Office
- Fire and EMS services through the Township Fire Department
- Stormwater and environmental management

The Board finds that the remnant Town's service obligations will decrease proportionally with the reduction in population and road mileage. The Town's existing service model is well-suited to its rural development pattern and does not require urban level staffing or infrastructure.

The Board further finds that incorporation does not disrupt any existing intergovernmental agreements, and the remnant Town retains full authority to continue or expand such agreements as needed.

Governance and Administrative Viability

The remnant Town will retain its Town Board, clerk/treasurer functions, and administrative structure. The Board finds that:

- The remnant Town's governance model is appropriate for its size and service demands.
- Administrative workload will decrease following incorporation.
- The Town has a long history of stable governance and effective compliance with statutory obligations.

No evidence suggests that incorporation will impair the remnant Town's ability to meet legal, financial, or administrative requirements.

Long Term Sustainability

The Board must consider whether the remnant Town will remain viable over time. The record demonstrates that:

- The remnant Town's rural land use pattern is stable and unlikely to experience disruptive change.
- Revenue sources are predictable and not dependent on rapid development.
- Service demands are modest and consistent with the Town's historic operations.
- The remnant Town will continue to function as a self-sustaining rural municipality with no indication of future instability.

The Board finds that the remnant Town's long-term sustainability is not threatened by incorporation.

Determination Under § 66.0207(2)(c)

When taken as a whole, the Board finds that the proposed incorporation will not adversely affect the remainder of the Town of Washington. The remnant Town will retain sufficient population, tax base, facilities, staffing, and operational capacity to continue functioning as a viable municipal entity. Incorporation will not impair the remnant's ability to provide essential services, maintain fiscal stability, or meet statutory obligations.

Accordingly, the Board finds that the Impact on the Remainder of the Town standard under Wis. Stat. § 66.0207(2)(c) is met.

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IMPACT UPON THE METROPOLITAN COMMUNITY – DETERMINATION

The standard to be applied is found in s. 66.0207(2)(d), Wis. Stats. and is as follows:

The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

The Board must make an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community. Intergovernmental issues affecting the metropolitan community include stormwater, transportation, groundwater, housing, economic development, tourism, among others. Factors examined include cooperation with municipal neighbors, adequate service levels, and area plans, among others. This standard requires the Board to evaluate whether incorporation would materially impair regional service delivery, intergovernmental coordination, or the ability of local governments to address shared metropolitan challenges. The statute does not require that incorporation improve regional cooperation, only that it not substantially hinder the solution of metropolitan wide governmental problems.

Metropolitan Context

The proposed incorporation territory lies within the Eau Claire metropolitan area, a region characterized by shared transportation systems, overlapping labor and housing markets, and long-standing intergovernmental service relationships. The Board recognizes that incorporation necessarily alters jurisdictional boundaries, but such changes are expressly addressed by Chapter 66 and do not, by themselves, constitute a negative metropolitan impact.

The Board's inquiry focuses on whether the creation of the proposed Village of Washington would hinder the solution of governmental problems affecting the metropolitan community.

Intergovernmental Cooperation and Boundary Stability

Petitioners assert that incorporation would promote regional stability by establishing permanent municipal boundaries, thereby reducing annexation disputes and jurisdictional uncertainty. The Board finds that boundary clarity can, in some circumstances, enhance metropolitan planning by providing certainty for infrastructure investment, service planning, and land use coordination.

The record reflects that the Town of Washington has historically participated in intergovernmental agreements and shared service arrangements, and that incorporation would not terminate or prohibit such cooperation. Wisconsin statutes expressly authorize and encourage intergovernmental cooperation among municipalities, including newly incorporated villages.

While the City of Eau Claire expresses concern that incorporation would entrench jurisdictional divisions, the Board finds that intergovernmental disagreement alone does not equate to a substantial hindrance under the statute. The Board further finds that incorporation does not preclude future cooperative agreements or regional planning efforts.

Emergency Services and Regional Service Delivery

Emergency services are a central component of the metropolitan impact analysis. The proposed Village intends to continue participating in the Township Fire Department, a regional fire and emergency service provider serving multiple jurisdictions.

The Board acknowledges evidence of increasing call volumes and staffing challenges within the Township Fire Department. However, the Board also finds that:

- The department operates as a regional service provider, not a single municipality department.
- Mutual aid is a standard and accepted component of emergency service delivery throughout Wisconsin.
- The proposed incorporation does not alter the department's service area or governance structure.

The Board finds that incorporation would not materially change the existing regional emergency service framework beyond those already developed under existing mutual aid agreements. While service capacity concerns warrant continued monitoring, the Board does not find that incorporation would substantially hinder the solution of issues involving regional emergency service delivery.

Land Use, Infrastructure, and Regional Planning

The City of Eau Claire argues that incorporation would hinder coordinated regional planning by removing extraterritorial jurisdiction and limiting the City's influence over development patterns in adjacent areas.

The Board finds that while extraterritorial jurisdiction is a planning tool, its removal through incorporation does not constitute a substantial metropolitan impact. The Board further finds that the proposed Village would remain subject to county, state, and regional planning frameworks, including transportation and environmental regulations.

The Board notes that differences in land use priorities among municipalities are common within metropolitan regions and do not necessarily impede regional problem solving when appropriate coordination mechanisms remain available.

Regional Problem Solving and Long-Term Implications

The statutory standard requires an express finding that incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community. The Board finds that:

- The proposed incorporation does not dismantle existing regional service systems.
- Intergovernmental cooperation remains legally and practically available.
- Boundary stabilization may reduce future annexation related conflict and encourage the development of intergovernmental boundary agreements.

While incorporation may alter the dynamics of regional governance, the Board finds that such changes fall within the range of impacts anticipated by the legislature and do not rise to the level of a substantial hindrance. Additionally, the municipal boundaries would not be locked in place. While incorporation would remove annexation from potential City action, it would also provide an incentive to pursue intergovernmental agreements to change municipal boundaries in a more rational and cohesive manner.

Determination Under § 66.0207(2)(d) – Impact on the Metropolitan Community

When taken as a whole, the Board finds that the proposed incorporation of the Village of Washington will not substantially hinder the solution of governmental problems affecting the metropolitan community.

The evidence demonstrates that regional service delivery mechanisms will remain intact, intergovernmental cooperation will remain available, and incorporation will not materially impair metropolitan planning or service coordination.

Accordingly, the Board finds that the Impact on the Metropolitan Community standard under Wis. Stat. § 66.0207(2)(d) is met.

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DETERMINATION CONCLUSION

The Incorporation Review Board has carefully reviewed the petition to incorporate a portion of the Town of Washington as the Village of Washington pursuant to Wis. Stat. § 66.0201–66.0213. In conducting its review, the Board considered the petition materials, supplemental submissions, testimony presented at the public hearing, written comments received thereafter, staff analysis, and the statutory public interest standards set forth in Wis. Stat. § 66.0207.

The Board recognizes the substantial effort undertaken by the Petitioners and acknowledges the strong interest expressed by many residents in local autonomy, boundary stability, and community identity. The Board further recognizes that incorporation is a lawful and important mechanism available to towns seeking to shape their future governance. However, the Board’s role is not to assess the desirability of incorporation in the abstract, but to determine whether the petition, as submitted, satisfies the specific statutory standards enacted by the Legislature.

After evaluating the petition under each applicable standard, the Board makes the following findings:

Section 66.0207(1)(a) – Homogeneity and Compactness: The Board finds that the proposed incorporation territory does not constitute a reasonably homogeneous and compact area when taken as a whole, due to its irregular configuration, inclusion of multiple town islands, and significant variation in land use patterns, population density, and functional orientation across the territory.

Section 66.0207(1)(b) – Territory Beyond the Core: The Board finds that the territory beyond the most densely populated square mile does not demonstrate the potential for residential or other urban land use development on a substantial scale within the next three years, as required by statute.

Section 66.0207(2)(a) – Tax Revenue: The Board finds that the proposed Village has present and potential sources of tax revenue sufficient to defray the anticipated cost of governmental services at a tax rate comparable to similarly situated metropolitan villages. This standard is met.

Section 66.0207(2)(b) – Level of Services: The Board finds that the proposed Village has not demonstrated that it can provide the level of governmental services desired or needed by residents without creating service gaps or undue reliance on neighboring municipalities, particularly with respect to fire protection and emergency services.

Section 66.0207(2)(c) – Impact on the Remainder of the Town: The remnant Town of Washington will remain a viable rural municipality following incorporation. It retains a stable tax base, a consistent land use pattern, and the capacity to continue providing essential services. Incorporation will not impair the remnant Town’s fiscal stability, governance capacity, or ability to meet statutory obligations. This standard is met.

Section 66.0207(2)(d) – Impact on the Metropolitan Community: Incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community. Existing intergovernmental agreements will remain in place, and incorporation may enhance regional coordination by stabilizing boundaries and reducing annexation related conflict. This standard is met.

The Board finds that the proposed incorporation would substantially hinder the solution of governmental problems affecting the metropolitan community by complicating regional service coordination and formalizing existing intergovernmental conflicts.

When taken as a whole, the Board finds that the petition does not satisfy the statutory requirements necessary to permit incorporation as submitted. While certain standards are met, the failure to meet multiple core public interest standards precludes approval of the petition.

Determination

Pursuant to Wis. Stat. § 66.0203(9)(e), the Incorporation Review Board hereby determines that:

The petition to incorporate a portion of the Town of Washington as the Village of Washington is dismissed.

APPENDIX A: INCORPORATION REVIEW BOARD

The Incorporation Review Board was created by 2003 Wisconsin Act 171. It is charged with reviewing incorporation petitions forwarded by the circuit court in order to ensure that these petitions meet the public interest standards in s. 66.0207 Wis. Stats. The board advises the circuit court on whether incorporation petitions should be granted, dismissed, or resubmitted with new boundaries. The Board is also authorized to set and collect an incorporation review fee to pay for the costs of reviewing the petition. The Board has currently set the fee at \$30,000.

Members

Department of Administration Member and Chair

Dawn Vick, Chair of Incorporation Review Board
Administrator, Division of Intergovernmental Relations

Wisconsin Towns Association Member #1

William Goehring, Chairperson
Town of Sherman (Sheboygan)

Wisconsin Towns Association Member #2

Tom Mathies, Supervisor
Town of Verona (Dane County)

Wisconsin League of Municipalities Member

Justin Nickels, Mayor
City of Manitowoc

Wisconsin League of Municipalities Member

Curt Witynski

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Brad Vowels-Katter
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Incorporation Submittal

FOR THE VILLAGE OF WASHINGTON

Eau Claire County, Wisconsin



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Introduction

The Petitioners seek approval from the Incorporation Review Board (IRB) to hold a referendum to incorporate a portion of the Town of Washington as the Village of Washington as a metropolitan Village. The petitioners seek incorporation of the Village to protect the character of the proposed Village, control land uses and development within its boundaries, and preserve the jurisdictional boundaries. Incorporation would positively impact the entire metropolitan area by fostering better governmental relations and preserving the local character amidst an expanding urban landscape.

The Town of Washington is renowned for its natural beauty, charm, strong neighborhoods, and low crime rate. The Town's topography features steep slopes and ridges, rolling hills, and lowland areas that contrast sharply with the City of Eau Claire's flat terrain.

The following sections establish that the Incorporation Petition satisfies all of the necessary criteria and factors to allow for an incorporation referendum. Accordingly, the petitioners request that the Incorporation Review Board approve the Petition and that the circuit court order a referendum and to certify the incorporation of the Village.

Strong Public and Community Support for Incorporation

The incorporation has garnered overwhelming support from Town residents and leaders from surrounding municipalities, reflecting a shared commitment to a collective vision and proactive community and land use development. Incorporation would benefit the Town of Washington and the surrounding areas, enhance autonomy for Town residents, and provide a stronger framework for local governance.

Stakeholder and Public Engagement in the Incorporation Process

Lost acreage, non-unanimous annexations, and the placement of higher density city developments on annexed Town territory changing the landscape of the Town of Washington reignited a community conversation about annexation and incorporation. As a result, in December of 2023 and March of 2024 the Town Chair addressed residents in the Town newsletter to answer questions regarding annexation, extraterritorial jurisdiction, and possible incorporation into a village. As a result, Board members and staff heard from residents through phone calls, letters, and emails who encouraged the Town to explore becoming a village.

At the January 24, 2024, Town Board meeting, Becker Professional Services spoke to the Board regarding incorporation feasibility. On April 18, 2024, the Town Board approved hiring Becker Professional Services to evaluate case studies and to hold listening sessions with Town residents. Town residents were sent postcards inviting them to an Incorporation Listening Session at the Town Hall on June 18, 2024. 211 Town residents attended. The Town Board polled those in attendance with slips of paper, asking people to respond to the question "Do you favor filing a petition for incorporation?" The written responses were strongly in favor; 92 – Yes, 2 – No, and 6 – need more information.

After receiving community feedback, the Town Board unanimously voted to authorize the Administrator and consultants to take all necessary steps to incorporate a portion of the Town into a village. As a result of this meeting and overwhelming community support, Robert Solberg and Jackie Vold moved forward as the representative and the alternative representative,

respectively, with the incorporation petition, and gathered the requisite number of signatures to commence incorporation, which is incorporated in Appendix M.

Residents in both the proposed Village and in the remnant Town areas approached Town officials as to how they could assist in the process. The required signatures for the petition were obtained in only a few days with hundreds coming forward to sign. In addition, 58 resident landowners in the remnant Town came to the office to sign a document showing support of the incorporation.

The Town has been providing updates on the incorporation process to residents through informational meetings, two of which were held on September 10 and 12, 2024, and through the Town newsletter and website.

Community Development Support and Growth

Washington residential and commercial development remains strong, making the community a hub for family living and recreation. Washington is home to manufacturing, retailers, small businesses, and parks centralized near the main thoroughfare of State Highway 93, with quality subdivisions extending both to the east and west. Washington has made investments in this area to carry on the tradition of highly sought after neighborhoods, beautiful landscapes, and recreational opportunities. Improvements have included residential and commercial on-site wastewater treatment facilities, interconnected recreational paths, a park and well positioned open spaces. The Town Board acknowledges the importance of these residential subdivisions and retail areas in enriching the community and leading to desirable growth.

While the Town is requesting a large area for incorporation, over 2,800 acres of land (27% of the territory) is impacted by water, through shoreland zoning, or steep slopes, limiting the area suitable for new development. The remaining territory beyond the densest square mile is expecting significant development within the next three years and beyond as much of the developable open land is zoned for transition from agriculture to developed land uses. There are significant market pressures to develop. Washington prefers a more clustered approach to development, aligning with the topographic and environmental challenges of developing in the area as well as resident preferences.

As a metropolitan village, Washington can determine its own destiny without the limitations placed on towns. This would include protection of boundaries, zoning authority, shoreland zoning authority, complete platting authority, extraterritorial zoning, and thriving economic development.

Reasons for Seeking Incorporation

The electors and freeholders in the territory to be incorporated have submitted the Incorporation Petition for numerous reasons. The key reasons are highlighted below, but the driving force behind the incorporation petition is preserving the community's identity and protecting its future as an independent governmental entity.

1. The area proposed for incorporation is an existing community of approximately 5,423 residents functioning for all practical purposes as a village. The residents of the proposed incorporation area strongly identify with the local government and culture they know as Washington and want to preserve and maintain high quality municipal services in a fiscally responsible and operationally responsive manner.

2. The residents of the area proposed for incorporation would gain full local control of zoning and land use for all property in the incorporated area and would no longer be subject to extraterritorial jurisdiction that limits development. Extraterritorial land division regulations from neighboring cities create large minimum lot sizes that effectively prohibit development within large portions of the Town. This curtails private property rights and means the Town and property owners cannot exercise autonomy.
3. As a Village, Washington would no longer be under County zoning control. This was a contentious issue in 2022, when the Town Board recommended rezoning land within the Town for a proposed rural subdivision that was consistent with the recently reviewed and revised Town and County Comprehensive Plans, the County Zoning Ordinance, and the County Farmland Preservation Plans and an Extraterritorial Jurisdiction (ETJ) Intergovernmental Agreement with the City of Eau Claire. Yet, the County Planning and Development Committee and County Board ignored the recommendations for approval by their own staff and Comprehensive Plan and denied the request.
4. Incorporation will also eliminate the extra costs and time delays of multi-jurisdictional review by the Town, County and City for zoning and land use matters.
5. Incorporation will create permanent boundaries. This will provide a direct benefit to planning future infrastructure and development. Incorporation will reduce the inefficiencies that arise in the provision of services due to annexations by an adjacent city. It will also eliminate the loss of land and tax base from annexations.
6. Incorporation will protect the tax base by ensuring that annexations do not occur, which will allow the new Village to retain its low tax rate and continue to provide services at no less than the current level.
7. Currently the Town has very limited tax increment financing powers and city approval is required for any tax increment districts within the extra-territorial area. Incorporation would allow for the use of a full suite of financial instruments for larger infrastructure and facility projects to accommodate development demand.
8. An important reason for incorporation is to protect and enhance the Town's identity, character, and further improve its ability to be an economic engine in northwest Wisconsin. The Town is unique and is a highly sought after area in the real estate market. The Town has had success in supporting residential and commercial development but has been held back by the limitations inherent to town government. Limitations include regulation by other governmental entities that may prohibit development unless annexed or that increase development costs in terms of time and money spent with no increased benefits to the Town or the developer. Incorporation will also ensure that any major investments the Town makes in infrastructure, land acquisition for public and private use, and all other such investments will be protected.

Impact of Annexations

Annexation is a community concern. Since 2005, over 1,800 acres (2.8 square miles) have been annexed from the Town of Washington. Annexations from neighboring municipalities and subsequent city development has made long range Town planning very difficult and uncertain, has changed the landscape and uniqueness of the community, and has proved very costly to

the Town. Annexations have fragmented the community, created Town islands in Eau Claire and city islands in the Town affecting government efficiency.

The Town of Washington has been affected by 203 annexations, primarily to the City of Eau Claire, with a smaller number to the City of Altoona. The tables below show the annexations that have occurred over the past twenty years. Altogether over 1,811.34 acres of land have been annexed from the Town of Washington to adjacent municipalities over the past twenty years alone. Figures 1 and 2 below shows historical annexations from Washington to Eau Claire, 2005 – 2025 and annexations from Washington to Altoona, 2005 – 2025.

Figure 1: Annexations From Washington to Eau Claire, 2005 – 2025

Petition ID	Annexor	Annexee	Ord #	Date	Population	Acreage
<u>14744</u>	18221 C Eau Claire	18024 T Washington	7577	04/29/2025	2	0.49
<u>14743</u>	18221 C Eau Claire	18024 T Washington	7576	04/29/2025	0	2.32
<u>14740</u>	18221 C Eau Claire	18024 T Washington	7575	04/29/2025	0	32.62
<u>14741</u>	18221 C Eau Claire	18024 T Washington	7574	04/29/2025	0	2.24
<u>14684</u>	18221 C Eau Claire	18024 T Washington	7546	08/20/2024	0	18.4
<u>14616</u>	18221 C Eau Claire	18024 T Washington	7523	10/03/2023	1	0.45
<u>14607</u>	18221 C Eau Claire	18024 T Washington	7522	10/03/2023	0	2
<u>14570</u>	18221 C Eau Claire	18024 T Washington	7503	04/03/2023	2	438.34
<u>14533</u>	18221 C Eau Claire	18024 T Washington	7488	11/01/2022	0	18.2
-	18221 C Eau Claire	18024 T Washington	7483	10/04/2022	0	90.45
<u>14514</u>	18221 C Eau Claire	18024 T Washington	7478	08/02/2022	0	7.84
<u>14427</u>	18221 C Eau Claire	18024 T Washington	7445	09/21/2021	0	6.34
<u>14384</u>	18221 C Eau Claire	18024 T Washington	7427	05/18/2021	0	0.47
<u>14375</u>	18221 C Eau Claire	18024 T Washington	7423	05/04/2021	0	0.74
<u>14361</u>	18221 C Eau Claire	18024 T Washington	7410	03/02/2021	0	70.5
<u>14354</u>	18221 C Eau Claire	18024 T Washington	7403	12/08/2020	7	0.7
<u>14324</u>	18221 C Eau Claire	18024 T Washington	7384	08/11/2020	0	0.75
<u>14229</u>	18221 C Eau Claire	18024 T Washington	7333	08/27/2019	0	15.24
<u>14222</u>	18221 C Eau Claire	18024 T Washington	7331	08/13/2019	0	40.8
<u>14174</u>	18221 C Eau Claire	18024 T Washington	7312	12/11/2018	0	35.77
<u>14056</u>	18221 C Eau Claire	18024 T Washington	7253	12/19/2017	0	32.75
<u>14045</u>	18221 C Eau Claire	18024 T Washington	7245	09/12/2017	0	2.08
<u>14019</u>	18221 C Eau Claire	18024 T Washington	7232	07/02/2017	0	54.15
<u>14008</u>	18221 C Eau Claire	18024 T Washington	7223	05/14/2017	2	1.89
<u>13902</u>	18221 C Eau Claire	18024 T Washington	7169	12/27/2015	0	3.6
<u>13838</u>	18221 C Eau Claire	18024 T Washington	7132	04/19/2015	4	0.8
<u>13837</u>	18221 C Eau Claire	18024 T Washington	7133	04/19/2015	2	17
<u>13829</u>	18221 C Eau Claire	18024 T Washington	7129	03/15/2015	0	2.8
<u>13790</u>	18221 C Eau Claire	18024 T Washington	7098	08/31/2014	3	1
<u>13704</u>	18221 C Eau Claire	18024 T Washington	7063	09/15/2013	0	1
<u>13647</u>	18221 C Eau Claire	18024 T Washington	7046	02/17/2013	1	1.2
<u>13617</u>	18221 C Eau Claire	18024 T Washington	7019	09/16/2012	0	50.7

Petition ID	Annexor	Annexee	Ord #	Date	Population	Acreage
<u>13619</u>	18221 C Eau Claire	18024 T Washington	7021	10/14/2012	0	3
<u>13535</u>	18221 C Eau Claire	18024 T Washington	6970	07/03/2011	2	0.94
<u>13531</u>	18221 C Eau Claire	18024 T Washington	6966	06/19/2011	1	0.97
<u>13441</u>	18221 C Eau Claire	18024 T Washington	6918	04/18/2010	2	7.1
<u>13378</u>	18221 C Eau Claire	18024 T Washington	6887	09/27/2009	0	66.5
<u>13294</u>	18221 C Eau Claire	18024 T Washington	6837	09/14/2008	0	0.44
<u>13263</u>	18221 C Eau Claire	18024 T Washington	6827	06/15/2008	1	0.49
<u>13236</u>	18221 C Eau Claire	18024 T Washington	6820	04/08/2008	0	3.96
<u>13047</u>	18221 C Eau Claire	18024 T Washington	6757	05/08/2007	0	7.6
<u>12956</u>	18221 C Eau Claire	18024 T Washington	6723	11/14/2006	0	134.3
<u>12954</u>	18221 C Eau Claire	18024 T Washington	6724	11/14/2006	0	2.42
<u>12948</u>	18221 C Eau Claire	18024 T Washington	6717	10/24/2006	6	1.3
<u>12919</u>	18221 C Eau Claire	18024 T Washington	6704	08/22/2006	2	
<u>12689</u>	18221 C Eau Claire	18024 T Washington	6630	09/27/2005	2	
<u>12688</u>	18221 C Eau Claire	18024 T Washington	6629	09/27/2005	0	
<u>12514</u>	18221 C Eau Claire	18024 T Washington	6576	03/08/2005	0	
<u>12518</u>	18221 C Eau Claire	18024 T Washington	6575	03/08/2005	0	
<u>12502</u>	18221 C Eau Claire	18024 T Washington	6570	02/08/2005	0	35.7
Total						1,218.35

Source: Wisconsin Department of Administration, Municipal Data System

Figure 2: Annexations from Washington to Altoona, 2005 – 2025

Petition ID	Annexor	Annexee	Ord #	Date	Population	Acreage
<u>14574</u>	18201 C Altoona	18024 T Washington	5A-23	06/26/2023	2	122.13
<u>14508</u>	18201 C Altoona	18024 T Washington	6A-22	07/26/2022	4	19.64
<u>14476</u>	18201 C Altoona	18024 T Washington	3B-22	03/31/2022	0	122.1
<u>14437</u>	18201 C Altoona	18024 T Washington	10B-21	10/22/2021	0	5.27
-	18201 C Altoona	18024 T Washington	4B-18	05/10/2018	0	30
-	18201 C Altoona	18024 T Washington	11B-15	12/01/2015	0	5
<u>13890</u>	18201 C Altoona	18024 T Washington	11A-15	11/23/2015	0	0.48
<u>13502</u>	18201 C Altoona	18024 T Washington	10A-10	01/15/2014	1	28.24
<u>13655</u>	18201 C Altoona	18024 T Washington	3C-13	04/22/2013	0	11.8
-	18201 C Altoona	18024 T Washington	8C-11	09/27/2011	1	2.41
<u>13261</u>	18201 C Altoona	18024 T Washington	5C-08	07/09/2008	7	
<u>13240</u>	18201 C Altoona	18024 T Washington	4C-08	05/27/2008	0	32
<u>12566</u>	18201 C Altoona	18024 T Washington	4B-05	10/26/2005	0	50.92
-	18201 C Altoona	18024 T Washington	10A-02	10/26/2005	1	163
Total						592.99

Source: Wisconsin Department of Administration, Municipal Data System

Incorporation Review Process

The incorporation process involves three main approvals before the proposed Village can formally incorporate. First, since this is a petition for a metropolitan village, the circuit court must determine that the proposed incorporated area satisfies the following criteria:

1. The territory is at least four-square miles. Wis. Stat. § 66.0205(5).
2. The population is at least 2,500. Wis. Stat. § 66.0205(3).
3. The territory includes at least one square mile of land with at least 500 residents. Wis. Stat. § 66.0205(3).

On July 23, 2025 the Eau Claire County Circuit Court held a court hearing with the Honorable Jon Theisen presiding. The Town of Washington and the City of Eau Claire were the only parties to the case. All parties stipulated that the proposed incorporated area, as amended by stipulation, met the circuit court standards. Judge Theisen determined that the Petition satisfied the above criteria and referred the Petition to the Incorporation Review Board for further review, with a modified legal description of the territory stipulated to by the parties. The order is incorporated as Appendix N. The revised legal description approved by the circuit court is included as Appendix O.

Next, the Incorporation Review Board must evaluate the following criteria to determine if the standards of state law have been met and an incorporation referendum can be held.

1. Whether the incorporated territory is reasonably homogeneous and compact, considering the natural boundaries, “natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.” Wis. Stat. § 66.0207(1)(a).
2. “The territory beyond the most densely populated square mile shall have the potential for residential or other urban land use development on a substantial scale within the next 3 years.” §66.0207(1)(bc).
3. The IRB must also determine that incorporation is in the public interest after considering the following factors:
 - a. “The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services.” Wis. Stat. § 66.0207(2)(a).
 - b. “The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village ... and the level available from a contiguous municipality” that has intervened. Wis. Stat. § 66.0207(2)(b).
 - c. “The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.” Wis. Stat. § 66.0207(2)(c).
 - d. “The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community.” Wis. Stat. § 66.0207(2)(d).

If the Incorporation Review Board determines that the petition complies with Wis. Stat. § 66.0207, then the Incorporation Review Board approves the proposed incorporation for referendum, and the circuit court orders an incorporation referendum. Wis. Stat. §§ 66.0207(1) and 66.0211(1). If a majority of votes at the referendum are in favor of incorporation, the circuit court clerk certifies that fact with the Secretary of Administration, and then the Secretary of Administration issues a certificate of incorporation. Wis. Stat. § 66.0211(5).

SECTION 1 (a):

HOMOGENEITY AND COMPACTNESS

The territory proposed for incorporation complies with the standards applied by the Incorporation Review Board as set forth in Wis. Stats. §66.0207 by being both homogeneous and compact. The proposed village is homogeneous and compact in terms of natural resource attributes, the built environment, and related socio-economic activities that occur within the territory. The following section establishes that the incorporation satisfies this requirement.

Compactness and Homogeneity Analysis

The territory proposed for incorporation, while fragmented with three islands due to annexations which made them discontinuous, is reasonably compact with mostly regular boundaries shaped by existing political boundaries and a segment of an interstate highway. Excluding any portion of the incorporation territory would result in a discontinuous remnant Town of Washington. The proposed incorporation boundary creates a reasonably compact new Village as well as a remnant Town that is contiguous forming a regular boundary with the new Village.

The densest square mile of the incorporation territory is not intended to be the core of the new Village. The core of the new Village will be the rapidly developing STH 93 corridor with connected residential neighborhoods on either side served by business parks and retail/commercial areas along the highway. While the incorporation territory has topographical challenges for connectedness, the local and county road network of the incorporation territory serves to collect traffic from the outer areas and bring it to the core quite effectively – another demonstration of the compact and homogenous nature of the territory. Many of the businesses that are in the incorporation territory are located along this central corridor forming the Village core.

The people who reside in the incorporation territory chose to live or build there because they do not want to live in a high-density urban landscape. They prefer the less dense clustered approach that provides access to the natural environment while still being connected to nearby employment, shopping and services. This lifestyle preference results in community members being relatively homogeneous, not necessarily demographically, but in terms of what they want from their living environment and that being a common interest internally shared. This preference shows up in consumer marketing lifestyle segmentation analysis.

The distribution of the population, while showing that 40% live in the denser northern area adjacent to Eau Claire, 60% live primarily within 5 minutes of the Village core – the intersection of STH 93 and CTH II. The incorporation territory is developing a pattern of dense population and land uses around the core that diminishes with distance from the core – a typical urban density decay function that further demonstrates the area is reasonably compact and homogeneous.

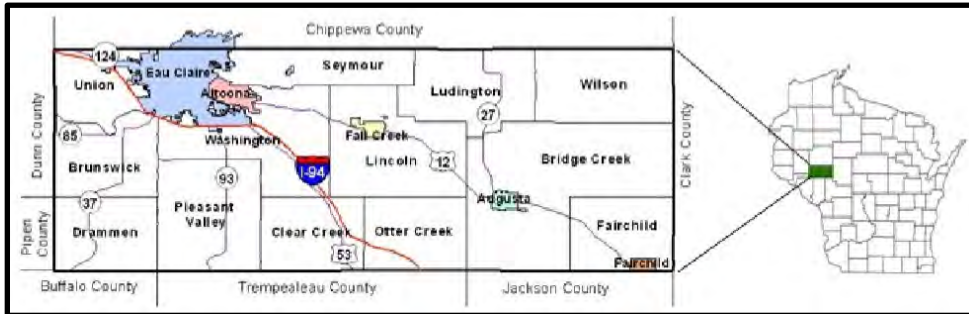
The population is also connected by shared social customs which comes from being part of the same school district and the social and sports organizations that connect to/interact with the school district. Washington students attend a limited set of schools within the school district of which they comprise a significant portion of the student population. This is what creates the shared social experiences and customs that contribute to homogeneity for those residing in the incorporation territory.

Land use and development trends indicate an urbanizing area that is experiencing orderly, not scattered, fragmented, or haphazard development which would be the case if the area was not homogeneous. Land uses are grouped together in an orderly and logical manner relative to the proposed municipal boundary. The range of land uses, commercial/retail enterprises serving residents, active social organizations and resident identification with the incorporation territory all support the fact that the incorporation territory is both compact and homogeneous.

Regional Context

The Town of Washington is 54 square miles, shown on Map 1, and has a 2025 Wisconsin DOA population estimate of 7,788. The Town is bounded to the north by the cities of Eau Claire and Altoona and the Town of Seymour, the Town of Lincoln to the East, the towns of Clear Creek and Pleasant Valley to the south and Town of Brunswick to the West.

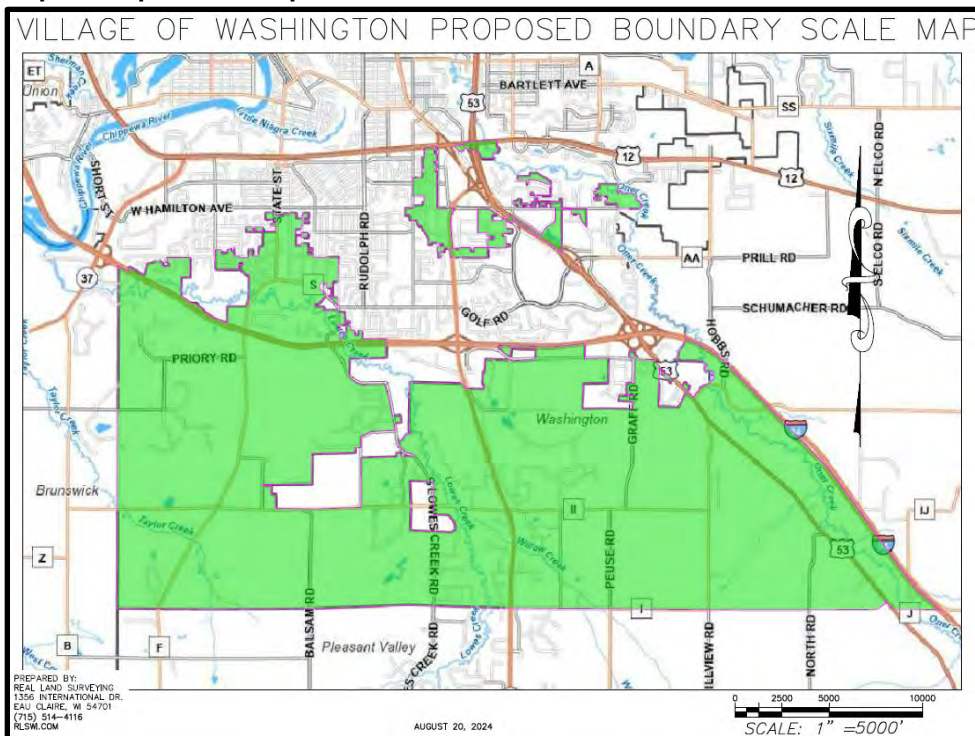
Map 1: State and County Locational Reference for Incorporation Territory



Source: Eau Claire County Planning and Development

The Town of Washington territory proposed for incorporation is approximately 20.5 square miles and contains approximately 5,423 persons shown on Map 2.

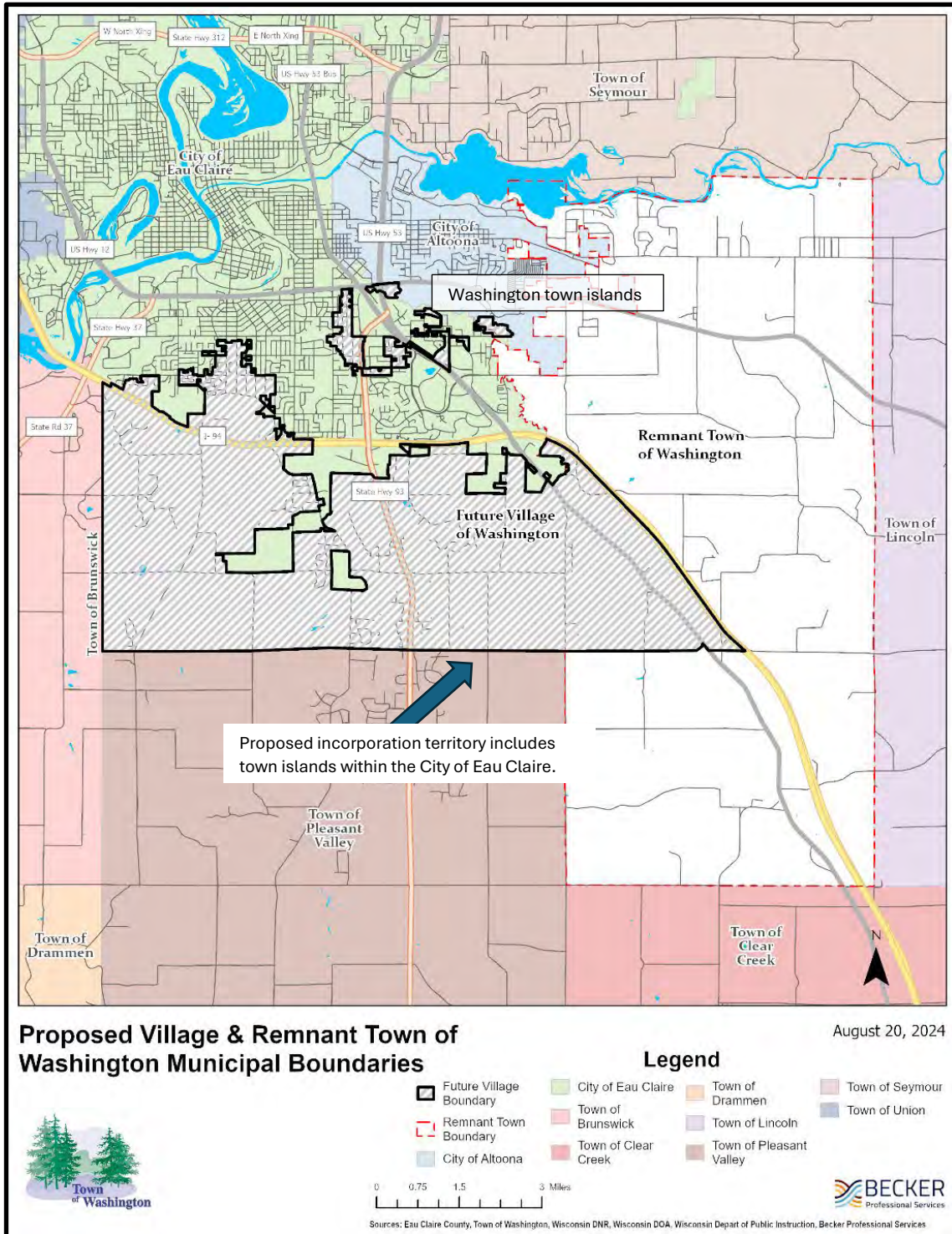
Map 2: Proposed Incorporation Area



Scale map of Washington's proposed incorporation territory shown in green. Source: Real Land Surveying

Map 3 provides a perspective of the proposed incorporation area relative to municipal neighbors.

Map 3: Local Context of Incorporation Territory



The incorporation territory is part of the Eau Claire metropolitan community. The proposed Village of Washington will be adjacent to the City of Eau Claire and will form the southern end of the metropolitan community that extends north to the City of Chippewa Falls and includes the City of Altoona, and the Village of Lake Hallie. The Village of Washington will border the

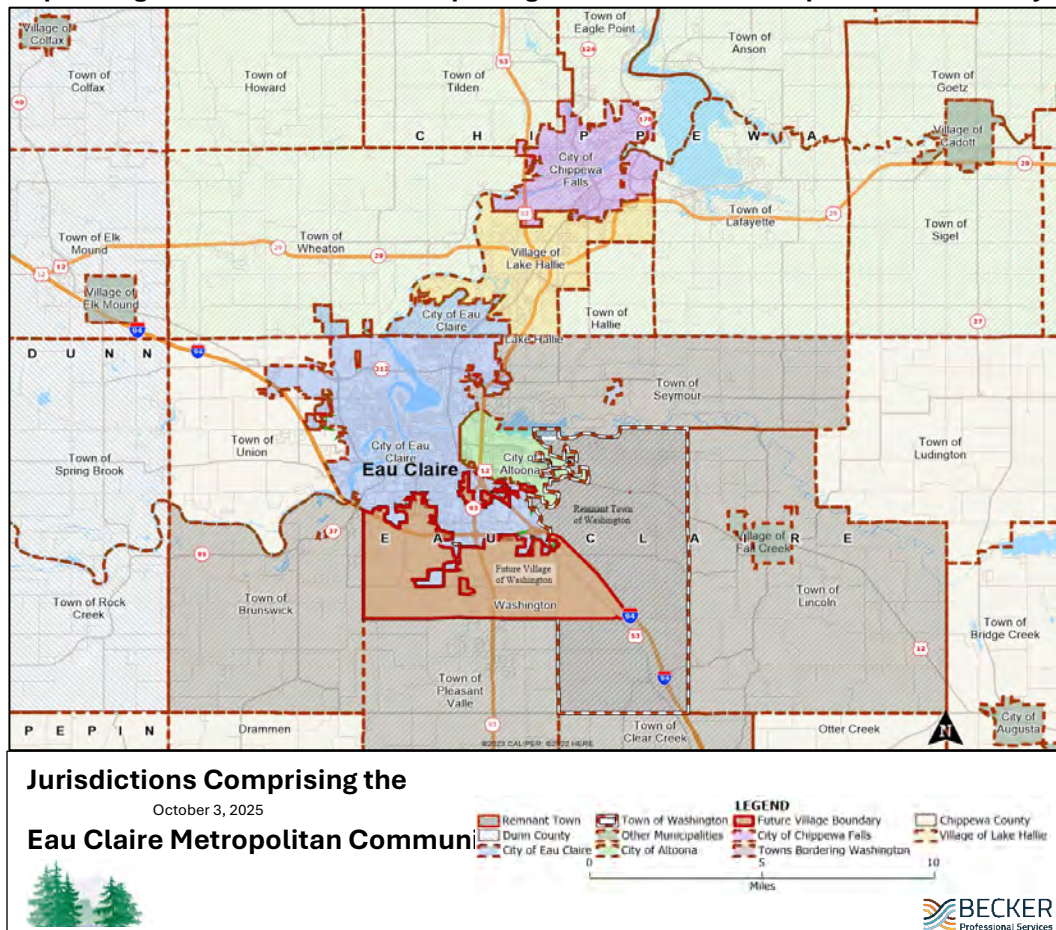
Town of Brunswick to the west, the Town of Pleasant Valley to the south and the remnant Town of Washington to the east.

Figure 3: Table Comparing Eau Claire Metropolitan Communities by Population and Area

Metropolitan Community Municipalities	Population	% of Metro Community	Area square miles	% of Metro Community by Area
City of Eau Claire	74,039	66.2%	34.14	40.4%
City of Altoona	9,835	8.8%	4.7	5.6%
City of Chippewa Falls	15,202	13.6%	11.86	14.0%
Village of Washington (future)	5,423	4.7%	20.5	24.2%
Village of Lake Hallie	7,512	6.7%	14.14	16.7%
Total	111,828		85.34	

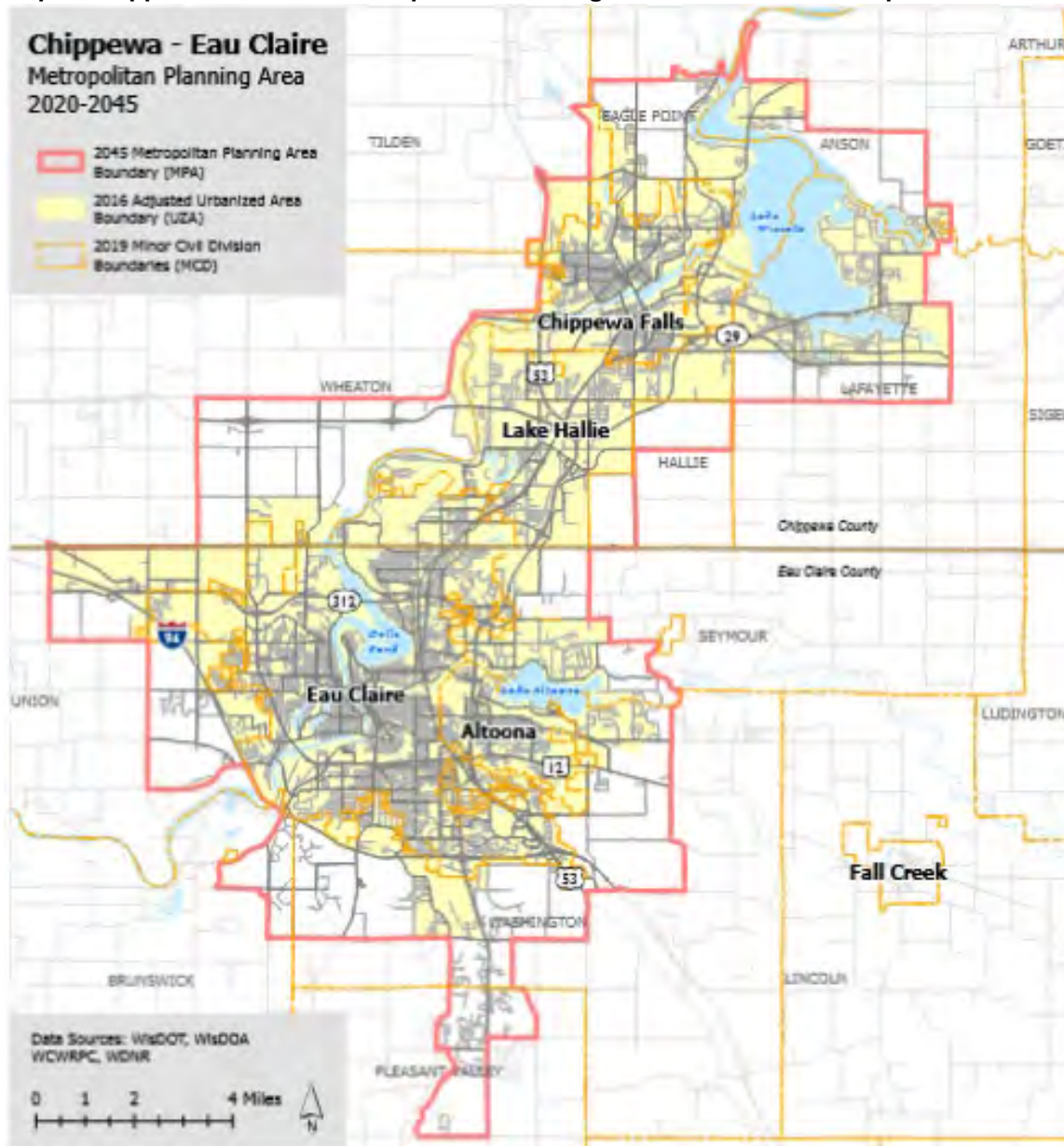
Map 4 provides an expanded perspective of the proposed incorporation area relative to the larger metropolitan area.

Map 4: Regional Jurisdictions Comprising the Eau Claire Metropolitan Community



The Town and the Village will be members of the West Central Wisconsin Regional Planning Commission (WCWRPC) and the Chippewa-Eau Claire Metropolitan Plan Organization (MPO). The metropolitan planning area is shown below.

Map 5: Chippewa-Eau Claire Metropolitan Planning Area Includes the Incorporation Territory



Source: Chippewa-Eau Claire Metropolitan Planning Organization

Components of the Incorporation Territory

The incorporation territory consists of a number of distinct components including high density urban development in the north, scattered lower density clustered residential development, commercial and industrial development along STH 93, other areas of gently rolling farmland and on each side of the territory rugged, steeply eroded terrain drained by streams, creeks and rivers that can pose flooding hazards and barriers to development. In addition to the variety of areas within a reasonably compact 20 square miles, the territory also includes three islands within the City of Eau Claire. One of the islands is part of the densest square mile within the incorporation territory.

Despite the variety and range of development types and the fragmentation caused by annexations away from the Town of Washington, Town residents and businesses strongly identify with Washington as a place distinct from the City of Eau Claire and the City of Altoona and do not wish to have the same development patterns. Additionally, the diversity of terrain also distinguishes the incorporation territory from Eau Claire and Altoona which were built up on the relatively flat plains of the Eau Claire and Chippewa Rivers.

Regional Boundary History

The boundaries of civil jurisdictions in Eau Claire County were originally in constant flux since October 6, 1856, when the county initially consisted of just one town, the Town of Eau Claire. Three months later, the Town of Eau Claire Board, acting as the Eau Claire County Board, created the Town of Half Moon Lake, which no longer exists. Shortly after, the County Board further divided the original Town of Eau Claire, creating the towns of Bridge Creek and Brunswick.

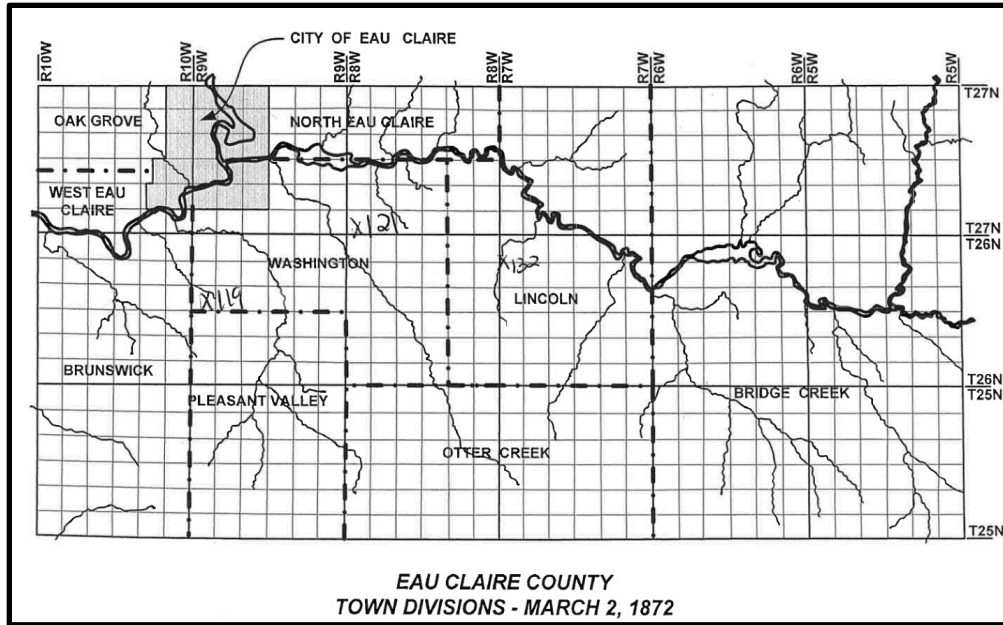
The first citizen petition to create a new town occurred in November 1860, when property owners petitioned the Town of Half Moon (which had by then dropped "Lake" from its name) to divide its territory and form the Town of Oak Grove. Oak Grove no longer exists, as it was absorbed a few years later by the incorporating City of Eau Claire.

On January 2, 1866, the Town of Washington was created from what remained of the Town of Eau Claire after the formation of Oak Grove, West Eau Claire (formerly Half Moon), North Eau Claire, Brunswick, Pleasant Valley, Otter Creek, Lincoln, and Bridge Creek. The boundary of the new Town of Washington largely followed Township, Range, and section lines based on the previously established town boundaries. The only natural boundary was a 2-mile stretch of the Eau Claire River just east of Altoona, which remains part of the Town's boundary today.

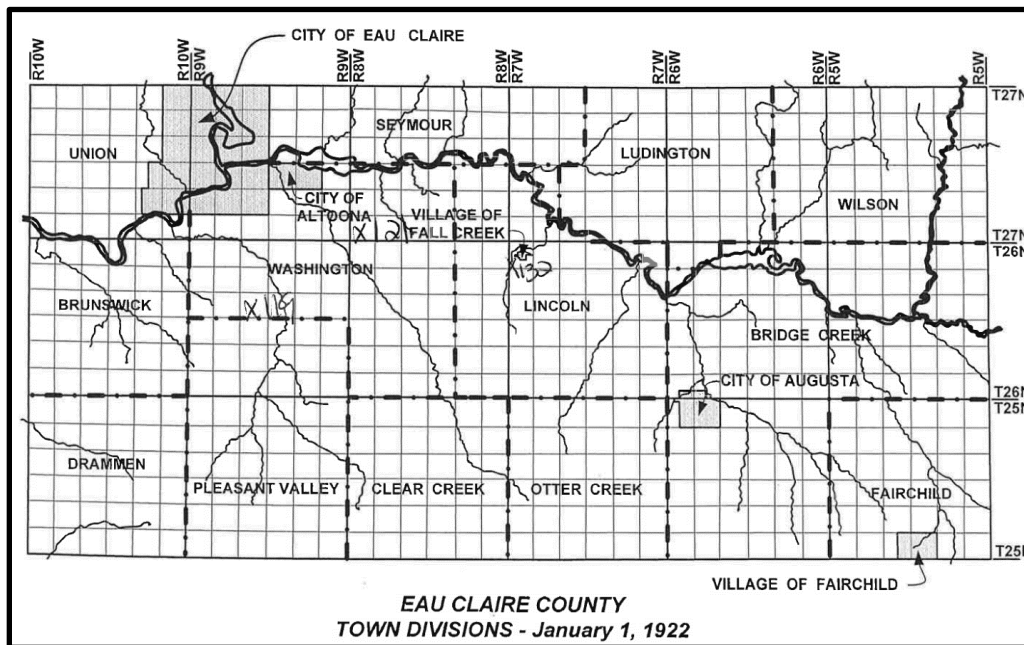
Four years later, the remaining Town of Eau Claire incorporated as the City of Eau Claire, annexing parts of the towns of North Eau Claire, West Eau Claire, and Oak Grove.

The Town of Washington originally covered an area of 66 square miles with a population of 1,489 by 1910. It was bordered by the City of Eau Claire and the Town of Seymour to the north, the Towns of Clear Creek and Otter Creek to the south, the Town of Lincoln to the east, and the Town of Brunswick and the City of Eau Claire to the west.

The City of Altoona, initially platted as East Eau Claire in 1881, was carved out of the Town of Washington and renamed Altoona, gaining city status in 1887. At that time, it was considered the smallest city in the United States.



The next incorporation was the Village of Fairchild which was formed from a part of the Town of Fairchild in 1880. The City of Altoona followed on April 5, 1887, created from a part of the Town of Washington. The Village of Fall Creek was incorporated in 1906, and the City of Augusta in 1922. No further incorporations have occurred over the past 103 years and there remain just 5 incorporated municipalities in Eau Claire County.



Proposed Village Boundary

The petitioners are proposing to create the first new municipality in Eau Claire County in over 100 years. The proposed Village boundaries follow existing political boundaries, including school district boundaries as well as physical and natural features. Map 3 above illustrates Washington's boundaries in relation to neighboring jurisdictions. The area proposed for

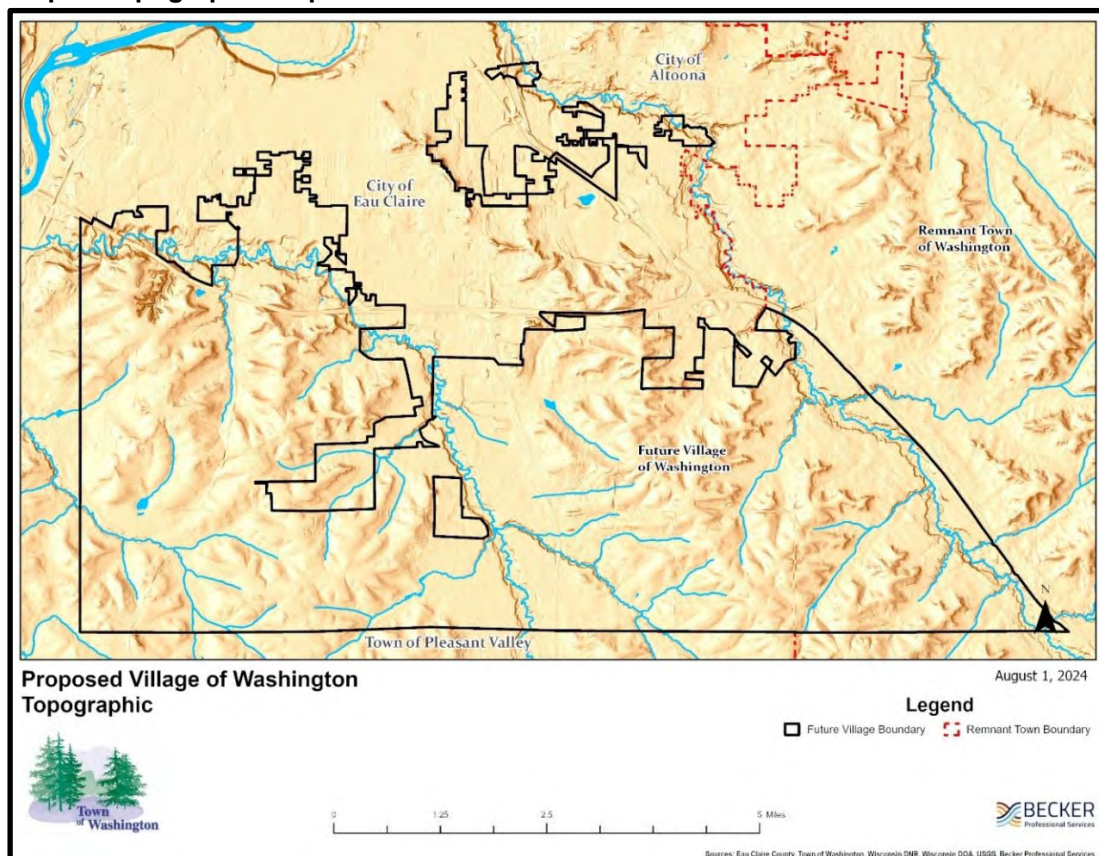
incorporation represents about one third of the Town, leaving a large remnant town to the east and south of the incorporation territory.

Natural Features of the Territory

The border of the proposed incorporation territory aligns with the natural features of the area. This is illustrated on the following maps outlining the topography, watersheds, drainage, natural areas, wetlands and floodplains.

The following map depicts the Town's topography, highlighting its northwest-southeast orientation of steep slopes and valleys. These ridges and slopes contrast sharply with the flat terrain of the City of Eau Claire, emphasizing the incorporation territory's distinctive natural beauty and homogeneous character. This unique landscape draws visitors, bikers, runners, and hikers who utilize the slopes for recreation.

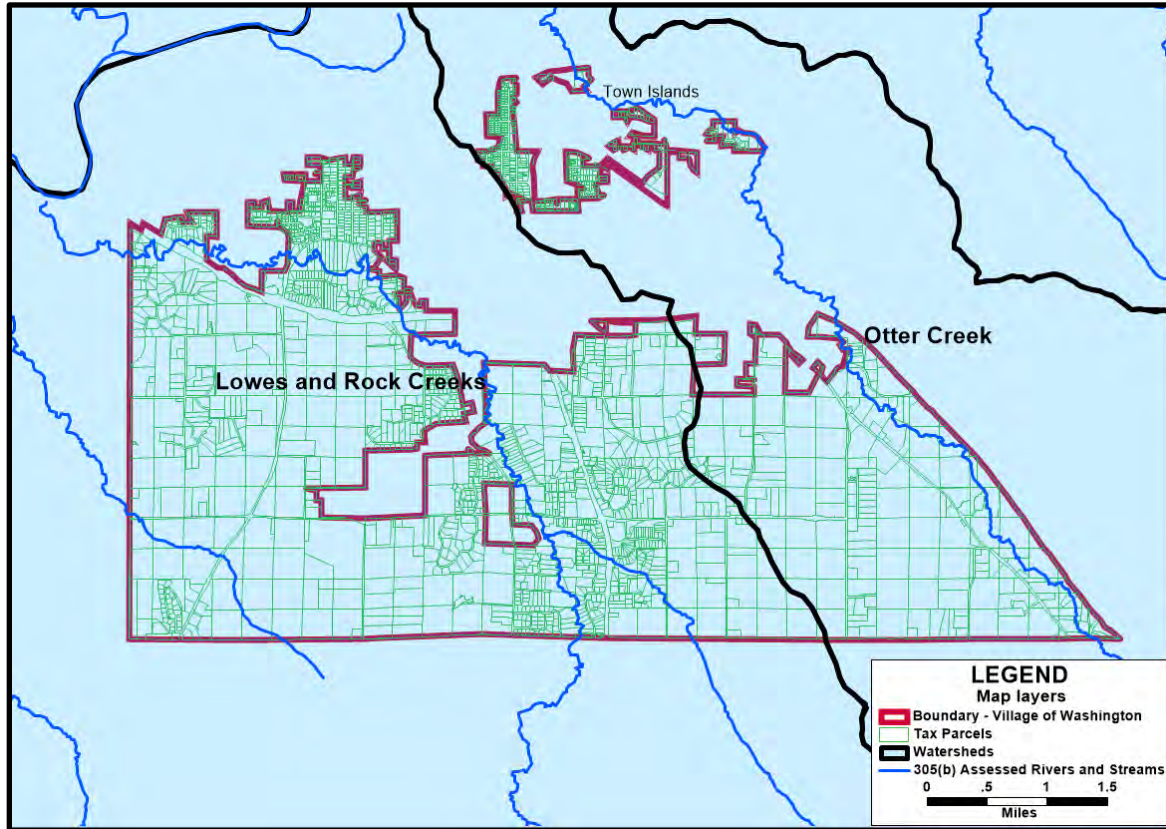
Map 6: Topographic Map



The proposed Village of Washington lies within two adjacent watersheds, the Lowes-Rock Creeks watershed on the west and Otter Creek watershed on the east. In years past these creeks powered the area's economy with several grist mills located along each. Although their mouths are less than 5 miles apart, Otter Creek drains into the Eau Claire River just before its confluence with the Chippewa River while Lowes Creek drains into the Chippewa River just past its confluence with the Eau Claire River. Lowes Creek is classified by the Wisconsin Department of Natural Resources as an "Outstanding and Exceptional River or Stream" (*Source Waters currently designated as ORWs and ERWs are listed in chapters NR 102.10 (ORWs) and NR 102.11 (ERWs) of Wisconsin's Administrative Code 102.11(1)(d)7*). Surface water resources

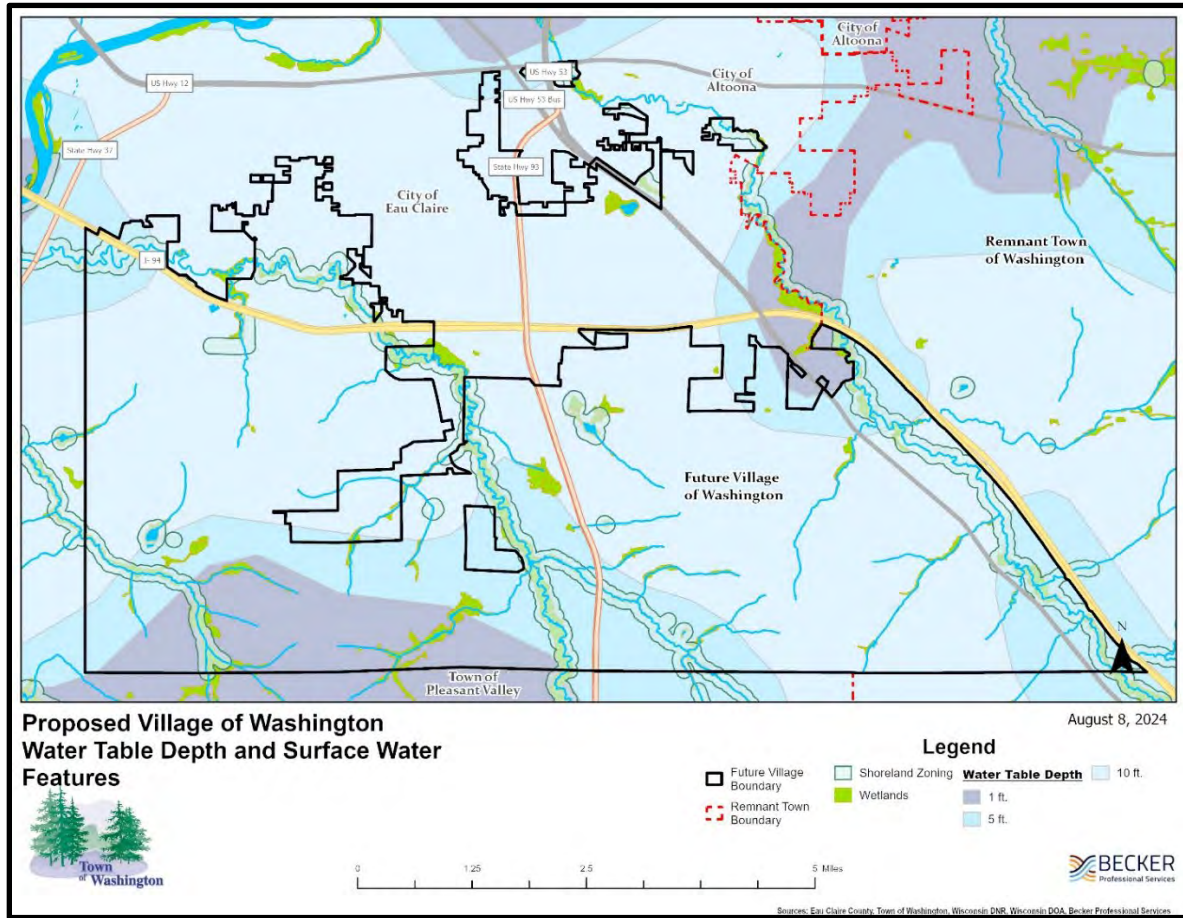
influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. The following two maps show the watersheds and drainage pattern for the incorporation territory.

Map 7: Watersheds and Drainage



There are few wetlands in the incorporation territory except in the floodplains of Lowes Creek or Otter Creek. Narrow bands of land along both Lowes Creek and Otter Creek are designated as either “floodway” or “flood fringe” by the Federal Emergency Management Agency (FEMA). The “floodway” is the land nearest a river or a creek where flood waters would run with force, whereas the “flood fringe” is the area that would be merely inundated. The following map shows surface water features and indicates depth to groundwater.

Map 8: Water Table and Surface Water



The proposed boundary is rational, follows existing political boundaries and physical and natural features and creates a compact and homogenous area.

Municipal Services of the Territory

A detailed description of municipal operations and services is provided in this submittal in Section 2(b), Level of Services.

Cohesion and Unity

Description of the Area Proposed for Incorporation

The proposed Village of Washington is located in northwest Eau Claire County near the I-94/STH 93 corridors, in the south portion of the Chippewa-Eau Claire Metropolitan area. The landscape of the territory includes both urban and suburban characteristics. The area north of I-94 is the most densely developed with a commercial corridor along London Rd and STH 93 and multi-family and single-family housing. The southern portion contains an industrial facility and a commercial corridor along STH 93 and single-family housing development.

The character of the territory proposed for incorporation is compact, homogenous and distinct from the adjacent municipalities. The incorporation territory contains community, civic, religious, educational, and recreational facilities and services to serve its population. Incorporation prevents the territory and community from further fragmentation and undesired changes in character.

Socio-Economic Features of the Territory

Population Characteristics

The population of the incorporation territory is estimated from a housing count to be 5,423 persons or 69% of the Town of Washington’s Wisconsin Department of Administration 1/1/2025 estimate of 7,788. The following tables and maps provide insight into the characteristics of the population residing within the territory as well as a comparison between the cities of Altoona and Eau Claire.

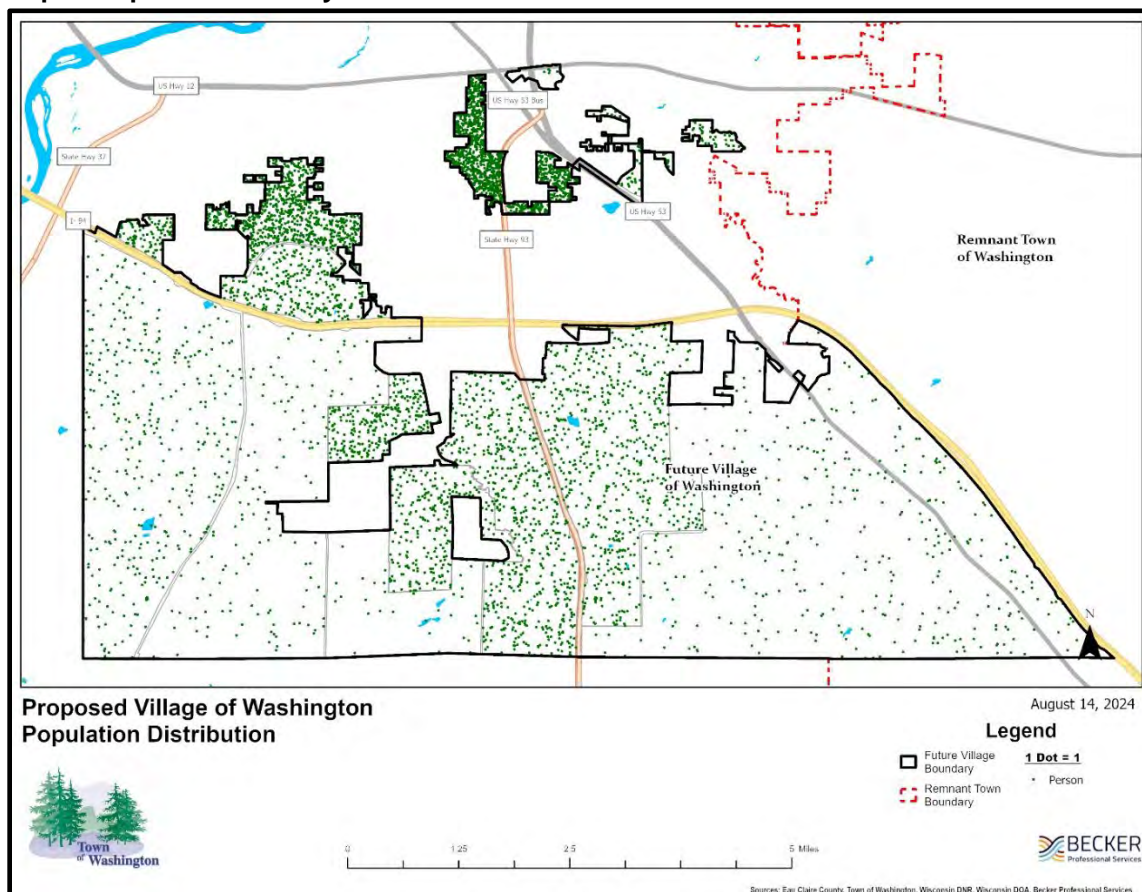
Figure 4: Comparison of Population Characteristics

Population Characteristics	City of Altoona	City of Eau Claire	Incorporation Territory	Remnant Town
Population Estimates	8,506	69,098	5,423	2,365
18 years and over	76.50%	82.40%	77.8%	76.0%
65 years and over	15.30%	16.10%	18.9%	19.0%
Male	56.35	48%	48.6%	48.4%
Female	43.65%	52%	51.4%	51.6%
Median HH Income	\$77,002	63,882	\$70,253	\$77,561
Less than \$10,000	4.4%	4.40%	3.4%	3.7%
\$10,000 to \$14,999	3.9%	3.4%	4.0%	4.7%
\$15,000 to \$24,999	7.0%	7.0%	5.1%	3.8%
\$25,000 to \$34,999	5.4%	9.7%	9.2%	7.3%

Population Characteristics	City of Altoona	City of Eau Claire	Incorporation Territory	Remnant Town
\$35,000 to \$49,999	13.8%	13.3%	10.9%	8.3%
\$50,000 to \$74,999	12.2%	21.9%	21.2%	21.8%
\$75,000 to \$99,999	20.3%	12.6%	11.0%	12.7%
\$100,000 to \$149,999	23.7%	17.2%	19.8%	22.1%
\$150,000 to \$199,999	6.5%	6.4%	7.2%	7.9%
\$200,000 or more	2.9%	4.6%	8.1%	7.6%
Owner Occupied Housing Units	57.4%	57.7%	61.8%	69.6%
Renter Occupied Housing units	42.6%	42.3%	38.2%	30.4%

Source: U.S. Census Bureau

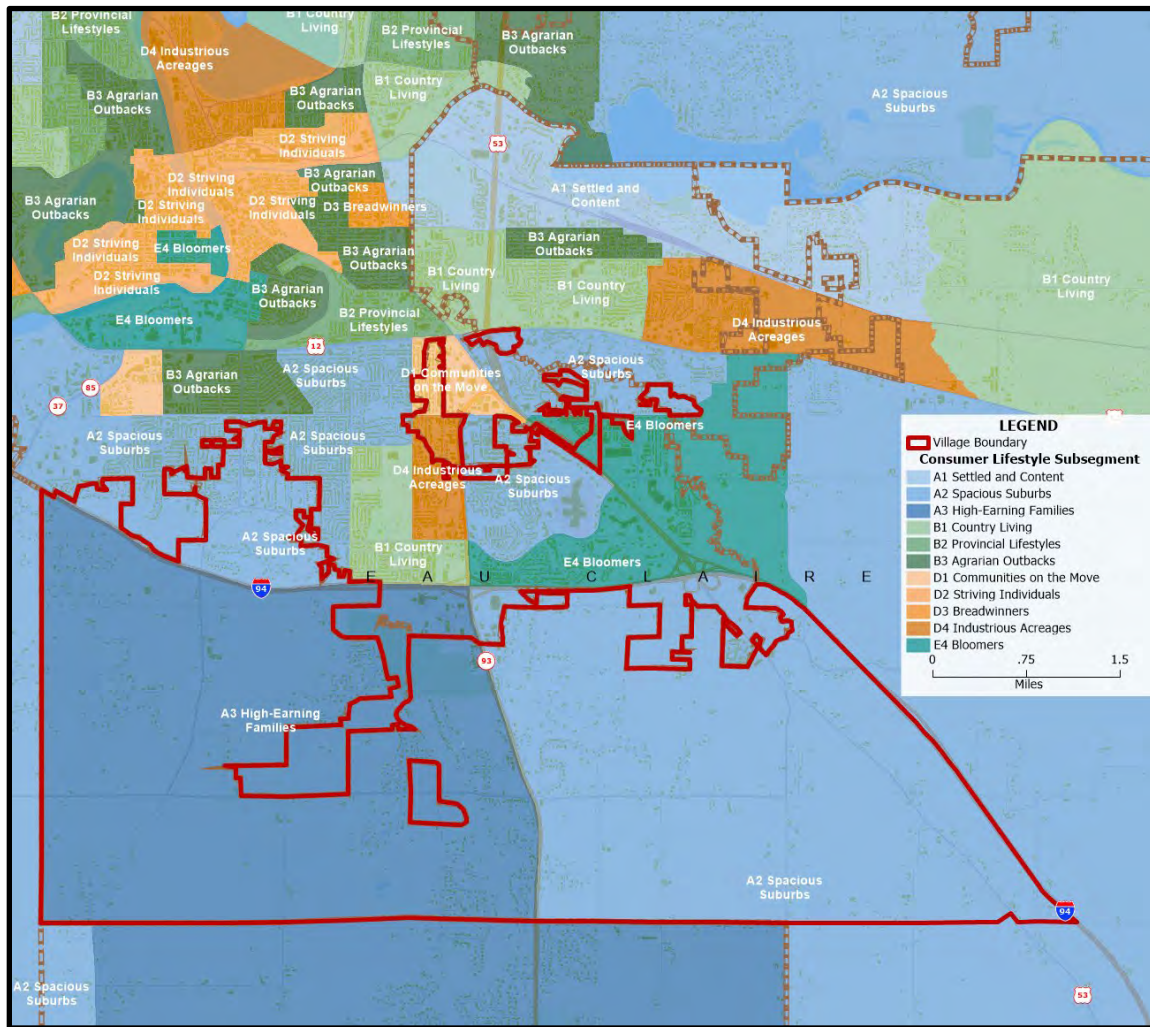
Map 9: Population Density



Further insight into population characteristics can be found in the marketing industry. Marketing firms use a method of targeting consumers for advertising based on their income and lifestyle characteristics. Households that share similar incomes and lifestyles tend to cluster

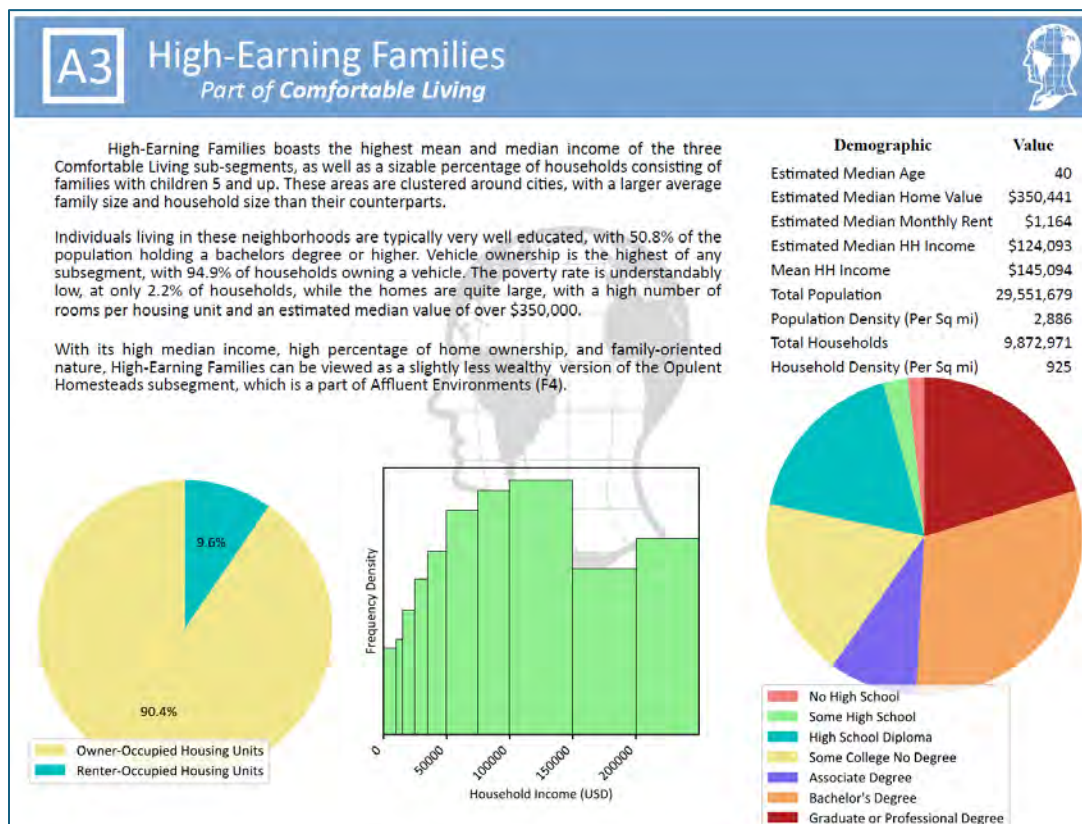
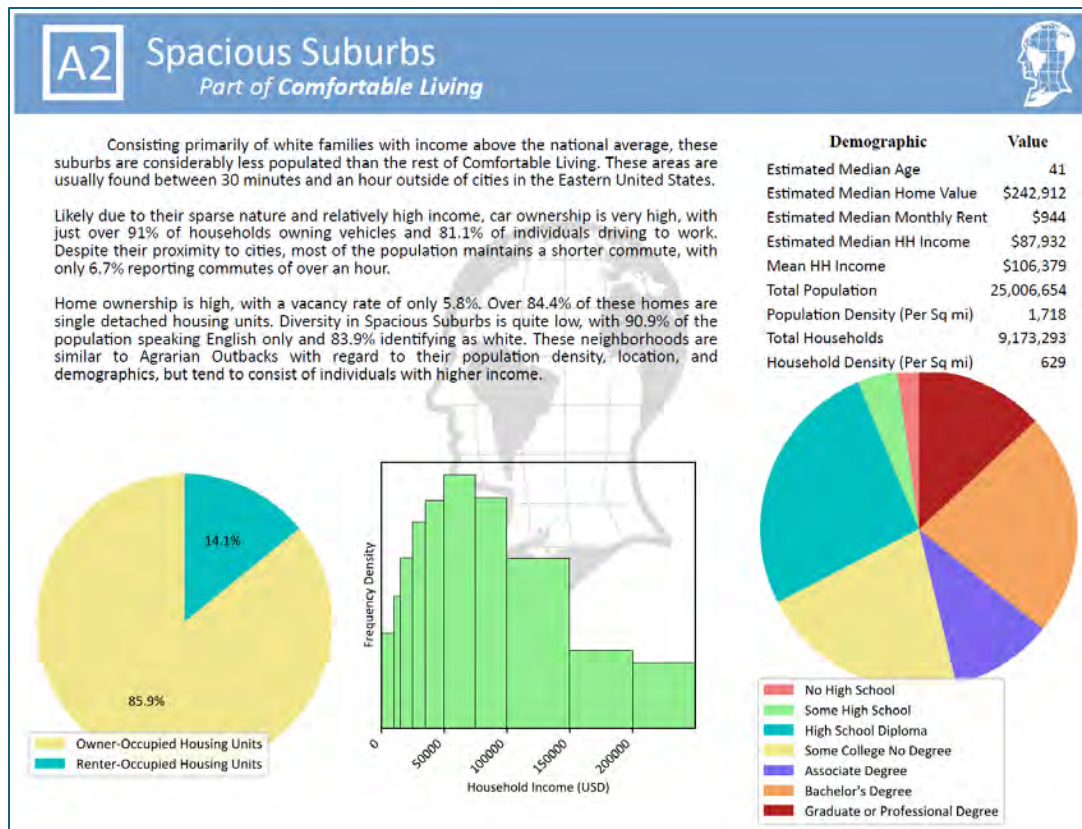
geographically. Map 10 below shows the geographic distribution of these consumer lifestyle segments in the Eau Claire area and including the incorporation territory.

Map 10: Consumer Lifestyle Subsegments



Map 10 indicates that most of the incorporation territory is relatively homogeneous from a lifestyle perspective comprising subsegments A2 and A3 and distinct from the lifestyle segments in the City of Eau Claire. These segments are profiled below in Figure 5.

Figure 5: Spacious Suburbs & High Earning Families



Economy and Employment

The Town of Washington is home to a diverse range of businesses that significantly contribute to local employment and economic vitality, making it a desirable place to live, work, and enjoy everyday life. The Town's thriving business community, which includes retail shops, restaurants, and various service providers, offers a wide range of amenities and conveniences for residents. This robust economic environment not only supports existing local employment but also attracts new businesses, individuals, and families seeking a vibrant and thriving community.

The Town's balanced mix of commercial activity and recreational spaces fosters a lifestyle that appeals to both individuals and families who value professional opportunities coupled with a high quality of life. The proposed incorporation boundaries support and encourage the growth of the many businesses located within the proposed Village. Achieving village status will further enhance economic development opportunities, enabling the Town of Washington to fast-track local projects and stimulate small business growth, ultimately driving economic prosperity across the entire region.

Figure 6: Top Employers

Business/Group	Location of Business	Number of Employees
WRR Environmental Services	5200 Ryder Road	80 - 100
Down to Earth LLC	6025 Arndt Lane	75
Heritage Court Memory Care	3515 E Hamilton Avenue	60
C&M Properties and Construction	6176 Sandstone Road	54
Royal Construction	3653 Greenway Street	40
Kwik Trip	3530 Mall Drive	32
Children's Nature Academy	1190 Priory Road	30 full-time, 60-90 part-time
Paws & Claws	3820 Old Town Hall Rd	23
Sammy's Pizza	2812 London Rd	32
Rainmaster Lawn Systems	3445 London Road	21
Ferguson's Orchard	6470 Balsam Road	Fall 130; Spring 55; Yr-Round 15
Tokyo Japanese Restaurant	2426 London Road	18
Pet Food Plus	2819 E Hamilton Avenue	15
Hansen's Corner Store	6391 State Road 93	14
Youngstedt's Auto & Tire	3330 Mall Drive	11
Kjelstad Plumbing	3705 Vold Court	10
Valley Edge Dental	3838 Talmadge Road	10
Water Source Heating & Cooling	3650 Greenway Street	9

There are two business parks within the incorporation territory. They are located across CTH II from each other on the east side of the intersection of CTH II with STH 93.

Trilogy Business Park

Seven lots are available for commercial development located on the south side of CTH II.

Figure 7: Trilogy Business Park



Lot 5 of the Trilogy Business Park has been sold and in May of 2025 owners began the process to construct two commercial buildings; one building will have up to 10 business sites and the other will have up to 6 business sites.

Trillium Business Park.

Lots available for commercial development are located on the north side of CTH II.

Figure 8: Trillium Business Park



Businesses

The Town of Washington offers an array of shopping, employment, and social opportunities that cater not only to its residents but also to the broader region. With a dynamic and diverse culinary and retail landscape, the Town of Washington is a destination that draws both locals and visitors alike.

From the authentic flavors of La Poblanita, a cherished Mexican restaurant and grocery store, to the warm hospitality of Olympic Flame, a local favorite for Greek cuisine, the Town's dining options are as varied as they are delicious. For those seeking a unique experience, Infinity Beverages Winery & Distillery offers not just exceptional wine and spirits but also immersive tours, tasting events, and a versatile event space for special gatherings.

Down to Earth, a family-owned garden center, further contributes to the Town of Washington's community by offering an event space, as well as hosting classes and events focused on gardening and sustainability. These establishments demonstrate that while the Town of Washington shares ties with the greater Eau Claire metropolitan area, it boasts its own distinct economic vibrancy, reinforcing its identity as a unique community with a strong sense of place and belonging.

Figure 9: Down to Earth



The diversity of services and businesses in the Town of Washington goes beyond mere convenience—they are integral to crafting a unique identity within the larger metropolitan context. As the Town continues to grow and evolve, the presence of these essential amenities strengthens its position and offers residents both the charm of small-town life and the benefits of metropolitan proximity.

Social Opportunities

The Town of Washington offers a diverse array of social opportunities that foster a strong sense of community, belonging, and involvement which is ingrained in town culture. The Town hosts a variety of events that bring residents together, such as the annual meal and fundraising event with the Township Fire Department (TFD) -Washington Fire Station. The fire station holds open houses, equipment demonstrations, and participates in local parades. Washington also participates in events at the Eau Claire County Fairgrounds such as the Eau Claire County Fair where it sponsors a community pancake breakfast.

Neighborhood associations play a vital role in strengthening community ties. Corydon Park, Sunny Meadows, Lowes Creek Estates, and Tamarack Lane organize events that encourage social interaction among residents. Social opportunities extend to residents of Eau Claire London Square Apartments, who benefit from amenities like fitness centers, community gardens, and shared spaces. Heritage Court Memory Care also fosters a supportive environment through community dining and social activities.

Local businesses contribute significantly to the Town's social fabric. For instance, Slate Boutique, Kahvi Coffee, and Strong Soul collaborate to host the Annual Mother's Day Market, featuring multiple vendors. Down to Earth hosts multiple events throughout the year, including a winter farmers market. Additionally, the Eau Claire Water River Shed Coalition plays a crucial role in educating the community on environmental stewardship.

The Town of Washington's tradition of social cohesion and community vitality dates back decades. Historical records, such as the Washington Financial Report from 1941-1942, reveal the issuance of numerous retail licenses for various goods and services, indicating a vibrant and caring community even then. These records highlight the Town of Washington's long-standing commitment to fostering an active, supportive, and engaged community.

Figure 10: Five & Two Cafe

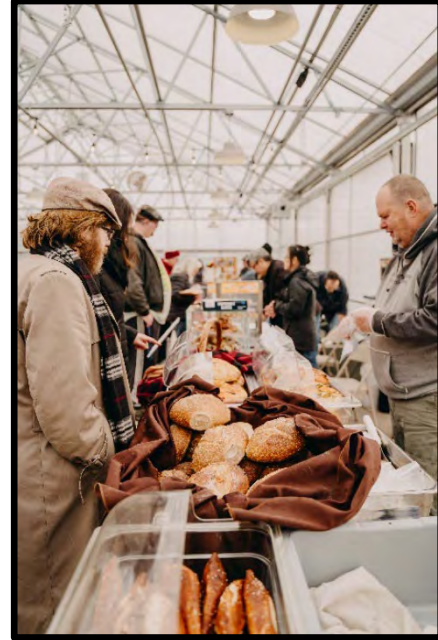


Figure 11: Slate Boutique & Kahvi



The Town also offers a diverse array of facilities catering to both recreational and community-focused needs. Educational institutions like Immanuel Lutheran High School, College, and Seminary provide foundational learning and spiritual growth. Families can take advantage of early learning centers such as the UWEC Children's Nature Academy and Nature's Cove Early Learning Center. For older residents, Heritage Memory Care Community offers dedicated care and social engagement.

Recreational opportunities are plentiful, with Lowes Creek County Park and the Lowes Creek Youth Baseball League providing outdoor activities for all ages.

The area is also home to several religious institutions, including Jehovah's Witness, The Haven Church, St. Mark Lutheran Church, Bethesda Lutheran Church, and the Eau Claire Hispanic Seventh-Day Adventist Church, all of which serve the spiritual needs of the community.

To keep residents informed about the wide range of social and recreational activities, the Town's website acts as a central hub, providing up-to-date information on community events, important announcements, and essential services. From details on upcoming projects and activities to guidelines on licenses, garbage collection, recycling, and elections, the website ensures residents stay informed and connected.

In addition to its digital resources, the Town of Washington keeps its residents engaged through bi-annual newsletters. These newsletters, distributed to every address in the Town and available online, provide insights into community affairs, local government updates, and much more. A bulletin board at the Town Hall further supplements these efforts, offering flyers and notices about local events.

General Points of Interest Adjacent or Within Incorporation Territory

The points of interest shown on Map 11 and Figures 9-15 demonstrate community characteristics, social cohesion, and integration into the metropolitan community.

Map 11: Points of Interest – Incorporation Territory

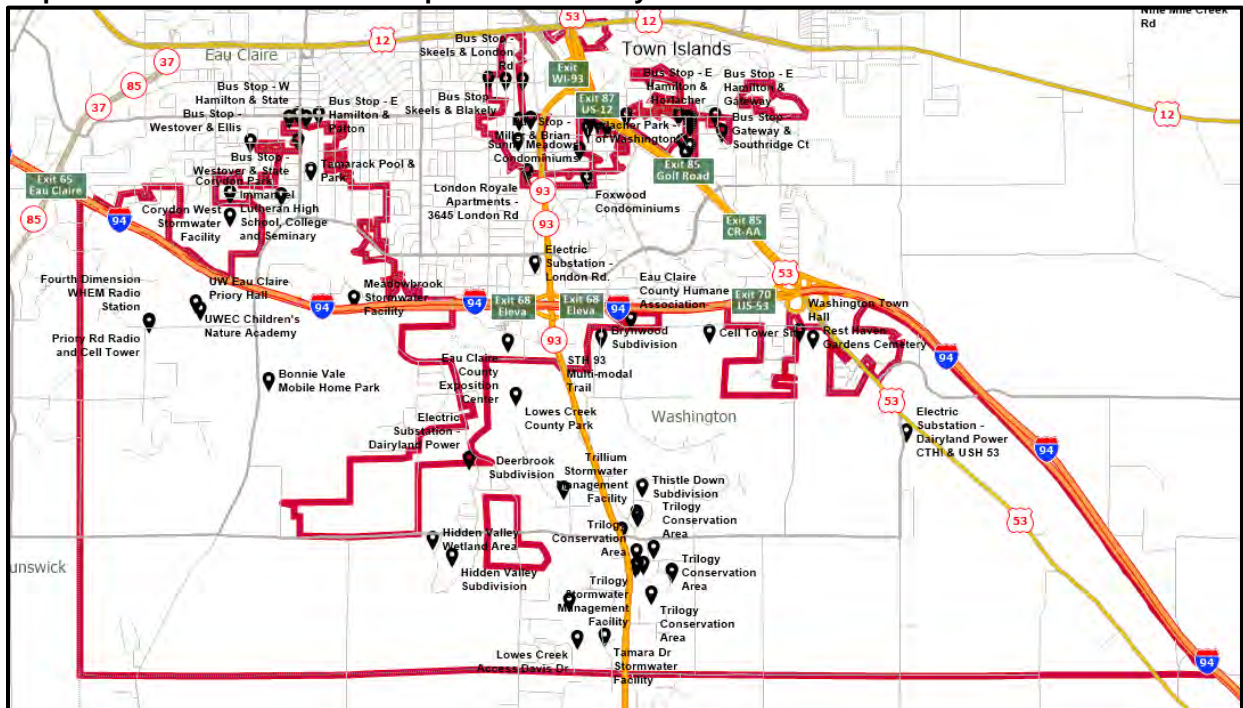


Figure 12: General Points of Interest

Immanuel Lutheran High School, College and Seminary	Kingdom Hall of Jehovah's Witnesses
Corydon Park	Lowes Creek Youth Baseball League
Bethesda Lutheran Church	Fourth Dimension WHEM Radio Station
St Mark Lutheran Church	Trillium Town Park & Trails - T of Washington
Bus Stop - Westover & State	Lowes Creek County Park
Tamarack Pool & Park	STH 93 Multi-modal Trail
UWEC Children's Nature Academy	Electric Substation - Dairyland Power CTHI & USH 53
Bonnie Vale Mobile Home Park	Hidden Valley Subdivision
Electric Substation - Dairyland Power	Hidden Valley Wetland Area
Eau Claire County Exposition Center	Lowes Creek Access Davis Dr
Eau Claire County Humane Association	Deerbrook Subdivision
Cell Tower Site	Lowes Creek LC Court Access
Trillium Business Park	Thistledown Subdivision
Washington Town Hall	UW Eau Claire Priory Hall

Rest Haven Gardens Cemetery	Trilogy 93 Bike Trail Connector
London Square Apartments	Trilogy Subdivision
Eau Claire Hispanic Seventh-Day Adventist Church	Trillium Stormwater Management Facility
Multi-Family Housing 3433 London Rd	Trilogy Stormwater Management Facility
London Royale Apartments - 3645 London Rd	Trilogy Stormwater Management Facility
Foxwood Condominiums	Tamara Dr Stormwater Facility
American Red Cross Donor Center	Trilogy Subdivision
Heritage Court Memory Care Community	Trillium Stormwater Management Facility
Nature's Cove Early Learning Center	Trilogy Stormwater Management Facility
Sunny Meadows Condominiums	Seven Mile Creek Park T of Washington
Township Fire Department	Horlacher Park - T of Washington
Cell Tower	Trilogy Conservation Area
Mayo Clinic Ambulance Service	Trilogy Conservation Area
Haven Church	Trilogy Conservation Area
Electric Substation - London Rd.	Trilogy Conservation Area
Electric Substation - Nine Mile Creek Rd	Electric Substation - London Rd.
Electric Substation - USH 53 at Blair	Electric Substation - Nine Mile Creek Rd
Electric Substation, major, Old Wells Rd Eau Claire	Electric Substation - USH 53 at Blair
Brynwood Subdivision	Electric Substation, major, Old Wells Rd Eau Claire
Priory Rd Radio and Cell Tower	Trilogy 93 Bike Trail Connector
Meadowbrook Stormwater Facility	Trilogy Stormwater Management Facility
Corydon West Stormwater Facility	Tamara Dr Stormwater Facility

Social Clubs, Groups & Churches

Figure 13: Social Opportunities

Business/Group	Location of Event	Activities
Township Fire Department Washington Fire Station	Town municipal complex, EC County Fairgrounds	Annual meal, demonstration, and fundraising event, open house lunch w/equipment demo, local parade events
Corydon Park Homeowner's Association	Corydon Neighborhood	neighborhood association
Sunny Meadows Homeowner's Association	Alf Avenue/McElroy	neighborhood association
Lowes Creek Estates Homeowner's Association	Wild Rose Lane	neighborhood association
Tamarack Lane Homeowner's Association	Tamarack Lane	neighborhood association
Eau Claire London Square Apartments	3300 London Road	senior apartments, income based; fitness center, community deck, community garden, community room
Heritage Court Memory Care	3515 E Hamilton Ave	community dining, social activities, therapy services

Business/Group	Location of Event	Activities
Slate Boutique/Kahvi Coffee/Strong Soul	along Talmadge Road	Annual Mother's Day Market with multiple vendors; Fall Market
Eau Claire Water River Shed Coalition	Various	education on the watershed, stream bank, dredging, water body monitoring, agricultural practice, and soil health projects
Ferguson's Orchard	6470 Balsam Road	apple & pumpkins picking, games, maze, various activities, retail shop, food vendors
Down to Earth Garden Center	6025 Arndt Lane	gardening and crafting classes, café, greenhouse, multiple vendors, petting farms, boutique
Glass Orchard	130 Deerfield Road	working with glass classes, apple picking, retail store, events, education, glass studio
Tin Roof Garden	5310 Friedeck Road	garden center
Barks & Recreation	5775 Friedeck Road	training classes, boarding, grooming, doggy daycare
Paws & Claws	3820 Old Town Hall Road	dog daycare, dog swimming pool, boarding for dogs, cats, & small animals, grooming
Pet Food Plus	2819 E Hamilton Ave	puppy socials, pet store, self-service pet wash
Infinity Beverages, Winery, Distillery	3460 Mall Drive	tours and tastings events; special event space
Haven Church	STH 93/CTH II	church
Willow Rose Retreat	6015 Arndt Lane	crafting retreat center
La Poblanita	2436 London Road	Mexican restaurant and grocery store
Slate Boutique	3834 Talmadge Road	boutique
Sammy's Pizza Restaurant & Pub	2812 London Road	pizza, drinks, trivia, dart games & leagues, video games, parties
Tokyo Japanese Restaurant	2426 London Road	traditional and hibachi style dining
The Growler Guys	2832 London Road	craft beer, breakfast and lunch menu
Ole's Southside Tavern	2435 S Hastings Way	tavern, karaoke, pool table, pizza, bar food, and a party room
Danc'n Bean	2803 E Hamilton Ave	bakery, coffee, and ice cream
Olympic Flame	2920 London Road	Greek restaurant
Bijou Bistro & Catering	2629 E Clairemont Ave	fine dining restaurant
Happy Stamper	3010 London Road	stamping supply store, classes
Pizza Casa Bianca	2823 E Hamilton Ave	restaurant
Kahvi Coffee House & Café	3830 Talmadge Road	coffee shop and gathering room
Lydia's Interiors	3460 Mall Drive	furniture, lighting, home décor, interior design consultants
Oliver's Tavern	3228 London Rd	tavern, karaoke, bar games, bar food
Stitch Supply Company	3402 Mall Drive	quilting fabrics and supplies
La Luna	2824 London Road	Mexican restaurant and supermarket
Kingdom Hall of Jehovah Witnesses	3400 Horlacher Lane	church
AVenue Orchard	6700 US-53	Orchard, baked goods, store

Figure 14: Organized (Community) Events and Recreational Activities

Business/Group	Location of Event	Activities
Lowes Creek Little League	Town Park, 4450 Horlacher Ct	Little League games, practices, food concessions, tournaments
Lowes Creek County Park	5238 S Lowes Creek Road	mountain biking, dog walking, hiking, snowshoeing, cross-country ski trails; Reservable picnic shelter, parcours Fitness Course, snowshoe, biking, and running races
Town Trail at STH 93	STH 93	biking, walking trail
Town Park & Trails at Trillium	Trillium Estates Subdivision	biking, walking trail, connects to STH 93
Town Trail at Trilogy	Trilogy Estates	biking, walking trail, connects to STH 93
Corydon Park Community Run	Corydon Neighborhood	community run
Recycling Events	WRR Environmental	clean sweep events 2x a year: recycling paints, oil, chemicals, etc.
Town Rest Haven Cemetery	Old Town Hall Road	municipal owned cemetery
FitElite	Mall Drive	gym, classes, personal trainers, youth summer events
Zimmerman's Freestyle Martial Arts	Mall Drive	martial arts classes for youth and adults
Strong Soul	3868 Talmadge Road	fitness center: cycling, sculpting, yoga
Paradise Massage	6061 Sandstone Road	Massage therapy
Infinity Dance Center	2801 E Hamilton Avenue	Ballet, Tap, Jazz, Lyrical, Hip Hop, Acro, Pointe, Modern & Musical Theatre recreational or competitive dance
Perplebunny's Axe House	2930 London Road	axe throwing, axe throwing leagues and tournaments
Ferguson's Orchards	6470 Balsam Rd	Family fun recreational activities - wagon rides, corn maze, grand sling shot, mining for gems, apple and pumpkin picking

Figure 15: Community Facilities Serving the Incorporation Territory

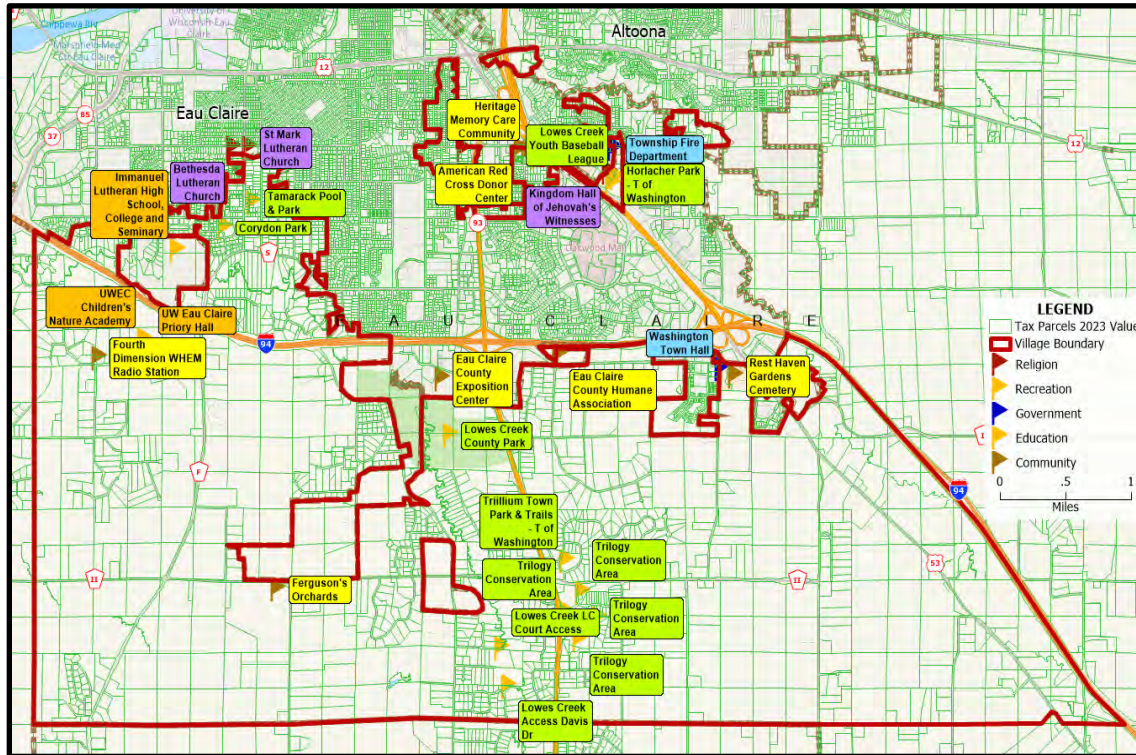
Eau Claire County Exposition Center	Community
Eau Claire County Humane Association	Community
Rest Haven Gardens Cemetery	Community
American Red Cross Donor Center	Community
Ferguson's Orchard	Community
Heritage Memory Care Community	Community
YMCA South	Community
Fourth Dimension WHEM Radio Station	Community
Immanuel Lutheran High School, College and Seminary	Education
UWEC Children's Nature Academy	Education
Nature's Cove Early Learning Center	Education
UW Eau Claire Priory Hall	Education
Washington Town Hall	Government
Township Fire Department	Government
St Mark Lutheran Church	Religion

Bethesda Lutheran Church	Religion
The Haven Church	Religion
Eau Claire Hispanic Seventh-Day Adventist Church	Religion
Kingdom Hall of Jehovah's Witnesses	Religion

**Figure 16: The Trillium Fall Event Slate
Boutique/ Kahvi Coffee/Sparreaux**



Map 12: Community, Government, Religious, and Educational Facilities in the Incorporation Territory



Recreational Opportunities

The Town of Washington offers an extensive range of recreational activities designed to foster community engagement and promote a healthy lifestyle. Whether it's catching a little league game complete with lively concessions, exploring mountain biking trails, or taking a leisurely walk with your dog on scenic paths, there's something for everyone.

Winter brings opportunities for snowshoeing, cross-country skiing, and snowmobiling ensuring year-round outdoor fun. The Bracketteers Snowmobile Club offers groomed and marked trails throughout Washington and neighboring towns. Approximately 100 club members are residents of Washington. See map below.

Map 13: Snowmobile Trails in Incorporation Territory

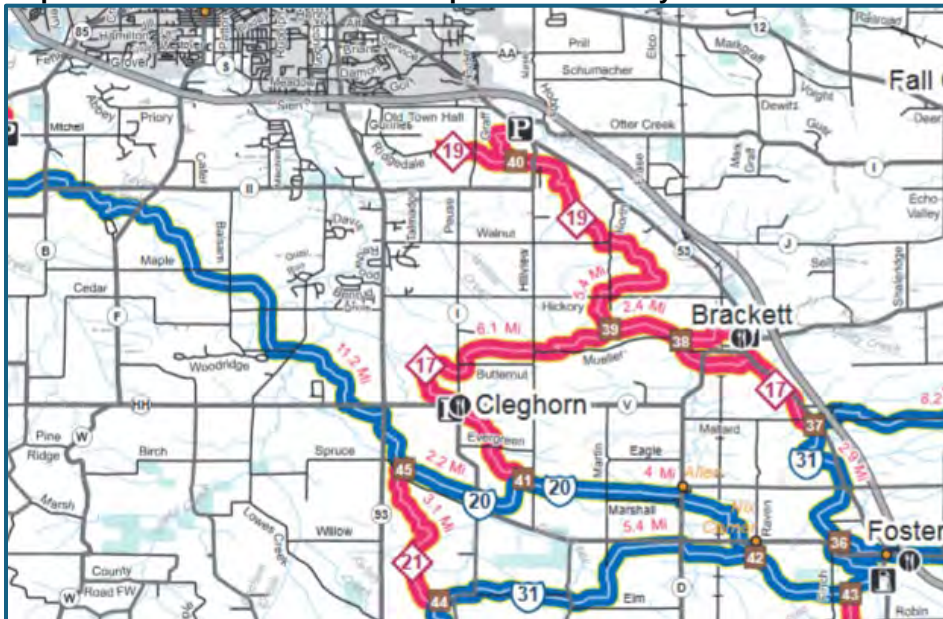


Figure 17: Ferguson's Orchards

The Town of Washington is home to the famous Ferguson's Orchards, a beloved destination that draws over 100,000 visitors each season. Ferguson's Orchards offers a quintessential fall experience with activities such as apple and pumpkin picking, wagon rides, corn maze adventures, grand slingshot challenges, and gem mining. These seasonal events are not only fun but also serve as a significant attraction, bringing together both residents and visitors from the broader region.



In addition to Ferguson's Orchards, the Town features a county park with a reservable picnic shelter, a parcourse fitness course, and a range of recreational activities that encourage an active lifestyle. These offerings help strengthen community bonds and enrich the town's vibrant social fabric, making the Town of Washington a lively and welcoming place for all. For a comprehensive list of community-organized events and recreational activities see Figure 14.

Lowes Creek Baseball has been a proud part of the Town of Washington community for over 55+ years, offering a safe, supportive, and development-focused environment for young athletes. 20 little league teams and 8 T-ball teams with 350+ players play here. Baseball has deep roots in the region. In recent years, Lowes Creek Baseball has experienced record enrollment numbers, reflecting the rising interest in baseball and the demand for quality youth sports programs. In fact, the league is exploring the possibility of securing 30-50 acres in the Town to expand.

Park and Recreation Sites in the Town of Washington:

- Horlacher Park - Lowes Creek Youth Baseball League and cconservancy area
- Three wildlife areas for passive recreation along E. Hamilton Avenue.
- Corydon Park
- Tamarack Pool & Park – Condominium Residents
- Trillium Town Park & Trails – Town of Washington
- Lowes Creek County Park
- Lowes Creek Access Davis Dr
- Lowes Creek Access Lowes Creek Court
- Seven Mile Creek Park T of Washington
- Horlacher Park - T of Washington
- Trilogy Conservation Area

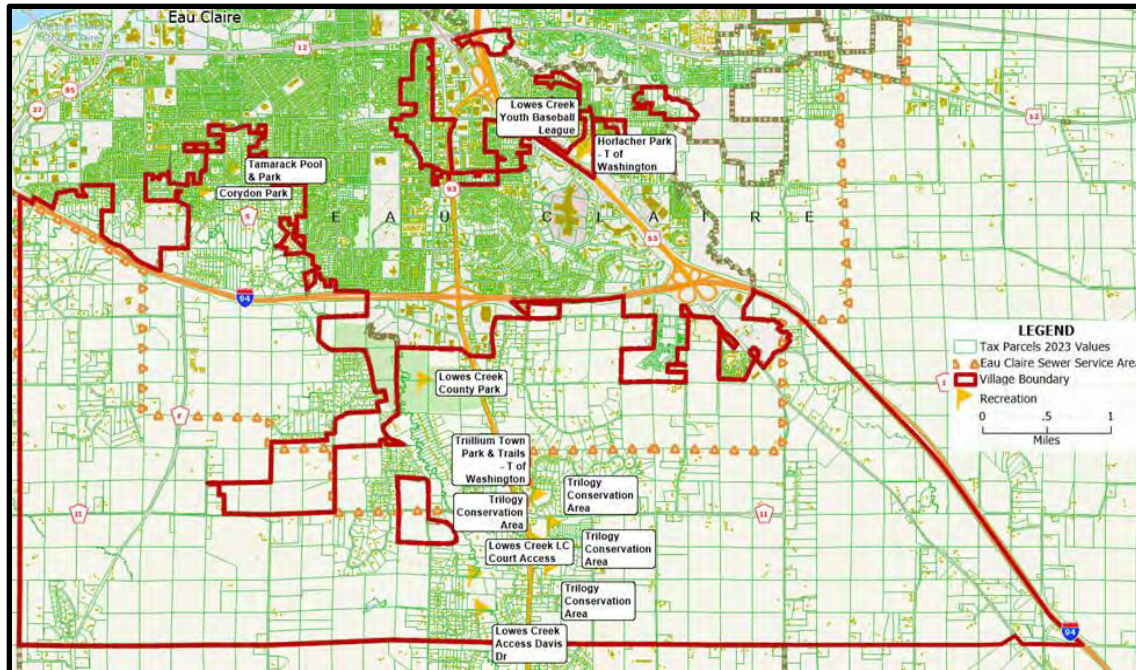
Figure 18: Kids Adventure Park, Lowes Creek County Park



Figure 19: Horlacher Park, Lowes Creek Youth Baseball



Map 14: Park and Recreation Sites Within the Incorporation Territory



Schools

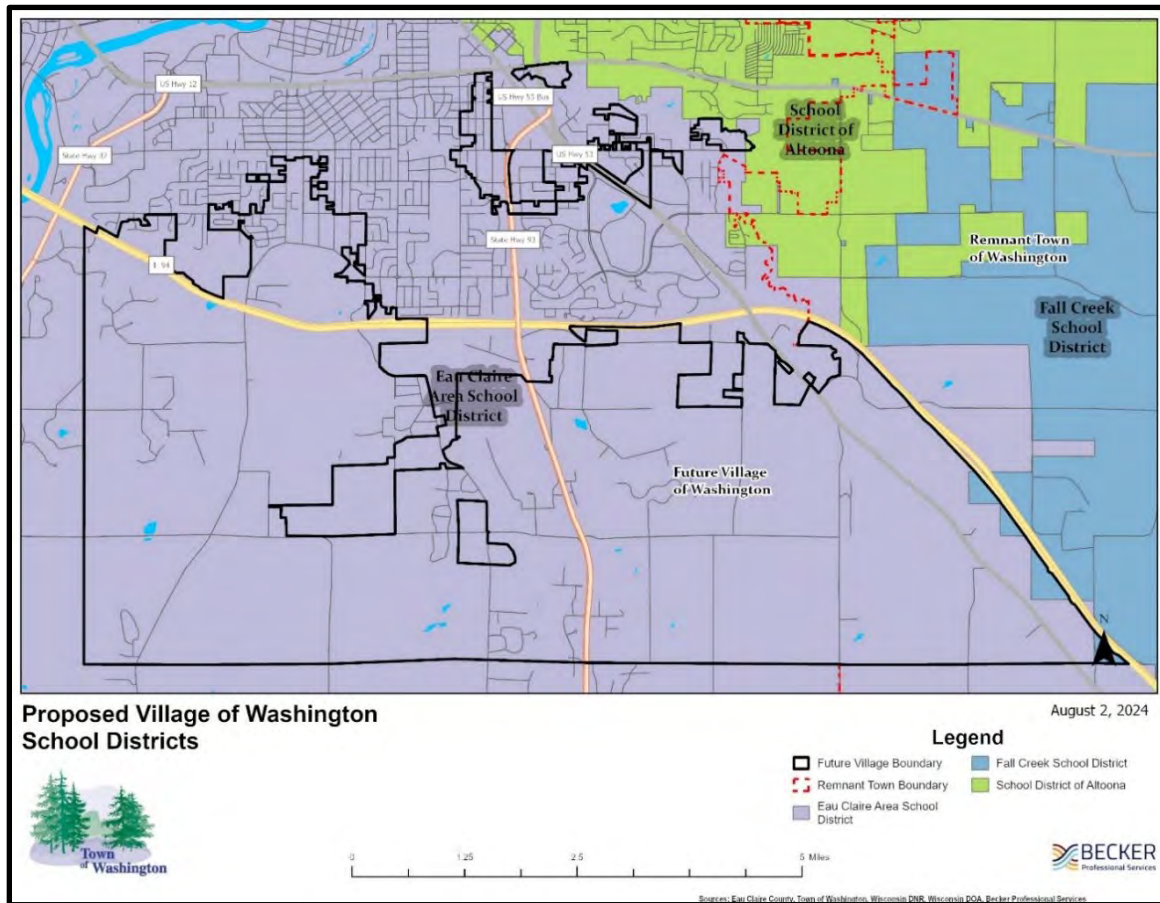
Public Schools

School districts play a role in forming community social structures and impact people's decisions on where to reside. The proposed incorporation territory and school district boundaries display uniformity and compactness. This continuity helps build a sense of unity and belonging among students and their families. Students located within the proposed incorporation boundary will attend one of three elementary schools (Robbins, Meadowview, or Putnam Heights), and then one of three middle schools (South or Delong) and one high school (Memorial)

By keeping consistent school district boundaries with one school district, children from both new developments and long-established neighborhoods attend the same schools, participate in the same activities, and form friendships that cross geographic and social lines. This helps to break down barriers and create a more integrated and harmonious community.

Although the Town of Washington is served by three school districts - the Altoona School District, the Fall Creek School District, and the Eau Claire Area School District (ECASD), the incorporation territory is almost entirely within the Eau Claire Area School District (ECASD). Map 16 depicts the school districts for the proposed Village and remnant Town of Washington as well as the boundary communities.

Map 15: School Districts



The ECASD is comprised of 13 elementary schools, 3 middle schools, and 2 high schools. No schools in the ECASD are located within the incorporation territory.

Elementary Schools

- Chippewa Valley Montessori Charter
- Flynn Elementary
- Lakeshore Elementary
- Locust Lane Elementary
- Longfellow Elementary
- Manz Elementary
- Sherman Elementary
- Meadowview Elementary*
- Northwoods Elementary
- Putnam Heights Elementary*
- Robbins Elementary*
- Roosevelt Elementary
- Sam Davey Elementary

**3 of the 13 elementary schools will serve the proposed incorporation territory*

Figure 20: Putnam Heights Elementary



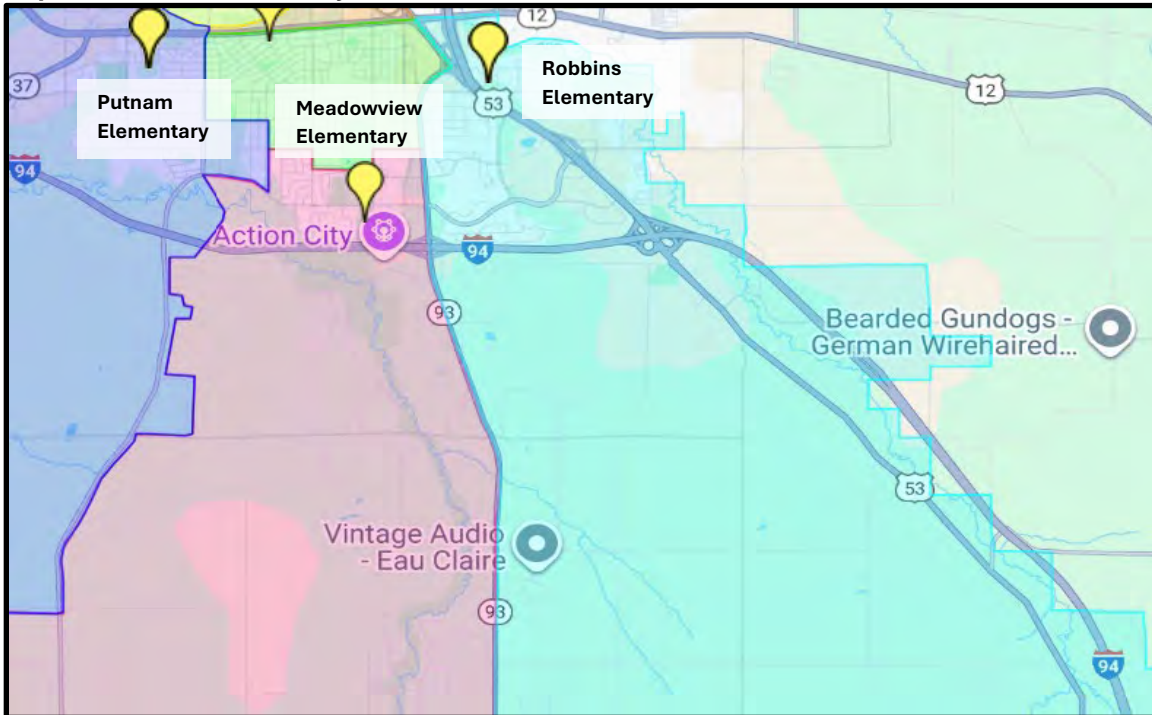
Figure 21: Meadowview Elementary



Figure 22: Robbins Elementary



Map 16: ESASD Elementary School Enrollment Areas



Source: Eau Claire Area School District; Boundary Map - Elementary Schools.

Middle Schools

- DeLong Middle School*
- NorthStar Middle School
- South Middle School *

**2 of 3 middle schools will serve the proposed incorporation territory*

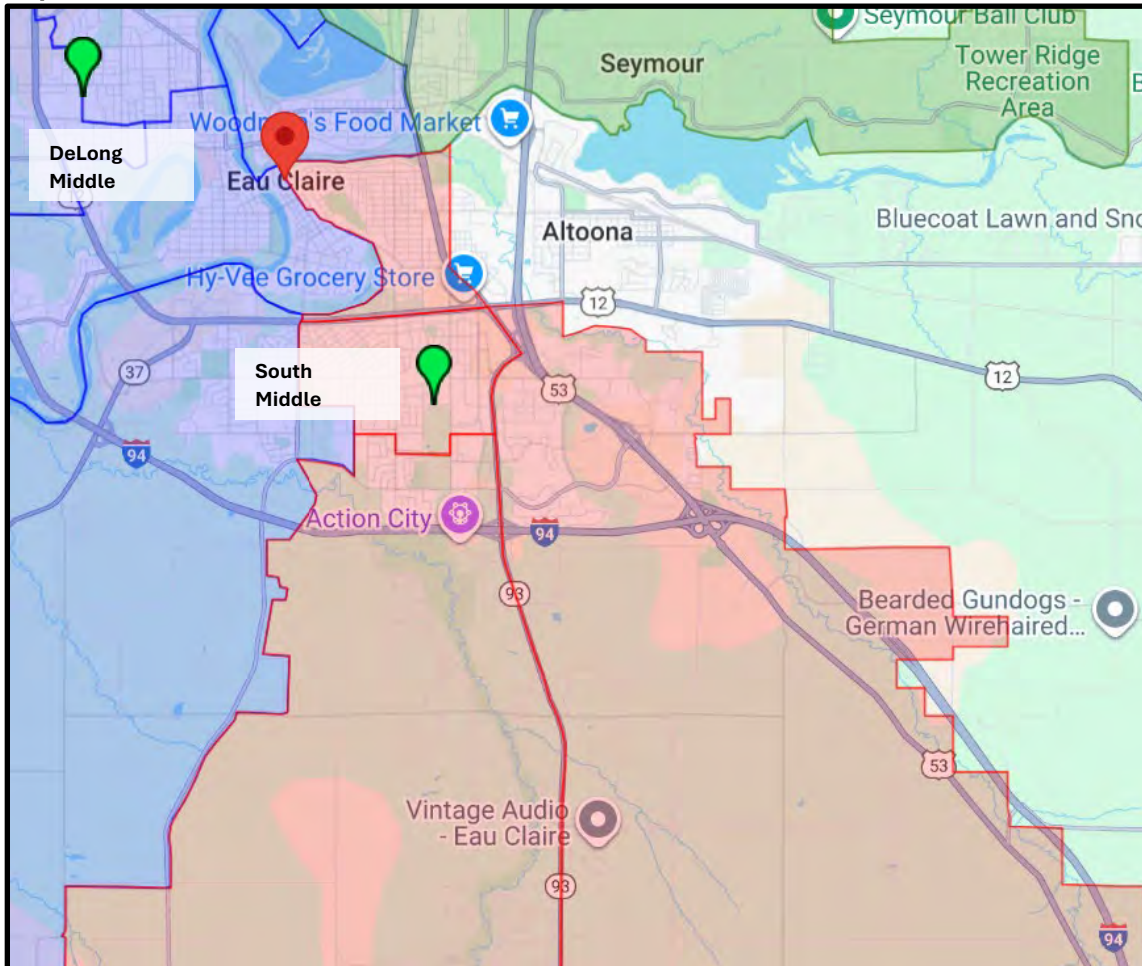
Figure 23: DeLong Middle School



Figure 24: South Delong Middle School



Map 17: ECASD Middle School Enrollment Areas



Source: Eau Claire Area School District; Boundary Map – Middle Schools.

High Schools

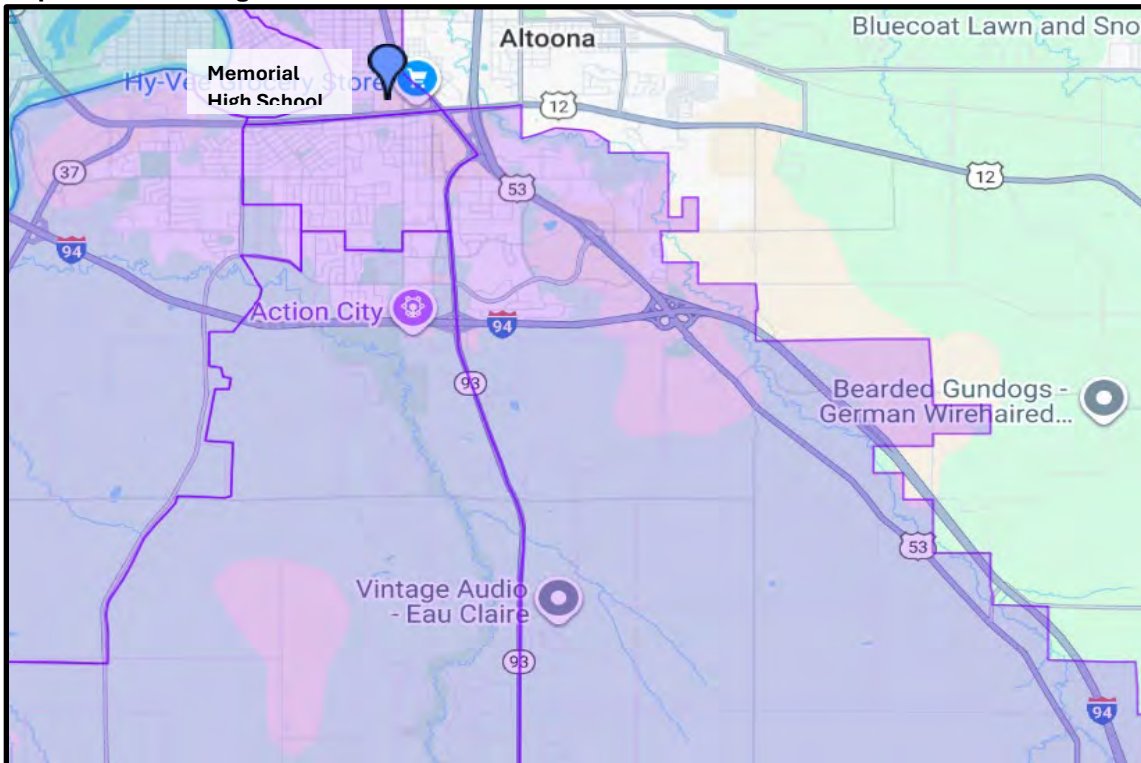
- North High School
- Memorial High School*

**1 of 2 high schools serves the proposed incorporation territory*

Figure 25: Memorial High School



Map 18: ECASD High School Enrollment Areas



Source: Eau Claire Area School District; Boundary Map – High Schools.

A description of school district enrollment statistics is provided below in Section D.

Private Schools

UW Eau Claire Children's Nature Academy

The Children's Nature Academy is a five-star NECPA accredited program serving the students, faculty and staff at the University of Wisconsin- Eau Claire and the Chippewa Valley community. The center has been in the Town of Washington at 1190 Priory Road since 2012.

The Academy enrolls children of university students, faculty, and staff, as well as from the community. University of Wisconsin-Eau Claire students receive priority enrollment. They register children wanting 4K with extended care while the public school district registers children wanting only 4K. The Academy serves also as a childcare facility for children 6 weeks old – 12 years old.

Due to the many environmental settings in the Town, the connections between indoors and out flows naturally at the UW-Eau Claire Children's Nature Academy. Children are immersed in a learning experience where nature meets development to support each child.

Volunteer Fire Department

Fire protection services would be provided by Township Fire Department, Inc. a Wisconsin non-stock, not for profit Corporation under Chapter 181 of the Wisconsin Statutes.

Prior to 1955, fire protection of rural areas around the City of Eau Claire was provided by the Eau Claire City Fire Department. A fee of \$150 an hour was charged to the surrounding towns by the City. When a fire developed, one truck with 150 gallons of water and three firefighters would respond.

On January 14, 1955, a meeting was held to establish Township Fire Department, Inc., and to authorize the purchase of trucks and equipment. The towns in the organization were Seymour, Washington, Union and Brunswick. The officers for the newly formed Township Fire Department, Inc. were elected: Henry Graff, President; Charles Milward, Secretary; Arthur Donaldson, Treasurer and board members Robert Rossman and Herman Dahl. Dave Olson was named the first Chief of the department.

On February 4, 1956, the department opened a Central Fire Station, Station #2, in the Town of Washington on London Rd. In 1986, the Town of Washington built a new fire station on Horlacher Lane. In 2003, a new Washington municipal complex was built to house all municipal operations under one roof including Washington Fire Station #2.

Like the other towns of Township Fire Department, Inc., the Washington Fire Station became the cornerstone of community service and community social activities. Residents came together to serve their neighbor in times of need and host many community events.

Figure 26: Washington Firefighters Chicken Feed



For many years the Town hosted an annual Charcoal Chicken Feed to display equipment and provide community camaraderie. Residents looked forward to this event every year as it was always very well attended.

Washington continues to pull the community together with an Annual Open House. This year the Town Road Department partnered as hosts, and both look forward to next year. It was a day of equipment displays, toy firefighter helmets and badges, and storm water Plinko. Fun was had by all.

The Washington Fire Station also hosts a Pancake Breakfast at the annual Eau Claire County Fair. This event is a celebration of youth, families and community. The Eau Claire County Expo Center is located along STH 93 and is central to Washington.

Figure 27: Washington Open House



Figure 28: Washington Open House



Neighborhoods

There are several well-established residential neighborhoods and commercial subdivisions in the incorporation territory providing social cohesion and everyday retail services to incorporation territory residents and providing distinct shopping experiences that draw residents from the adjacent municipalities. Also refer to Map 17 and Map 18.

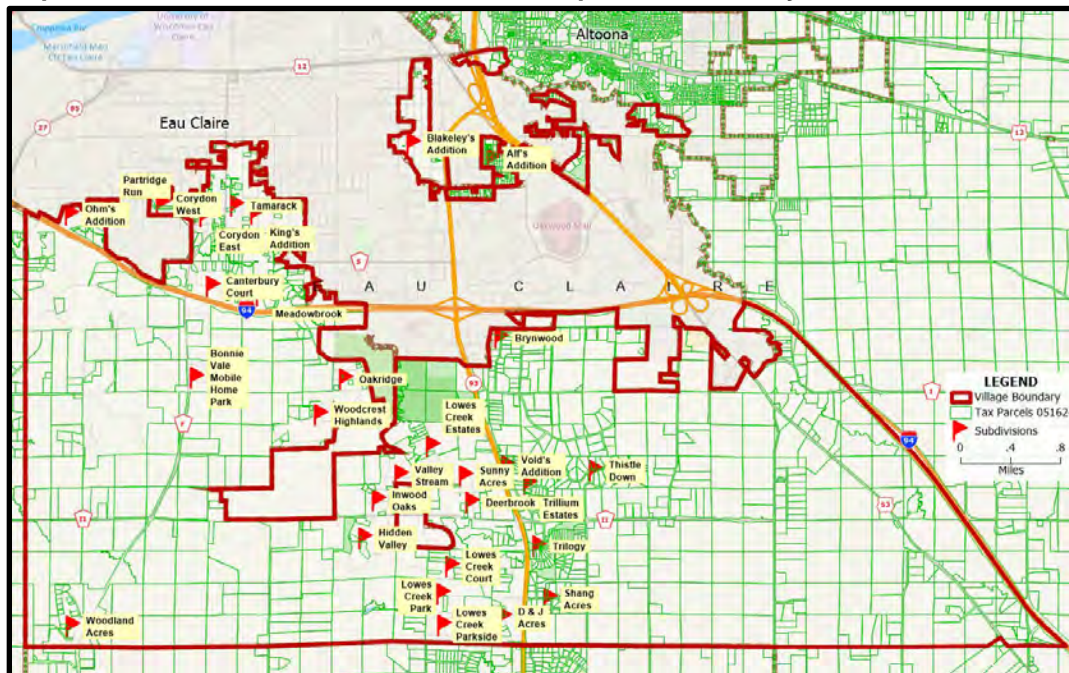
Commercial Subdivisions

Hamilton Square	Star Plaza
Kings Plaza	Trillium Business Park
London Plaza	Trilogy Business Park
Queens Plaza	

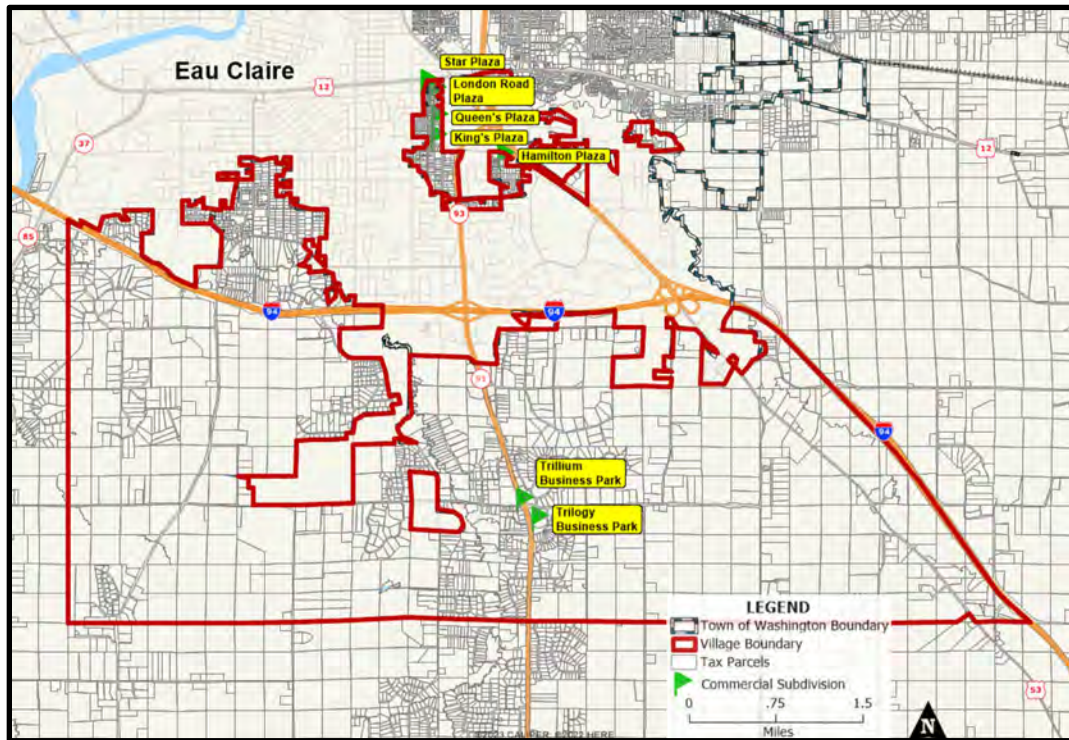
Residential Subdivisions

Alf's Addition	King's Addition	Tamarack
Blakeley's Addition	Lowes Creek Court	Thistledown
Bonnie Vale Mobile Home Park	Lowes Creek Estates	Trillium Estates
Brynwood	Lowes Creek Park	Trilogy
Canterbury Court	Meadowbrook	Valley Stream
Corydon East	Oakridge	Vold's Addition
Corydon West	Ohm's Addition	Woodcrest Highlands
Deerbrook	Partridge Run	Woodland Acres
Hidden Valley	Shang Acres	Woodlands on Lowes
Inwood Oaks	Sunny Acres	

Map 19: Residential Subdivisions in the Incorporation Territory



Map 20: Commercial Subdivisions in the Incorporation Territory



Multi-Family Residential in the Incorporation Territory

The incorporation territory includes a range of housing types to satisfy most lifestyles and incomes, including a variety of multi-family housing types from multi-building complexes to condominiums to mobile homes to duplexes. There are 379 multi-family units currently within the incorporation territory. Below is a list of the multi-family residential developments. Map 19 shows the location of the major apartment units.

Figure 29: Multi-family Unit Within Incorporation Territory

Name	Address	# Units
London Square Apartments	3300 London Road	56
Multi-Family Housing	3433 London Road	16
London Royale Apartments	3645 London Road	16
Foxwood Condominiums	3300 Foxwood Road	16
Sunny Meadows Condominiums	3300 Sunny Road	12
Bonne Vale Mobile Home Park	5098 W. Lowes Creek Road	40
Eightplex	2404 E. Hamilton Ave	8
Eightplex	2550 E. Hamilton Ave	8
Eightplex	2324 E. Hamilton Ave	8
Fourplex	3127 Blakeley Ave	4
Fourplex	3121 Blakeley Ave	4
Fourplex	3113 Blakeley Ave	4
Fourplex	3118 Pomona Dr	4

Name	Address	# Units
Fourplex	3112 Pomona Dr	4
Fourplex	2513 Corona Ave	4
Fourplex	2720 Pomona Dr	4
Fourplex	2423 Pomona Dr	4
Triplex	2520 E. Hamilton Ave.	3
Duplex	3207 Pomona Ave	2
Duplex	3211 Pomona Ave	2
Duplex	2511 Skeels Ave	2
Duplex	3477 Blakeley Ave.	2
Duplex	3205 Blakeley Ave.	2
Duplex	2418 E. Hamilton Ave	2
Duplex	2308 Corona Ave	2
Duplex	2404 Corona Ave	2
Duplex	2424 Corona Ave	2
Duplex	2506 Corona Ave	2
Duplex	2516 Corona Ave	2
Duplex	3023 Blakeley Ave	2
Duplex	3011 Blakeley Ave	2
Duplex	3005 Blakeley Ave	2
Duplex	2928 Blakeley Ave	2
Duplex	2929 Blakeley Ave	2
Duplex	2920 Blakeley Ave	2
Duplex	2919 Blakeley Ave	2
Duplex	2505 Skeels Ave	2
Duplex	2305 Skeels Ave	2
Duplex	2323 Skeels Ave	2
Duplex	2326 Skeels Ave	2
Duplex	2408 Skeels Ave	2
Duplex	2405 Skeels Ave	2
Duplex	2305 Skeels Ave	2
Duplex	2411 Skeels Ave	2
Duplex	2414 Skeels Ave	2
Duplex	3022 Beverly Hills Dr	2
Duplex	3015 Beverly Hills Dr	2
Duplex	3005 Beverly Hills Dr	2
Duplex	3004 Beverly Hills Dr	2
Duplex	2930 Beverly Hills Dr	2
Duplex	2929 Beverly Hills Dr	2
Duplex	2917 Beverly Hills Dr	2
Duplex	2922 Beverly Hills Dr	2
Duplex	2914 Beverly Hills Dr	2

Name	Address	# Units
Duplex	2911 Beverly Hills Dr	2
Duplex	2921 Fairfax St	2
Duplex	2927 Fairfax St	2
Duplex	3005 Fairfax St	2
Duplex	3013 Fairfax St	2
Duplex	2805 Beverly Hills Dr	2
Duplex	2804 Beverly Hills Dr	2
Duplex	2820 Beverly Hills Dr	2
Duplex	2812 Blakeley Ave	2
Duplex	2821 Blakeley Ave	2
Duplex	2813 Blakeley Ave	2
Duplex	2806 Blakeley Ave	2
Duplex	2410 Henry Ave	2
Duplex	2506 Henry Ave	2
Duplex	2512 Henry Ave	2
Duplex	2511 Henry Ave	2
Duplex	2612 Henry Ave	2
Duplex	2613 Henry Ave	2
Duplex	2711 Pomona Dr	2
Duplex	2715 Pomona Dr	2
Duplex	2716 Pomona Dr	2
Duplex	2721 Pomona Dr	2
Duplex	2727 Pomona Dr	2
Duplex	2728 Pomona Dr	2
Duplex	2836 Pomona Dr	2
Duplex	2730 London Road	2
Duplex	2738 London Road	2
Duplex	2746 London Road	2
Duplex	2628 Pomona Dr	2
Duplex	2619 Pomona Dr	2
Duplex	2610 Pomona Dr	2
Duplex	2602 Pomona Dr	2
Duplex	2605 Pomona Dr	2
Duplex	2519 Pomona Dr	2
Duplex	2620 Blakeley Ave	2
Duplex	2619 Blakeley Ave	2
Duplex	3406 Brian St.	2
Duplex	3402 Alf Ave	2
Duplex	3325 Miller St	2
Duplex	3319 Miller St	2

Name	Address	# Units
Duplex	3311 Miller St	2
Duplex	3411 Miller St	2
Duplex	3415 Miller St	2
Duplex	3419 Miller St	2
Duplex	3425 Miller St	2
Duplex	3433 Miller St	2
	Total Multi-Family	379

Map 21: Multi-family Developments Within the Incorporation Territory

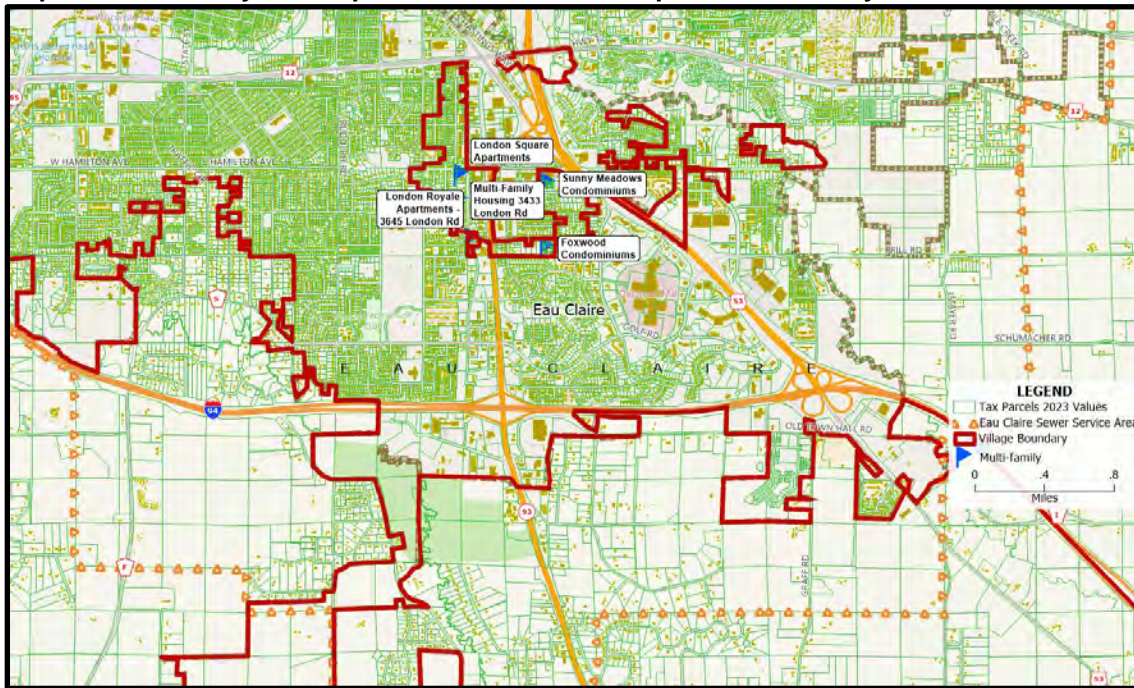


Figure 30: Foxwood Condominiums on McElroy Court



Figure 31: Sunny Meadows Condominiums Multi-Family Housing



List of Businesses

There are approximately 165 businesses located within the incorporation territory covering a wide range of industries, further establishing strong shopping and social customs in the incorporation area. The only known seasonal businesses are 2 of the three orchards within the territory. The third orchard operates a glass studio which makes it a year-round operation.

Figure 32: List of Businesses

Name	Address	Description	# Employees
Northwoods Unlimited	3903 State St.	Landscaping Services	10 - 20
GK Architectural Consulting	3613 Tamarack Lane	Architectural Design Services	1
C&T Construction Service	3781 Silver Springs Dr	Construction Services	1 - 5
Class Apple	5198 Sunset View Dr.	Apple Orchard	1 - 5
The Glass Orchard	130 Deerfield Road	Glass Studio, Apple Orchard	1 - 5
Ferguson's Orchard	6470 Balsam Road	Apple Orchard, Farm Market	15-150
Al's Painting	5003 Bonnie Vale Ct	Painting Services	1 - 5
Children's Nature Academy	1190 Priory Road	School, daycare	30-90
Northwest Enterprises	5100 WI-93 Trunk	Truck Accessories	10 - 20
WRR Environmental Services	500 Ryder Rd	Waste Management Services	80 - 100
Window World of Chippewa Valley	5704 Arndt Lane	Window installation	5 - 10
HalfMoon Education	5828 Arndt Lane	Business training	5 - 10
Swanson's Commercial Flooring	5840 Arndt Lane #1	Commercial flooring	5 - 10
Dr. Stress	5840 Arndt Lane #2	Psychologist	1 - 5
Poolman & Eau Claire Hearth	5890 Arndt Lane	Swimming Pool & Fireplace	5 - 10
Ryan Jack Painting Company	5900 Arndt Lane	Painting	1 - 5
Water Source Heating & Cooling	3650 Greenway St	HVAC Contractor	5 - 10
Royal Construction	3653 Greenway St	Construction	40 - 50
Mustard Seed Boutique	6023 Arndt Lane	Boutique retail	5 - 10
Five & Two Cafe	6023 Arndt Lane	Restaurant	5 - 10
Willow Rose Retreat	6015 Arndt Lane	Event Center	1 - 5
Down To Earth Garden Center	6025 Arndt Lane	Garden center	30 - 50
Paws & Claws Total Dog	3820 Old Town Hall Rd	Dog Day Care Center	10 - 20
EC'S Smart Storage	4155 Old Town Hall Rd	Self-storage Facility	1 - 5
Southern Oak Window Fashions	4575 Old Town Hall Rd	Interior Design	1 - 5
Concrete Connections	5000 Shellamie Rd	Concrete Contractor	1 - 5
StoreRite HWY 93	5253 Friedeck Rd	Self-storage Facility	1 - 5
White City Glass	5250 Friedeck Rd	Auto Glass Shop	1 - 5
Maug Cleaning	5256 Friedeck Rd	Cleaning Service	5 - 10
Tin Roof Garden	5310 Friedeck Rd	Garden Center	5 - 10

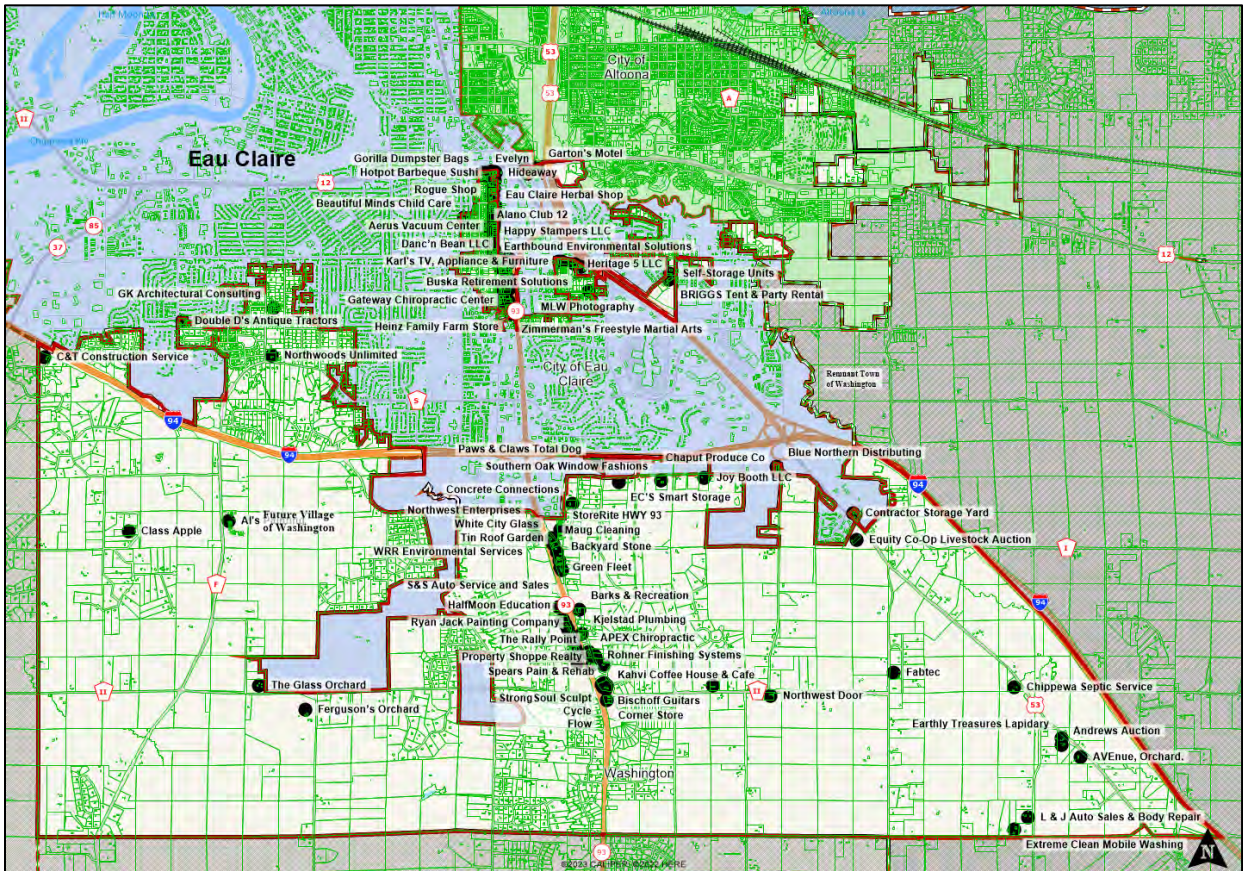
Name	Address	Description	# Employees
Backyard Stone	5340 Friedeck Rd	Landscaping Supply Store	5 – 10
S&S Auto Service and Sales	5500A Friedeck Rd	Auto Repair Shop	5 - 10
Green Fleet	5500 Friedeck Rd	Airport Transportation	1 - 5
Barks & Recreation	5775 Friedeck Rd	Dog Training	10 - 20
Kjelstad Plumbing	3705 Vold Ct	Plumber	10 - 15
Paradise Massage	6061 Sandstone Rd	Massage Therapy	1 - 5
The Sakura Clinic	6045 Sandstone Rd	Medical Spa	1 - 5
Property Shoppe Realty	6118 Sandstone Rd	Real Estate Broker	1 - 5
Sunspace by Lakewood	6118 Sandstone Rd	Outdoor Living Spaces	1 - 5
Max-Bilt Off Road	6129 Sandstone Rd	Auto Repair	5 - 10
C&M Home Builders	6176 Sandstone Rd	Custom Home Builder	50 - 60
Sparreaux Boutique	6176 Sandstone Rd	Boutique	1 - 5
Valley Edge Dental	3838 Talmadge Rd	Dental Office	10 - 15
Slate Boutique & Gifts	3834 Talmadge Rd	Gift Shop	1 - 5
Kahvi Coffee House & Cafe	3830 Talmadge Rd	Restaurant	5 - 10
StrongSoul Sculpt Cycle Flow	3868 Talmadge Rd	Fitness Center	1 - 5
Spears Pain & Rehab	3864 Talmadge Rd	Physical Rehabilitation	5 - 10
Pops Mart Fuel	4079 Deerfield Rd	Convenience Store with Gas	10 - 15
Bischoff Guitars	5150 Deerfield Rd	Instrument Repair Shop	1
Rohner Finishing Systems	6118 Sandstone Rd	Paint Application Sales	5 - 10
Equity Co-Op Livestock Auction	5150 US-53	Livestock Auction House	5 - 10
Chippewa Septic Service	6280 US-53	Septic System Service	1 - 5
Earthly Treasures Lapidary	6610 US-53	Rock Shop	1
Andrews Auction	6610 US-53	Auction House	1
AVEnue, Orchard.	6700 US-53	Orchard	1 - 5
Extreme Clean Mobile Washing	7150 Walnut Rd	Pressure Washing Service	1
Contractor Storage Yard	5079 US-53	Construction Contractor	1
L & J Auto Sales & Body Repair	7150 North Rd	Auto Body Shop	1-5
La Poblanita	2436 London Rd	Restaurant	5 - 10
Mother Nature's Food	2434 London Rd	Health Food Store	1 - 5
Tokyo Japanese Restaurant	2426 London Rd	Restaurant	10 - 20
Better Hearing Aids	2422 London Rd	Hearing Aid Store	1 - 5
APEX Chiropractic	6053 Sandstone Rd.	Chiropractic	1 - 5
Northwest Door	5587 Deerfield Rd	Garage Door Sales & Service	1 - 5
Appliance Service Company	2504 London Rd	Appliance Repair Service	1 - 5
Heritage 5 LLC	3515 E Hamilton Ave	Senior Living	50 - 75
Bijou Bistro & Catering	2629 E Clairemont Ave	Restaurant, Catering	1 - 5
Pop-A-Lock	2624 E Clairemont Ave	Locksmith	1 - 5
S.O.S Security	2619 E Clairemont Ave	Security System Installation	1 - 5
PeopleReady	2529 E Clairemont Ave	Temp Agency	1 - 5

Name	Address	Description	# Employees
National Cash Advance	2527 E Clairemont Ave	Loan Agency	1 – 5
H&R Block	2525 E Clairemont Ave	Tax Preparation Service	5 - 10
Aerus Vacuum Center	3148 London Rd	Appliance Sales & Service	1 - 5
Evelyn	2519 Frontage Rd	Hair Salon	1 - 5
First Position Dance Foundation	2513 E Clairemont Ave	Dance Studio	1 - 5
Lebakkens Rent to Own	2501 E Clairemont Ave	Furniture Store	5 - 10
Evolution Health + Wellness	2600 London Rd	Natural Goods Store	1 - 5
Water Street Deli	2625 Pomona Dr	Wholesale Deli Food	5 - 10
Psychic Readings by Nancy	2716 London Rd	Psychic	1
Honey Salon	2720 London Rd	Hair Salon	1 - 5
Sammy's Pizza Restaurant & Pub	2812 London Rd	Restaurant	30 - 40
London Road Laundromat	2820 London Rd	Laundry	1 - 5
La Luna Market & Restaurant	2824 London Rd	Restaurant, Grocery	5 - 10
The Growler Guys	2832 London Rd	Bar	5 - 10
Wisconsin Auto Title Loans	2904 London Rd	Loan Agency	1 - 5
Olympic Flame	2920 London Rd	Restaurant	5 - 10
Perplebunny Axe House	2930 London Rd	Sports Facility	5 - 10
Joe's Tobacco	3006 London Rd	Tobacco Shop	1 - 5
DW Auto Service	3156 London Rd	Salvage Dealer	1 - 5
Hallman Lindsay Paints	3160 London Rd	Paint Store	1 - 5
AbleLight Thrift Shop	3178 London Rd	Thrift Store	1 - 5
HealthDirect Pharmacy Services	3184 London Rd	Pharmacy	5 - 10
Party Boutique	3190 London Rd	Party Supplies	1 - 5
McVicar's Studio	3198 London Rd	Personal Trainer	1 - 5
Alice Nails	3206 London Rd	Nail Salon	1 - 5
Appliance Service Co	3210 London Rd	Appliance Repair Service	1 - 5
Oliver's Tavern	3228 London Rd	Bar	5 - 10
Riverbend Realty Group	3305 London Rd	Real Estate Agency	1 - 5
Infinity Dance Center	2801 E Hamilton Ave	Dance School	1 - 5
El Centro de Conexion de C.V.	2801 E Hamilton Ave	Educational	1 - 5
Danc'n Bean	2803 E Hamilton Ave	Ice Cream Shop	1 - 5
Site Solvers	2809 E Hamilton Ave	Website Developer	1 - 5
WI Industrial Sand Association	2809 E Hamilton Ave	Lobby	1 - 5
Trott Tattoos	2813 E Hamilton Ave	Tattoo Parlor	1 - 5
Pet Food Plus	2819 E Hamilton Ave	Pet Supply Store	10 - 20
Pizza Casa Bianca	2823 E Hamilton Ave	Restaurant	5 - 10
Pak Mail	2809 E Hamilton Ave	Shipping & Mailing Service	1 - 5
Domino's Pizza	3311 London Rd	Restaurant	5 - 10
Sharp Photo & Portrait	3306 Mall Dr	Photo Lab	1 - 5
Youngstedts Tire & Auto Service	3330 Mall Dr	Auto Repair Shop	10 - 20

Name	Address	Description	# Employees
MaidPro	3404 Mall Dr	House Cleaning Service	10 – 20
Sapphire Salon and Studios	3400 Mall Dr	Hair Salon	5 - 10
Stitch Supply Co.	3402 Mall Dr	Quilt Shop	1 - 5
Professional Hair Design Academy	3408 Mall Dr	Beauty School	5 - 10
FitELITE	3420 Mall Dr #7	Physical Fitness	5 - 10
Corrective Massage Therapy	3420 Mall Dr #2	Massage Therapist	1 - 5
The Bergeman Team	3420 Mall Dr	Real Estate Agent	1 - 5
Eau Claire Realty	3420 Mall Dr	Real Estate Agent	5 - 10
Infinity Beverages Winery and Distillery	3460 Mall Dr	Bar	10 - 20
Knight Barry Title	3460 Mall Dr #2	Title Company	5 - 10
Lydia's Interiors	3460 Mall Dr #4	Furniture Store	5 - 10
REALTORS Assoc. NW WI	3460 Mall Dr #5A	Realtors Association	5 - 10
State Farm Insurance	3455 London Rd	Insurance Agency	1 - 5
RainMaster Lawn Systems	3445 London Rd	Lawn Care Service	20 - 30
G & R Auto Sales & Detail	3333 London Rd	Car Dealer	1 - 5
KWIK TRIP #201	3530 Mall Dr	Convenience Store with Gas	30 - 40
Lust Beauty Co-op	3521 London Rd	Hair Salon	1 - 5
NAPA Auto Parts	3580 Mall Dr	Auto Parts Store	5 - 10
Citon Computer Corp	3610 Mall Dr	Computer Support & Services	10 - 20
FASTSIGNS	3622 Mall Dr	Sign Shop	1 - 5
Heinz Family Farm Store	3624 Mall Dr	Gift Shop	1 - 5
Zimmerman's Freestyle Martial Arts	3640 Mall Dr	Martial Arts School	1 - 5
Pink Daisy	2408 London Rd	Religious Bookstore	1 - 5
Eau Claire Herbal Shop	2420 London Rd	Herbal Medicine	1 - 5
Inspired Balance	2722 London Rd	Acupuncture Clinic	1 - 5
Sunroom Specialists	2720 London Rd	Home Improvement Contractor	1 - 5
The Dapper Man Barbershop	2800 London Rd	Barber Shop	1 - 5
Check `n Go	2806 London Rd	Loan Agency	1 - 5
River Valley Property Management	2822 London Rd	Property Management	10 - 20
Go Monthly IT	2828 London Rd	Computer Tech	1 - 5
Happy Stampers	3010 London Rd	Craft Store	1 - 5
Eau Claire Billiards Bar & Grill	3020 London Rd	Bar, billiards, restaurant	10 - 20
Alano Club 12	2926 Pomona Dr	Alcohol Treatment	1 - 5
Beautiful Minds Child Care	2821 Fairfax St	Day Care Center	10 - 20
MLW Photography	3718 Brian St	Photography	1 - 5
Tim's Auto Care Center	3407 E Hamilton Ave	Auto Repair	1 - 5
Karl's TV, Appliance & Furniture	3415 E Hamilton Ave	Appliance Store	5 - 10
Stone Countertop Outlet	3445 E Hamilton Ave	Countertop Store	5 - 10
Bed Bath & Drapery	3475 E Hamilton Ave	Home Décor	5 - 10
American Red Cross	3485 E Hamilton Ave	Blook Donation Center	5 - 10
Buska Retirement Solutions	3621 E Hamilton Ave	Financial Planner	1 - 5

Name	Address	Description	# Employees
Self-Storage Units	3300 Horlacher Ln	Self-Storage	1 - 5
BRIGGS Tent & Party Rental	3350 Horlacher Ln	Tent Rental Service	5 - 10
Ole's Southside Tavern	3435 S Hastings Way	Bar	10 - 20
Hideaway	2633 E Clairemont	Tobacco Shop	1 - 5
Trend Stone Surfaces	3015 E Clairemont Ave	Countertop Store	10 - 20
Garton's Motel	3219 E Clairemont Ave	Motel	1 - 5
Fabtec	6745 Hillview Rd	Duct pipe manufacturing	5 - 10
Gateway Chiropractic Center	3420 Mall Dr Ste 1	Chiropractor	1 - 5
Rogue Shop	2537 E Clairemont Ave	Vape Store	1 - 5
Gorilla Dumpster Bags	2511 E Clairemont Ave	Dumpster Rental	1 - 5
Joy Booth LLC	5137 Old Town Hall	Photo Booth Service	1 - 5
Earthbound Environmental Solutions	3194 London Rd	Waste Management Services	30 - 40

Map 22: Distribution of Business Within Incorporation Territory



**Distribution of Businesses
Washington Incorporation Territory**

October 14, 2025



Sources: State of Wisconsin, Eau Claire County, Town of Washington, Becker Professional Services

LEGEND

- Businesses
- Remnant Town
- Town of Washington
- Future Village Boundary
- Tax_Parcels 1025
- City of Eau Claire
- City of Altoona



School District Enrollment

In the 2024-2025 school year, there were 10,687 students enrolled in the Eau Claire Area School District. The total number of Washington student enrollment at the ECASD is as follows:

Figure 33: ECASD Washington Enrollment

School Year	2021-2022		2022-2023		2023-2024		2024-2025	
	Washington	District	Washington	District	Washington	District	Washington	District
Elementary	211	1232	214	1328	217	1315	219	1225
Middle	153	1656	147	1610	159	1650	149	1718
High School	201	1453	211	1472	203	1460	221	1470
Total Students	565	4341	572	4410	579	4425	589	4413

Ordinances

The Town of Washinton's Municipal Code, adopted under the authority of towns with village powers addresses the governance including planning, land use, and subdivision regulations. The complete municipal code may be found at <https://townofwashington.wi.gov/government/ordinances/>. This code is expected to serve as the foundation for the new Village of Washington municipal code until such time as it can be modified to serve the new Village's purposes, if necessary. Below is a table of contents for the Town's code.

- TITLE 1 – POLICY AND ADMINISTRATION
 - CHAPTER 1 – GENERAL PROVISIONS
 - CHAPTER 2 – CHAIRPERSONS AND BOARD
 - CHAPTER 3 – ADMINISTRATION
 - CHAPTER 4 – FINANCE
 - CHAPTER 5 – PERSONNEL
 - CHAPTER 6 – ELECTIONS
 - CHAPTER 7 – COMMISSIONS AND COMMITTEES
- TITLE 2 - COMMUNITY PROTECTION
 - DIVISION 1 - LAW ENFORCEMENT
 - DIVISION 2 – FIRE SAFETY
 - DIVISION 3 – EMERGENCY SERVICES
- TITLE 3 – COMMUNITY ENVIRONMENT
 - CHAPTER 1 – BUSINESS REGULATIONS
- TITLE 4 – PUBLIC WORKS
 - CHAPTER 1 – PLANNING
 - CHAPTER 2 – STREETS
 - CHAPTER 3 – ENGINEERING
 - CHAPTER 4 - LAND USE
 - ARTICLE 1 - SUBDIVISION CODE

Town of Washington Subdivision Code

The Town of Washington has a Subdivision Code to regulate land subdivisions and plats within the Town. This code complements the Eau Claire County Code, promotes the public health, safety and general welfare, furthers the orderly layout and use of land, facilitates adequate provision for transportation, recreation, sewerage, and other requirements, provides for proper ingress and egress, insures proper legal description and proper monumenting of subdivided land, and facilitates the subdivision of larger tracts into smaller parcels of land.

The proposed incorporation territory is the fastest growing area of the Town. The subdivision code promotes continuity, compactness, and connectivity. It serves as an important land use regulation by ensuring the orderly development of unplatted and/or undeveloped land. These regulations set forth reasonable standards to ensure that new development will be an asset.

Zoning and Land Use

The Town of Washington is under Eau Claire County zoning. The Town and Eau Claire County Planning and Development Department have worked in tandem relative to planning zoning and land use over the years. The Town Plan Commission consulted with county planning staff with the development of the original Town of Washington Comprehensive Plan in 2008 and again during the Town's comprehensive plan update 2018. Since the inception, the county's position relative the county's comprehensive plan is to replicate the Town's plan. A more detailed description of the Town Comprehensive Plan is provided in Section H.

Washington's Comprehensive Plan drives zoning and land use. While Washington is under Eau Claire County Zoning, the Town is an active and integral part of the process. The Town Board hears and provides a recommendation on all rezoning and conditional use applications at the local level before the matter is considered by the County. Characteristically, the Town recommendation is followed, however; the county can not approve a rezoning application in which Town recommends denial.

The Eau Claire County Land Use and Development Ordinance include the following:

ZONING DISTRICTS

- 18.12 Zoning Map
- 18.13 Agricultural Preservation (A-P)
- 18.14 Agriculture-Residential (A-1)
- 18.15 Agriculture-Residential (A-2)
- 18.16 Agricultural (A-3)
- 18.17 Floating Agricultural-Residential (A-R)
- 18.18 Agriculture Conservation-Residential (AC-R)
- 18.19 Rural Homes (RH)
- 18.20 Residential Large Lot (R-L)
- 18.21 Residential Single-Family (R-1)
- 18.22 Residential Two-Family (R-2)
- 18.23 Residential Multi-Family (R-3)
- 18.24 Commercial Neighborhood (C-1)
- 18.25 Commercial General (C-2)
- 18.26 Commercial Highway (C-3)
- 18.27 Light Industrial (I-L)
- 18.28 Industrial-Heavy (I-H)
- 18.29 Forestry Exclusive (F-1)
- 18.30 Forestry Limited (F-2)
- 18.31 Planned Unit Development (PUD)
- 18.32 Nonmetallic Mining Overlay
- 18.33 Use Table

USE REGULATIONS

- 18.42 Adult Establishments
- 18.43 Camping Units
- 18.44 Essential Services
- 18.45 Hazardous Waste Handling, Storage, & Disposal Facilities
- 18.46 Home Occupations, Home Businesses, & Cottage Industries
- 18.47 Housing
- 18.48 Manufactured Home Communities
- 18.49 Nonmetallic Mineral Extraction

- 18.50 Non-Commercial Raising of Animals & Birds
- 18.51 Recycling & Municipal Waste Drop-Off Stations, Resource Recovery Facilities, & Resource Recovery Processing Facilities
- 18.52 Short-Term Rentals
- 18.53 Telecommunications Facilities
- 18.54 Temporary Structures and Uses
- 18.55 Wind Energy Systems
- 18.56 Solar Energy Systems
- DEVELOPMENT STANDARDS
- 18.71 Access Management & Driveways
- 18.72 Building Height
- 18.73 Fences & Screening
- 18.74 Landscaping & Tree Preservation
- 18.75 Lot Development
- 18.76 Outdoor Lighting
- 18.77 Parking & Loading
- 18.78 Signs
- 18.79 Sound
- SUBDIVISION REGULATIONS
- 18.87 Design & Construction Standards
- 18.88 Conservation Subdivision
- 18.89 Required Improvements

The proposed incorporation territory is designated as mixed use, rural residential, commercial, or transition in the comprehensive plan which aligns with the following zoning designations:

- 18.20 Residential Large Lot (R-L)
- 18.21 Residential Single-Family (R-1)
- 18.22 Residential Two-Family (R-2)
- 18.23 Residential Multi-Family (R-3)
- 18.24 Commercial Neighborhood (C-1)
- 18.25 Commercial General (C-2)
- 18.26 Commercial Highway (C-3)

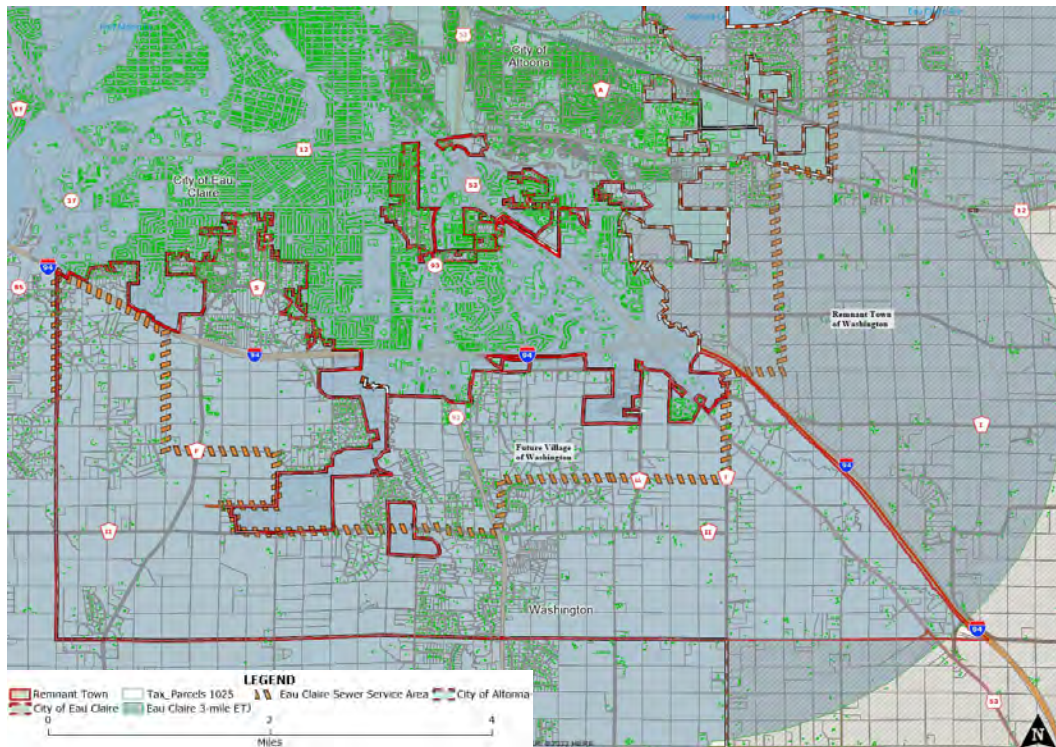
The applicable residential zoning districts allow for a minimum lot size of 18,000 sq ft with most suburban subdivisions at 1 acre +/- . The Town subdivision ordinance requires on-site community wastewater treatment systems in most situations and allows for responsible compactness and greater density. Commercial zoning districts encourage business location along transportation collectors or corridors at a minimum lot size of 8,000 sq ft. Many of the zoning districts speak to the compatibility of new development with that of surrounding development in the context of land use, parcel size, set-backs, building size and height, and density.

The application of the comprehensive plan, zoning code, and subdivision ordinances, leads to a compact, cohesive and homogenous proposed incorporation territory outside of the Town's primary agricultural community. After incorporation, the Village would use the County zoning regulations as an interim zoning code while it develops its own zoning ordinance to effectively regulate land use and development.

Extraterritorial Jurisdiction (ETJ)

While land use in the proposed incorporation territory is regulated by Washington and Eau Claire County it is also subject to the City of Eau Claire Extraterritorial Jurisdiction (ETJ) as seen on Map 23. The incorporation territory is outside of the City of Altoona's ETJ, and therefore, not shown on map.

Map 23: Eau Claire Extraterritorial Jurisdiction Impacting the Incorporation Territory



Prior to 2010, Eau Claire imposed a ten-acre minimum lot size requirement on parcels in the Town impacting Town development patterns. Since then, portions of Washington have been regulated by an ETJ Area Land Use Plan. This plan utilizes the Sewer Service Area boundary line as the geographical instrument distinguishing the regulations for land use.

For parcels within the Town of Washington and within the City's sewer service area ("SSA"), the following land division standards apply:

- a. Residential land divisions: one single-family lot per ten acres.
- b. Each lot shall have a legal on-site sewerage treatment system and private water well.
- c. Building sites shall be located to have minimum impact to environmentally sensitive areas and on land less suited for agriculture.
- d. The remaining undeveloped area of the parcel shall require a conservation easement or other form of protection precluding further development until urban services can be provided.

- e. The lot layout for the parcel shall provide for efficient subdivision for future higher densities.
- f. The following exemptions apply
 - a. Infill lots that meet certain criteria.
 - b. *Lots served by a sewer connected to a common wastewater treatment system* approved by the State of Wisconsin. Such lots must meet City of Eau Claire standards and be part of a cooperative boundary agreement requiring current and future owners to annex to the City of Eau Claire at the time that any adjoining contiguous parcel is annexed.
 - c. *Lots are in an area subject to a Cooperative Boundary Agreement* between the Town of Washington and the City of Eau Claire that expressly permits land divisions at densities greater than one single-family lot per 10 acres.

Outside the SSA, but within the extra-territorial jurisdiction the following policies apply:

- a. Residential land division density
 - i. Rural Residential (RR) and Rural Transition (RT) areas: 1 dwelling unit/2 acres.
 - ii. Rural Preservation (RP) and Rural Transition (RT) areas: 1 dwelling unit/5 acres.
- b. Exceptions:
 - i. Infill lots previously subdivided.
 - ii. Conservation subdivisions in RP and RT areas may have up to 1 single-family lot/5 acres of potentially developable land and minimum lot size of 1 acre.
 - iii. Conservation subdivisions in RR and RRC (Cluster) shall have a minimum lot size of 1 acre and at least 40% of the potentially developable land within the parent parcel shall be placed under a conservation easement or comparable protection.
 - iv. Lots in areas subject to an intergovernmental agreement or cooperative boundary agreement.

The exercise of ETJ by the City of Eau Claire usurps Town land use, zoning and planned development and the cohesiveness and compactness desired by local elected officials and the community. The incorporation into the Village of Washington will protect the unique character, quality, and identity experienced by residents and the community and recognized and desired by prospective landowners and businesses throughout the region.

Official Map

In 2016, the Board adopted an Official Map. Recognizing the significance of the STH 93 corridor in the shaping of Washington, the Board acted to ensure a planned road system and park to complement the area and serve future subdivision creation. After its inception, the map guided the development of the Trillium Estates, Trilogy, and Willow Creek Estates with remaining capacity on a seventy-six-acre tract of land on STH 93 and Walnut Rd. The STH-93 corridor is at the core of the proposed incorporation territory.

Land Use Trends

The Town has experienced steady growth in recent years, which is expected to accelerate. The Town of Washington has been averaging 27 building permits per year for the past six years. This represents 10% of all the building permits issued in the County, but excluding Eau Claire and Altoona, this represents 25% of all new construction in the County.

The Town of Washington has the third highest number of building permits per year of all the municipalities in Eau Claire County, surpassed only by the cities of Eau Claire and Altoona and significantly exceeding the City of Augusta and the Villages of Fairchild and Fall Creek.

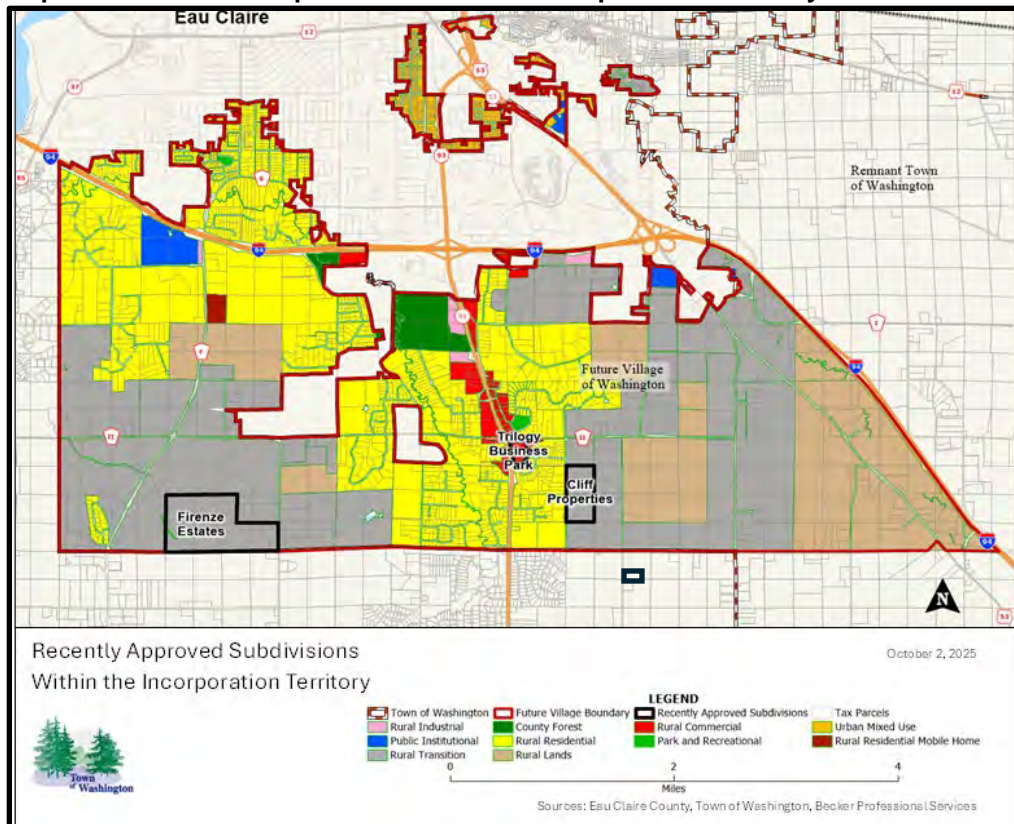
In 2024, a 260-acre residential subdivision was approved by the Town and County, Firenze Estates. In 2025, the road system was installed, and residential home construction has begun.

In 2025, the Town and County approved a 74-acre residential subdivision. It is anticipated that construction of Cliff Properties East will begin in the spring of 2026. Additionally, there is another 85-acre residential subdivision in process.

A commercial planned unit development was approved by the Town and County in the Trilogy Business Park in 2025. Two commercial structures will be built with up to 16 businesses.

The map below shows Firenze Estates, Cliff Properties East, and Trilogy Business Park – Legacy in Motion Mall in the incorporation territory.

Map 24: Recent Developments Within the Incorporation Territory



Rezones

Figure 33: Rezones in Incorporation Territory 2018 to Current

Permit Number	Site Address	Owner Name	Rezone From	Rezone To	Acres Rezoned
RZN-0004-18	3432 London Rd	PEM Properties, LLC	RM	R-3	0.90
RZN-0014-18	4884 Priory Rd	Chase/Heather Hurtig	RH	A-2	11.60
RZN-0007-19	6480 Whitetail Dr	Signature Homes	A-2	RH	7.00
RZN-0008-19	6116 Sandstone Dr	Dan/Patricia Green	RH	C-3	3.01
RZN-0011-19	6480 Whitetail Dr	Kollross	A-2	RH	7.36
RZN-0014-19	5522 Walnut Rd	Otto	A-P	A-1	74.30
RZN-0022-19	6420 Hart Rd	Mauer	A-2 & A-R	C-3	1.48
RZN-0005-20	6420 HART RD	DANIEL & REGINA MAUER	A-2 & RH	C-1	1.48
RZN-0009-20	6040 SANDSTONE RD 5911 SANDSTONE RD	DEBORAH & KERRY KJELSTAD	RH	C-2	5.95
RZN-0010-20	7246 PEUSE RD	HEIDIK & RYANJ MCKONE	A-1	A-2 & A-3	5.71 to A-2; 34.29 to A-3
RZN-0012-21	6600 ARIES CT	C&E WURZER BUILDERS	A-2	RH	35.00
RZN-0017-21	5751 VISTA CT	DEBORAHA BOWE	A-2	RH	7.20
RZN-0012-22	4155 OLD TOWN HALL RD	ECS OLD TOWN LLC	A-2	C-3	10.00
RZN-0016-22	Graff Rd	MARK & ROSANNE CHAPUT	A-P	A-2	1.45
RZN-0010-24	5500 FRIEDECK RD	C M RENTALS LLC	C-3	PUD	3.27
RZN-0014-24	US 53	RONALD FARMER	A-P	A-2	1.28
RZN-0022-24	7200 BALSAM RD	HIGHCLERE NP PROPERTIES LLC	A-P	R-L	259.63
RZN-0003-25	Talmadge Rd	CLIFF PROPERTIES LLC	A-1	A-2	73.92
RZN-0007-25	Trilogy Subdivision	LEGACY IN MOTION	C-3	PUD	3.15
RZN-0008-25	5704 ARNDT LN	HEINZ PROPERTY LCC	C-3	PUD	3.44
RZN-0010-25	Deerfield Rd	BERGMAN	A-1	A-2	5.00

Building Permits

Figure 34 shows the building permit data for each municipality in Eau Claire County.

Figure 34: Building Permit Trends Eau Claire County

Building Permit Comparisons	2018	2019	2020	2021	2022	2023	2024	Annual Avg 2018 - 2024
Eau Claire County	302	272	164	371	250	217	249	260
Town of Bridge Creek	8	4	12	11	10	12	14	10
Town of Brunswick	11	14	9	5	9	9	6	9
Town of Clear Creek	2	3	2	1	1	1	2	2
Town of Drammen	2	2	3	3	4	3	2	3
Town of Fairchild	2	1	1	1	1	2	4	2
Town of Lincoln	4	3	2	6	4	3	3	4
Town of Ludington	4	3	1	5	8	5	7	5
Town of Otter Creek	2	0	2	0	0	2	4	2
Town of Pleasant Valley	30	33	21	26	26	23	25	27
Town of Seymour	12	5	10	11	13	5	13	10
Town of Union	5	10	4	4	2	6	4	5
Town of Washington	34	21	29	30	29	19	23	27
Town of Wilson	1	1	5	4	5	3	4	4
Village of Fairchild	0	0	0	1	0	2	0	1
Village of Fall Creek	3	0	2	2	5	6	6	3
City of Altoona	66	36	61	62	41	42	60	53
City of Augusta	0	0	0	0	2	0	2	1
City of Eau Claire	116	136	0	199	90	74	74	115

Source: Wisconsin Department of Safety and Professional Services; <https://esla.wi.gov/buildingpermitsearch>; searched 10/2/2025.

Figure 35 shows the residential building permits in the incorporation territory highlighting the growth in this area.

Figure 35: Building Permits Town of Washington 2018 to Current – New Homes

Permit Number	Site Address	Issued Date	Est. Cost	Project Description
WA-0018-18	4080 TALMADGE RD	03/08/2018	285000	Building size: 4934.00000 sq. ft. - New Residential
WA-0027-18	3998 TALMADGE RD	04/10/2018	300000	Building size: 3410.00000 sq. ft. - New Residential
WA-0042-18	4110 TALMADGE RD	04/11/2018	420000	Building size: 5005.00000 sq. ft. - New Residential
WA-0040-18	6073 WHITE OWL LN	04/13/2018	448862	Building size: 5084.00000 sq. ft. - New Residential
WA-0059-18	4030 TALMADGE RD	04/24/2018	460000	Building size: 3498.00000 sq. ft. - New Residential
WA-0068-18	4168 TALMADGE RD	05/03/2018	250000	Building size: 3810.00000 sq. ft. - New Residential
WA-0080-18	1250 PRIORY RD	05/11/2018	650000	Building size: 5452.00000 sq. ft. - New Residential
WA-0103-18	3637 PINE PLACE RD	05/29/2018	248733	Building size: 2582.00000 sq. ft. - New Residential
WA-0138-18	3406 CREEKSIDE CT	06/11/2018	285000	Building size: 4832.00000 sq. ft. - New Residential
WA-0145-18	4708 ABBEY RD	06/18/2018	419665	Building size: 5954.00000 sq. ft. - New Residential
WA-0148-18	4136 TALMADGE RD	06/20/2018	550000	Building size: 6092.00000 sq. ft. - New Residential
WA-0168-18	3706 TAMARA DR	06/27/2018	403000	Building size: 4930.00000 sq. ft. - New Residential
WA-0184-18	6010 WHITE OWL LN	07/23/2018	386471	Building size: 5372.00000 sq. ft. - New Residential
WA-0186-18	7102 S LOWES CREEK RD	07/27/2018	297194	Building size: 4316.00000 sq. ft. - New Residential
WA-0193-18	4674 TALMADGE RD	08/07/2018	225000	Building size: 2936.00000 sq. ft. - New Residential
WA-0219-18	3583 CREEKSIDE CT	08/09/2018	320000	Building size: 4096.00000 sq. ft. - New Residential
WA-0185-18	3972 TALMADGE RD	08/15/2018	443684	Building size: 4424.00000 sq. ft. - New Residential
WA-0224-18	3723 BITTERSWEET RD	09/10/2018	333000	Building size: 2634.00000 sq. ft. - New Residential
WA-0294-18	4070 TALMADGE RD	10/10/2018	275000	Building size: 3969.00000 sq. ft. - New Residential
WA-0305-18	4173 TALMADGE RD	10/16/2018	525000	Building size: 5232.00000 sq. ft. - New Residential
WA-0297-18	6132 WHITE OWL LN	11/01/2018	460000	Building size: 4600.00000 sq. ft. - New Residential
WA-0302-18	4052 TALMADGE RD	11/06/2018	250000	Building size: 4981.00000 sq. ft. - New Residential
WA-0350-18	4285 HOLUM RD	11/07/2018	359090	Building size: 4552.00000 sq. ft. - New Residential
WA-0359-18	3816 HALSEY ST	11/15/2018	700000	Building size: 7604.00000 sq. ft. - New Residential
WA-0014-19	4293 HOLUM RD	03/08/2019	550000	Building size: 9592.00000 sq. ft. - New Residential
UDC-0042-19	3405 CREEKSIDE CT	04/15/2019	410000	New Home - NSFD Lot 4 Willow Creek
WA-0025-19	3405 CREEKSIDE CT	04/15/2019	375000	Building size: 4550.00000 sq. ft. - New Residential
UDC-0040-19	4092 TALMADGE RD	04/24/2019	385720	New Home - NSFD
UDC-0041-19	4146 TALMADGE RD	04/24/2019	535680	New Home - NSFD
UDC-0052-19	3380 PATTON ST	04/24/2019	304276	New Home - NSFD
WA-0022-19	9855 HILLVIEW RD	04/24/2019	260000	Building size: 7420.00000 sq. ft. - New Residential
WA-0034-19	4146 TALMADGE RD	04/24/2019	535680	Building size: 5790.00000 sq. ft. - New Residential
WA-0042-19	5791 FRIEDECK RD	04/24/2019	310645	Building size: 4286.00000 sq. ft. - New Residential
WA-0048-19	3380 PATTON ST	04/24/2019	304267	Building size: 3840.00000 sq. ft. - New Residential
WA-0044-19	S 7693 HILLVIEW RD	04/25/2019	185000	Building size: 6126.00000 sq. ft. - New Residential
WA-0078-19	7476 BOWE RD	05/15/2019	409000	Building size: 5346.00000 sq. ft. - New Residential
WA-0064-19	6258 WHITETAIL DR	05/24/2019	500000	Building size: 5901.00000 sq. ft. - New Residential
WA-0128-19	5206 TERRE BONE TRL	06/12/2019	390000	Building size: 2100.00000 sq. ft. - New Residential
WA-0100-19	4933 TALMADGE RD	06/19/2019	365000	Building size: 6651.00000 sq. ft. - New Residential

Permit Number	Site Address	Issued Date	Est. Cost	Project Description
WA-0115-19	4125 RIDGEDALE CT	07/22/2019	20000	Building size: 1063.00000 sq. ft. - New Residential
WA-0190-19	3663 CREEKSIDE CT	07/22/2019	380000	Building size: 3251.00000 sq. ft. - New Residential
WA-0033-19	4092 TALMADGE RD	08/02/2019	385720	Building size: 4486.00000 sq. ft. - New Residential
WA-0103-19	5338 S LOWES CREEK RD	08/13/2019	309500	Building size: 3738.00000 sq. ft. - New Residential
UDC-0153-19	7082 S LOWES CREEK RD	08/14/2019	245050	New Home
WA-0233-19	6028 WHITE OWL LN	08/27/2019	275000	Building size: 5426.00000 sq. ft. - New Residential
UDC-0209-19	5002 W LOWES CREEK	09/09/2019	50000	New Home
WA-0308-19	3838 TALMADGE RD	09/24/2019	650000	Building size: 6225.00000 sq. ft. - New Commercial
WA-0318-19	3454 CREEKSIDE CT	10/01/2019	340000	Building size: 4216.00000 sq. ft. - New Residential
WA-0298-19	3433 LONDON RD	10/07/2019	1000000	Building size: 13683.00000 sq. ft. – 16 units
WA-0363-19	5051 SHEEDER RD	11/11/2019	444020	Building size: 6141.00000 sq. ft. - New Residential
WA-0383-19	6486 WHITETAIL DR	12/16/2019	664168.2	Building size: 5207.00000 sq. ft. - New Residential
UDC-0305-19	4290 TRILOGY RD	12/18/2019	307688	New Home - Lot 17 Trilogy
WA-0039-20	4525 MEADOWBROOK CT	04/21/2020	368000	Building size: 5860.00000 sq. ft. - New Residential
WA-0050-20	4356 TRILOGY RD	04/23/2020	420072	Building size: 3822.00000 sq. ft. - New Residential
WA-0052-20	509 DEERFIELD RD	04/30/2020	220000	Building size: 3000.00000 sq. ft. - New Residential
WA-0207-19	7082 S LOWES CREEK RD	05/05/2020	245000	Building size: 1800.00000 sq. ft. - New Residential
WA-0268-19	5002 W LOWES CREEK	05/05/2020	50000	Building size: 870.00000 sq. ft. - New Residential
BP-116-20	6202 WALNUT RD	06/16/2020	600000	New Home - NEW HOME
WA-0114-20	6559 HOPE LN	06/16/2020	630566	Building size: 9080.00000 sq. ft. - New Residential
LUP-0129-20	6202 WALNUT RD	06/16/2020	600000	5376 sf NSFD APP 15558
LUP-0141-20	5465 HAROLD ST	07/02/2020	325920	NSFD IW APP 15485, 4636 SF.
LUP-0147-20	6575 HOPE LN	07/14/2020	468804	NSFD IW APP 15983, 5037 SF
LUP-0020-25	2511 BLAKELEY AVE, 2513 BLAKELEY AVE	03/10/2025	175000	Two-family duplex.
LUP-0199-20	6625 S LOWES CREEK RD	08/04/2020	400000	NSFD, 6,122 SF total
LUP-0211-20	4065 TALMADGE RD	08/07/2020	275000	NSFD IW app 16864 5719 sf total
LUP-0221-20	6648 HOPE LN	08/18/2020	328857	NSFD Iw App 16888, 4918 total SF
LUP-0234-20	4451 TRILOGY RD	08/25/2020	300000	NSFD IW APP 17097; 5328 Total Sf
LUP-0252-20	6494 WHITETAIL DR	09/01/2020	625000	NSFD
LUP-0289-20	4621 TRILOGY RD	09/24/2020	275000	NSFD
LUP-0290-20	4466 TRILOGY RD	09/24/2020	270000	NSFD
LUP-0302-20	4517 TRILOGY RD	10/01/2020	754967	NSFD, 7,138 total sf, IW APP 17754
LUP-0293-20	4667 TRILOGY RD	10/08/2020	393563	NSFD, 4902 total sf., IW APP 17593
LUP-0320-20	4656 TRILOGY RD	10/08/2020	310277	NSFD, 4,355 total sf., IW APP 17870
LUP-0045-21	5515 FRIEDECK RD	03/24/2021	500000	NSFD, 6,470 sf, IW APP 20109
LUP-0008-21	6272 WHITETAIL DR	01/27/2021	650000	NSFD, 6,709 total SF., IW APP 19517
LUP-0033-21	4536 TRILOGY RD	03/12/2021	250000	NSFD, 4874 total sf., IW App 20042
LUP-0029-21	4403 TRILOGY RD	03/16/2021	380385	NSFD, IW APP 19934, 4,455 SF
LUP-0035-21	4569 TRILOGY RD	03/16/2021	300000	NSFD, IW APP 20043, 7,233 total SF.
LUP-0049-21	6541 HOPE LN	03/26/2021	250000	NSFD, 5188 total sf. IW APP 20232

Permit Number	Site Address	Issued Date	Est. Cost	Project Description
LUP-0059-21	4504 TRILOGY RD	04/05/2021	250000	NSFD, 4988 Sf., IW APP 20377
LUP-0060-21	4426 TRILOGY RD	04/05/2021	250000	NSFD, 5365 total sf, IW APP 20379
LUP-0063-21	6790 WALNUT RD	04/07/2021	984000	NSFD, 8146 total sf.
LUP-0112-21	4487 TRILOGY RD	04/26/2021	863861	NSFD, 3958 Total SF, IW APP 20964
LUP-0145-21	5405 HAROLD ST	05/24/2021	350000	NSFD, 5551 total sf., IW APP 21548
LUP-0167-21	6627 HOPE LN	06/11/2021	275000	NSFD, 5428 SF, IW APP 21891
LUP-0183-21	4866 SHELLAMIE DR	06/29/2021	343000	NSFD, 5,860 total sf., IW APP 21832
LUP-0225-21	6649 HOPE LN	07/21/2021	421400	NSFD, 4,497 total sf., IW APP 22652
LUP-0259-21	5522 WALNUT RD	08/10/2021	155000	NSFD, 4862 total sf. Iw APP 22077
LUP-0271-21	6585 S LOWES CREEK RD	08/18/2021	750000	NSFD, 9,539 total sf., IW APP 23170
LUP-0293-21	4574 TRILOGY RD	09/10/2021	459901	NSFD, 4213 total sf., IW APP 23497
LUP-0347-21	6603 HOPE LN	10/25/2021	275000	NSFD 5455 total sf, IW APP 24265
LUP-0367-21	4328 TRILOGY RD	11/03/2021	567133	NSFD, 4527 sf., IW APP 24502
LUP-0378-21	6324 TALMADGE RD	12/06/2021	568560	NSFD, 5,234 total sf., IW APP 24860
LUP-0001-22	4101 TALMADGE RD	01/12/2022	275000	NSFD, 5,643 total SF., IW APP 25169
LUP-0019-22	4618 TRILOGY RD	03/02/2022	460000	NSFD, 5,029 total sf., IW APP 25671
LUP-0025-22	4700 TRILOGY RD	03/14/2022	524890	NSFD, 4,612 total sf., IW APP 25889
LUP-0021-22	4315 TRILOGY RD	03/29/2022	456727	NSFD, 4,357 total sf. IW APP 25744
LUP-0047-22	6544 HOPE LN	04/04/2022	300000	NSFD, 4,908 sf., IW APP 26281
LUP-0050-22	7246 PEUSE RD	04/14/2022	900000	NSFD, 6137 sf, IW APP 26240
LUP-0061-22	4404 TRILOGY RD	04/18/2022	553832	NSFD, 4,780 total sf. IW APP 26372
LUP-0151-23	5003 W LOWES CREEK	06/05/2023	76500	New Manufactured Home Installation
LUP-0078-22	6040 SANDSTONE RD	04/22/2022	270000	NSFD, 3,084 total sf., IW APP 26120
LUP-0117-22	6659 S LOWES CREEK RD	05/19/2022	950000	NSFD, 4,917 sf. IW APP 27158
LUP-0155-22	4363 TRILOGY RD	06/08/2022	552352	NSFD, 4,744 total sf., Iw APP 27471
LUP-0214-22	6513 HOPE LN	07/20/2022	325000	NSFD, 4,390 total sf., IW APP 28369
LUP-0268-22	6512 HOPE LN	09/19/2022	500274	NSFD, IW APP 29320, 4,305 total sf
LUP-0292-22	6999 PEUSE RD	09/22/2022	435000	NSFD, IW App 29660 2618 total Sf
LUP-0289-22	1767 ELDERBERRY LN	09/23/2022	650000	NSFD, 5,937 total sf., IW APP 29717
LUP-0322-22	6581 ARIES CT	10/11/2022	400000	NSFD, 6051 total SF., IW APP 30037
LUP-0315-22	S 7597 HILLVIEW RD	10/14/2022	881000	NSFD, 5,919 sf
LUP-0338-22	6600 ARIES CT	10/26/2022	380000	NSFD, 3,542 total sf., IW APP 29388
LUP-0323-22	6418 HOPE LN	11/07/2022	444552	NSFD, 4,281 total sf., IW APP 30042
LUP-0390-22	3925 PATTON ST	01/06/2023	638000	New single-family Home
LUP-0012-23	5473 FRIEDECK RD	02/07/2023	500000	NSFD; APP31224
LUP-0020-23	6610 HOPE LN	02/17/2023	350000	NSFD, 4773 SF., Iw App 31293
LUP-0033-23	6540 ARIES CT	03/15/2023	350000	NSFD, 5,555 total sf, IW APP 31562
LUP-0221-22	6641 HOPE LN	08/01/2022	613949	NSFD, 6,326 total sf., IW APP 28511
LUP-0098-23	5749 VISTA CT	05/10/2023	735000	
LUP-0076-23	6734 TALMADGE RD	05/18/2023	700000	NSFD, 7,164 SF, IW APP 32131

Permit Number	Site Address	Issued Date	Est. Cost	Project Description
LUP-0233-23	6446 HOPE LN	08/25/2023	400000	NSFD; APP34157
LUP-0133-23	6566 HOPE LN	05/31/2023	350000	2422 SF home, 840 SF garage
LUP-0166-23	6391 S LOWES CREEK RD	06/20/2023	270000	NSFD; 1344 sq ft; APP33159
LUP-0195-23	6472 HOPE LN	07/31/2023	520502	NSFD, 4,837 total sf. IW APP 33656
LUP-0226-23	6688 TALMADGE RD	08/08/2023	600000	NSFD; APP 34122
LUP-0244-20	4702 TALMADGE RD	08/28/2020	300000	NSFD 6,279 total sf. IW APP 17180
LUP-0243-23	5900 SANDSTONE RD	08/08/2023	185000	NSFD; 1931 sq ft
LUP-0214-23	5677 GRAFF RD	08/10/2023	446000	NSFD with attached garage; 1940 sq ft
LUP-0227-23	1264 DEERFIELD RD W	10/18/2023	950000	New single-family home.
LUP-0327-23	6642 ARIES CT	11/08/2023	729195	New single-family IW APP 35972
LUP-0029-24	6640 HOPE LN	03/15/2024	325000	1933 sq ft home, 772 sq ft garage
LUP-0038-24	6201 S LOWES CREEK RD	03/15/2024	574575	NSFD 4,565 total sf., IW APP 37425
LUP-0023-24	3848 RIDGEDALE RD	04/02/2024	1100000	New home build
LUP-0189-24	6635 ARIES CT	07/05/2024	776259	New single-family Home APP39814
LUP-0287-21	E 5782 WALNUT RD	09/22/2021	1500000	Construction of a new home
LUP-0219-24	6389 S LOWES CREEK RD	07/22/2024	300000	New single-family Home APP40217
LUP-0236-24	3607 PATTON ST	08/05/2024	700000	NSFD; APP40487
LUP-0240-24	6791 LOWES CREEK CT	08/13/2024	550000	NSFD; APP40602
LUP-0268-24	4971 SHEEDER RD	09/06/2024	400000	One story house & garage APP40987
LUP-0214-24	6101 HILLSIDE PARK DR	09/11/2024	600000	NSFD; 1880 sq ft
LUP-0302-24	6643 ARIES CT	10/09/2024	795000	NSFD, 6,310 sf. APP41578
LUP-0244-24	6745 S LOWES CREEK RD	10/18/2024	1000000	New Home
LUP-0315-24	6622 ARIES CT	10/21/2024	800000	3,824 sq ft home.
LUP-0319-24	3114 ROSE ST	11/06/2024	294000	Fire in May of 2024. Home replacement
LUP-0334-24	5140 SHELLAMIE DR	11/22/2024	315000	New construction of residential house
LUP-0326-24	6565 ARIES CT	01/17/2025	375000	New Home
LUP-0056-25	3537 PATTON ST	04/17/2025	600000	Single-family 3400SF
LUP-0082-25	1451 SUNSET VIEW DR	04/24/2025	1000000	NSFD
LUP-0186-25	5299 FOUSER FARM RD	07/14/2025	3400000	Building a new house
LUP-0248-25	729 ROMA ST	09/11/2025	625099	Building a new home APP50183
LUP-0254-25	311 SICILIA DR	09/11/2025	585553	NSFD APP50406

Source: Eau Claire County Planning and Development

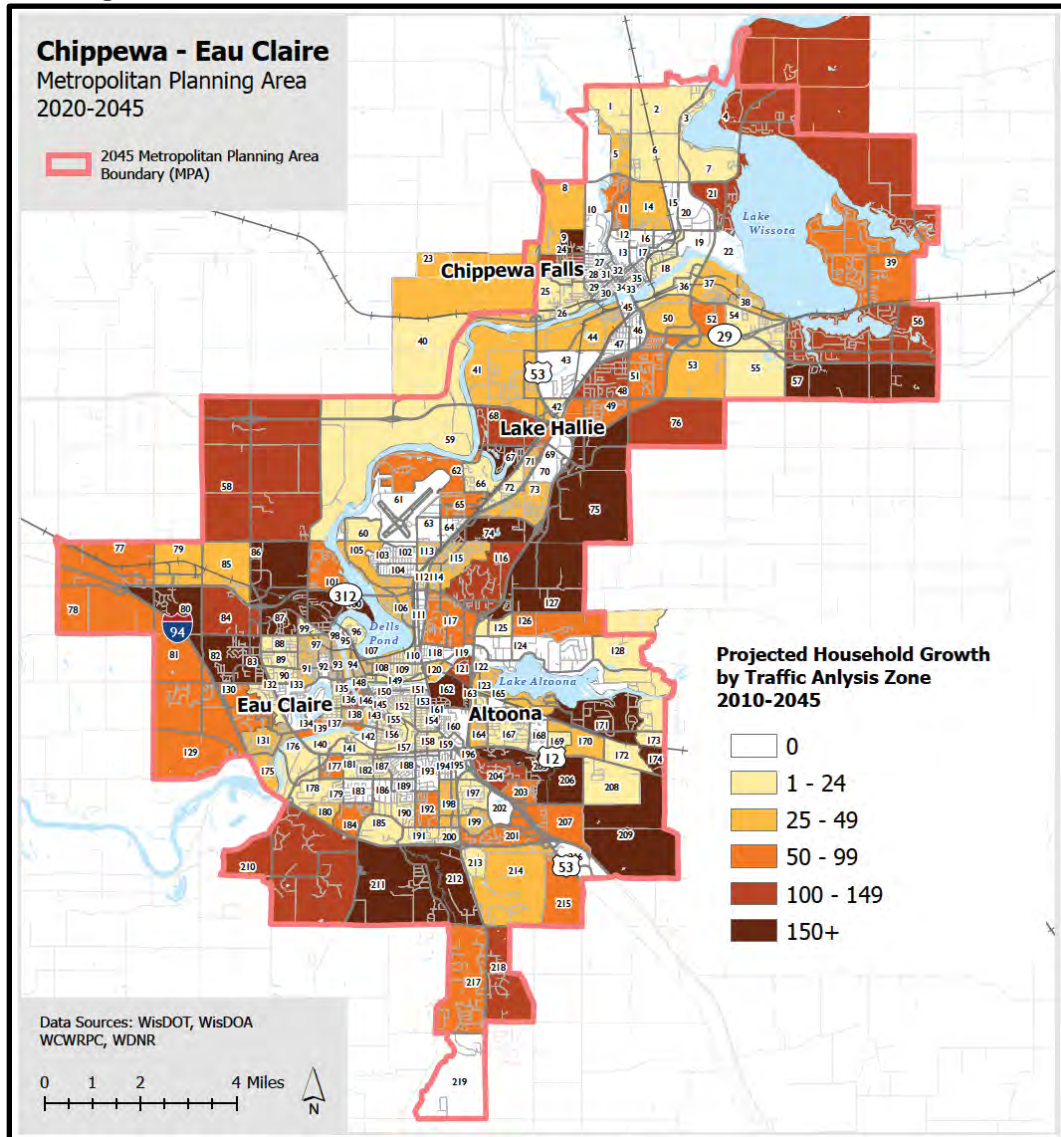
Land Supply/Developable Acres

The incorporation territory contains approximately 12,448 acres (19.45 square miles). Approximately 2,863 acres of land (27%) within the incorporation territory is unbuildable due to public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands. There are approximately 6,146 acres of vacant parcels within the incorporation territory. After accounting for already developed land and undevelopable land, approximately 4,487 acres of vacant and potentially developable land remain. The average of 27 homes per year consumes close to 40 acres after taking into account roads, stormwater management and open space. The large subdivisions recently approved and those in process suggest the

average pace of building could increase significantly over the next three years, especially if ETJ land use restrictions are no longer in place.

The Chippewa – Eau Claire Metropolitan Planning Organization (MPO) is responsible for transportation planning for the metropolitan community, and this requires them to project household growth in order to predict growth in traffic and need for improved transportation facilities. The map below shows the projected household growth from the 2020 Long Range Transportation Plan. The incorporation territory is projected to be one of the fastest growing parts of the metropolitan community.

Map 25: Regional Projection of Household Growth for the Chippewa – Eau Claire Metropolitan Planning Area



Source: Chippewa - Eau Claire MPO; 2020 Long Range Transportation Plan

Similarly, the MPO projects employment growth, and again, the core of the incorporation territory is shown as among the few traffic analysis zones in the region to project growth of more than 500 employees. See Section 1(b). Territory Beyond the Core.

Transportation System Facilities

The transportation system of the Town of Washington consists of a network of state, county, and Town roads connected to the adjacent interstate highway system. Thanks to its strategic location at the intersection of I-94 and STH 53, Washington experiences a significant daily influx of vehicle traffic. This high volume has attracted numerous businesses to the corridor, providing shopping opportunities for both travelers and residents of the Eau Claire metropolitan area – the largest shopping mall in the metro area is here, Oakwood Mall.

Map 26 shows the major transportation facilities in the Town. Specifically, these are:

- Interstate Highway (I) 94
- United States Highway (USH) 12
- State Highway (STH) 93
- State Highway (STH) 53
- County Highways – CTH S, CTH F, CTH II, CTH I
- Town Roads

Usage of the road network is measured with traffic counts. Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year, a value known as the "annual average daily traffic" (AADT). The AADT is calculated based on a short-duration traffic count, usually conducted over 48 hours at the location. In the Town of Washington, the AADT provides crucial insights into traffic patterns, which in turn affect road budgets, travel time and local economic development. High AADT values can indicate robust economic activity and accessibility, attract businesses and enhance commercial prospects. I-94 is a physical boundary to the proposed Village on the east and has an estimated 22,700 average daily car trips.

Washington has 132.89 miles of county and Town roads; 34.18 miles of county roads and 98.71 miles of Town-maintained roads. The Town road network accounts for 1,350 traffic signs, 1 bridge, and 335 culverts. Town roads within the incorporation territory will be transferred to the new Village and will continue to function as they currently do, ensuring accessibility within the proposed boundaries remains unchanged. The connections between local, county, and federal roads create robust regional connectivity, facilitating daily commutes and efficient travel for residents and visitors alike. The road network within the incorporation territory performs in the top ABC level of service as shown on Map 29.

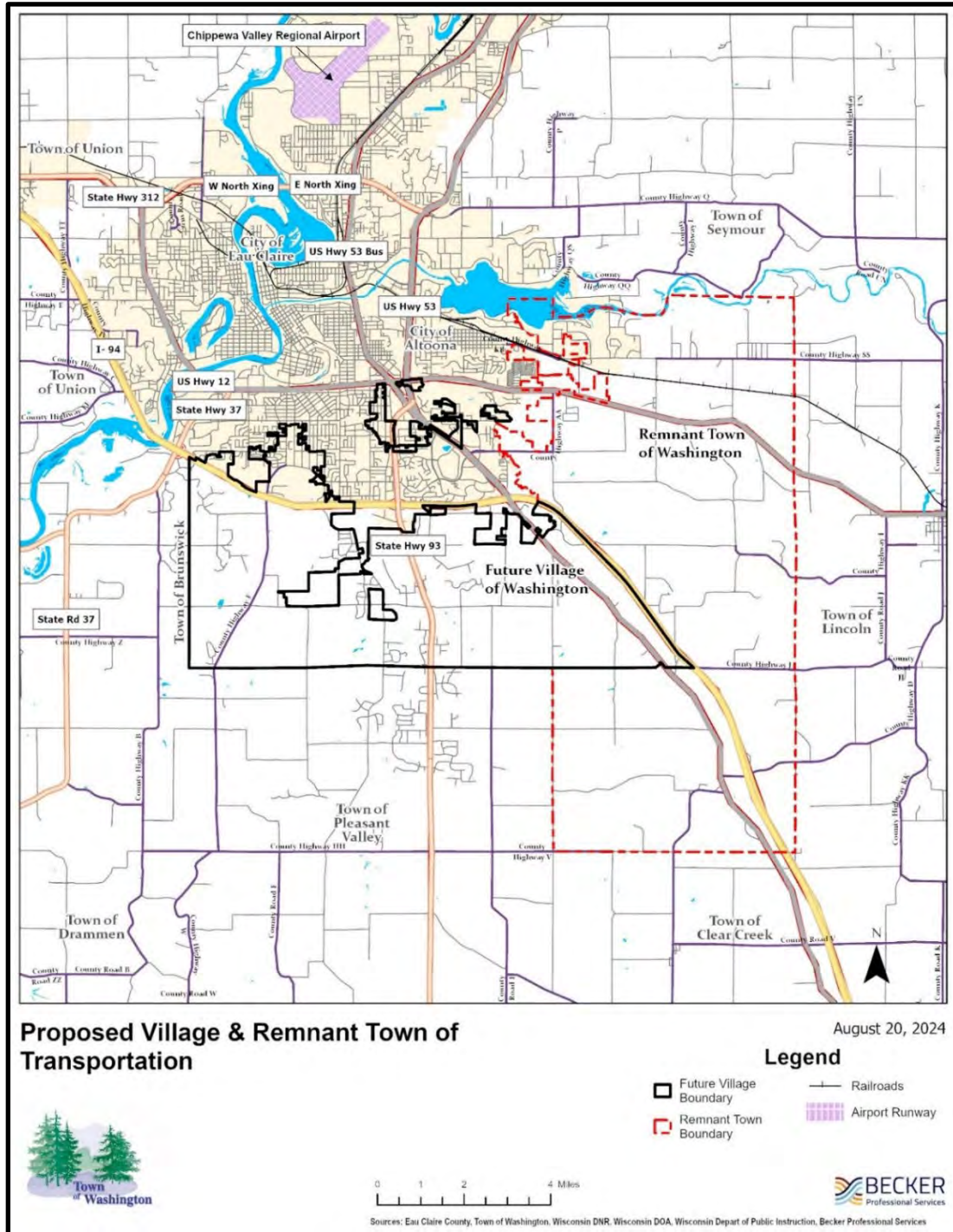
The drive-time rings map, Map 32, indicates that most residents of the incorporation territory can access the rapidly developing Town core within 5 minutes, and any resident of the territory can do so in under 10 minutes. Internal circulation and connection to the core are important factors for homogeneity and compactness, however access to the world external to the incorporation territory is also important to residents. The interstate highway system is accessible within 5 minutes for nearly all residents and most of the cities of Eau Claire and Altoona are within a 10-minute drive of territory residents and the entire metro area including downtown Chippewa Falls within a 20-minute drive.

Transportation facilities do not fragment the incorporation territory, or present psychological or social barriers for residents because enough streets cross these major facilities to allow residents to move throughout the Town. On the contrary, the road network within the

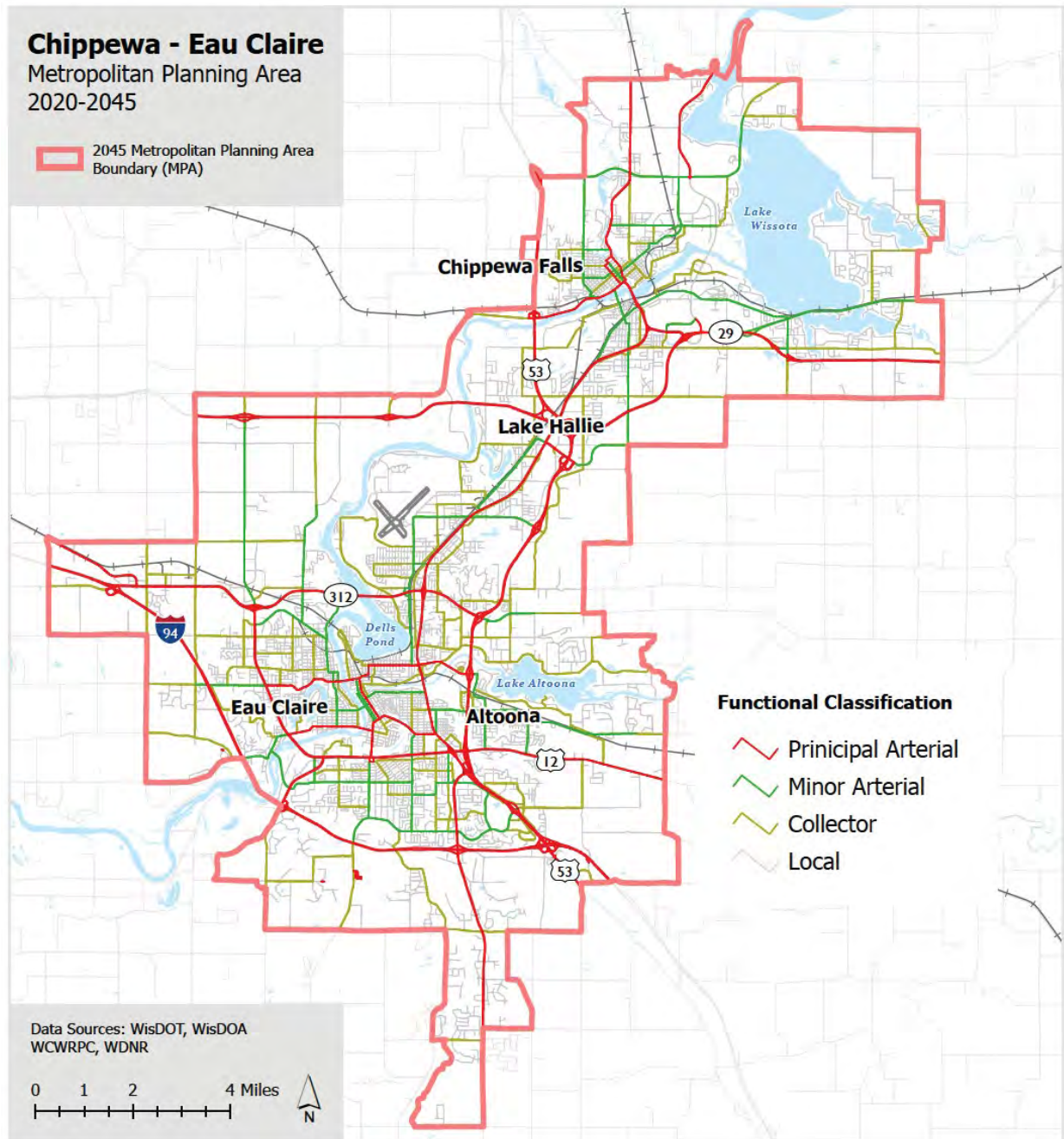
incorporation territory serves to efficiently connect residents to one another, the Town core, and the greater metropolitan region and beyond.

The Town is also encouraging bicycle and pedestrian path connections from subdivisions to the regional trail network, including the regional trail that parallels STH 93.

Map 26: Interstate, Federal, and State Highways Incorporation Territory and Metropolitan Community

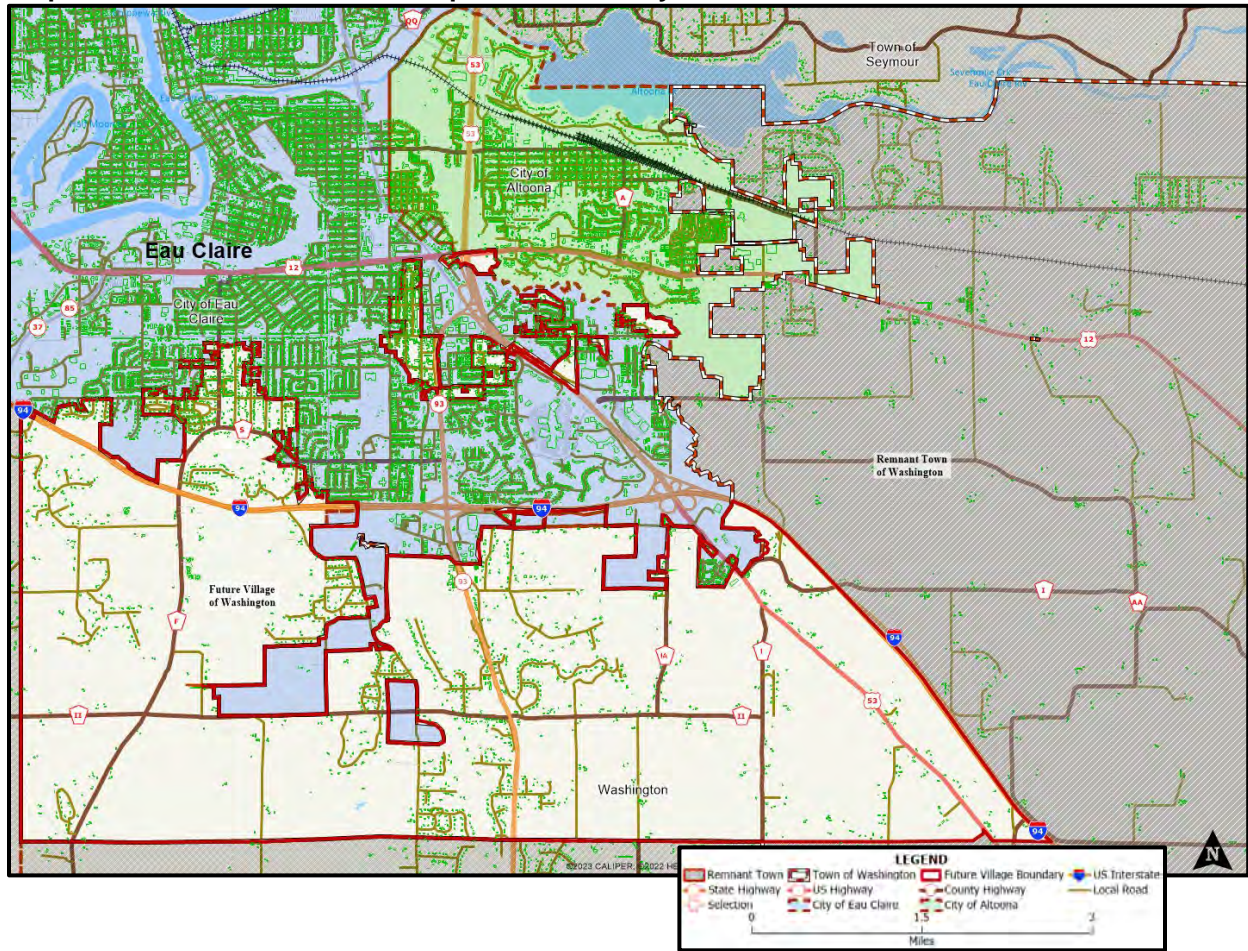


Map 27: Functional Street Classifications Incorporation Territory and Metropolitan Community

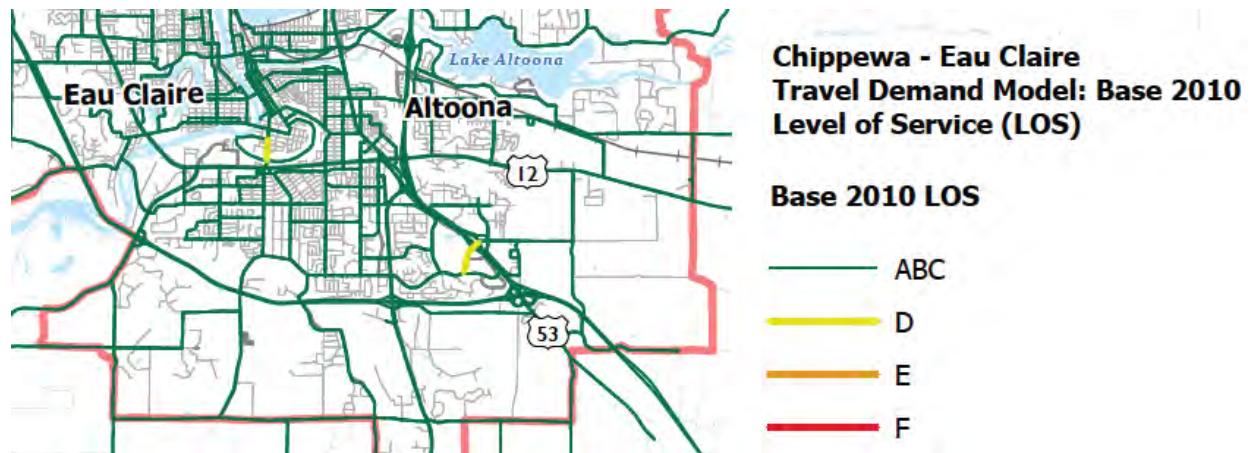


Source: Chippewa - Eau Claire MPO; 2020 Long Range Transportation Plan

Map 28: Road Network of the Incorporation Territory

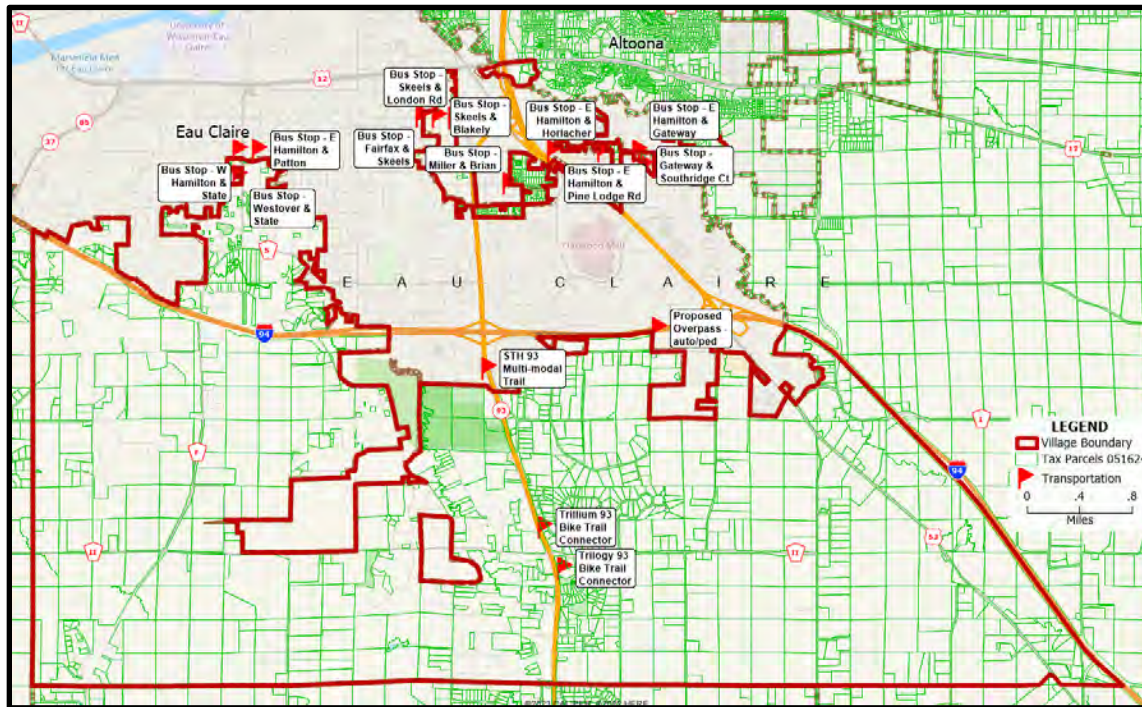


Map 29: Level of Service of Incorporation Territory Road Other Transportation Features



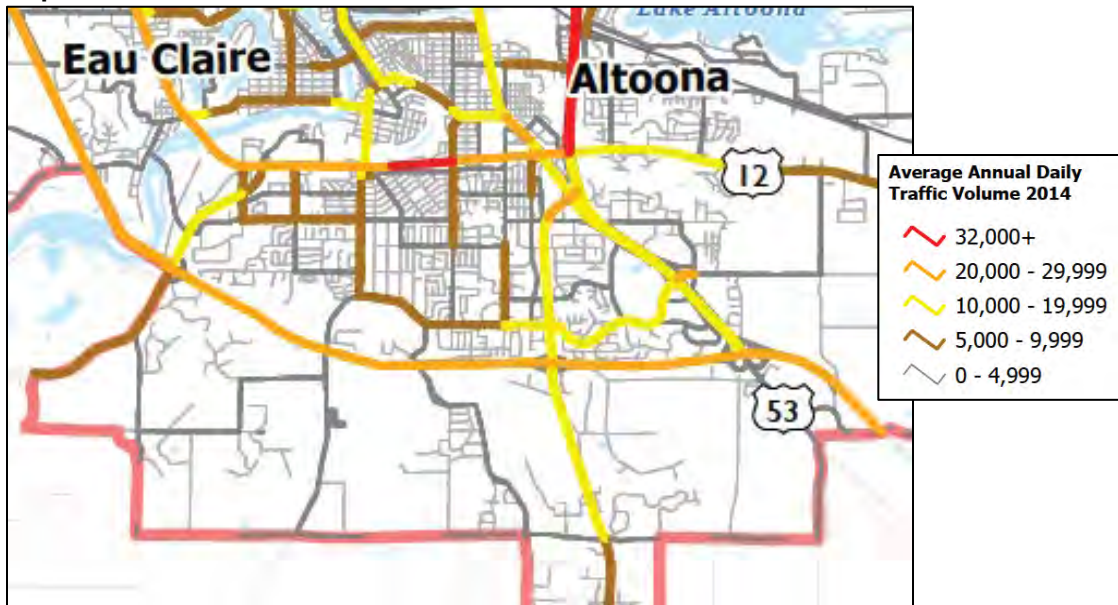
Source: Chippewa - Eau Claire MPO; 2020 Long Range Transportation Plan.

Map 30: Other Transportation Facilities

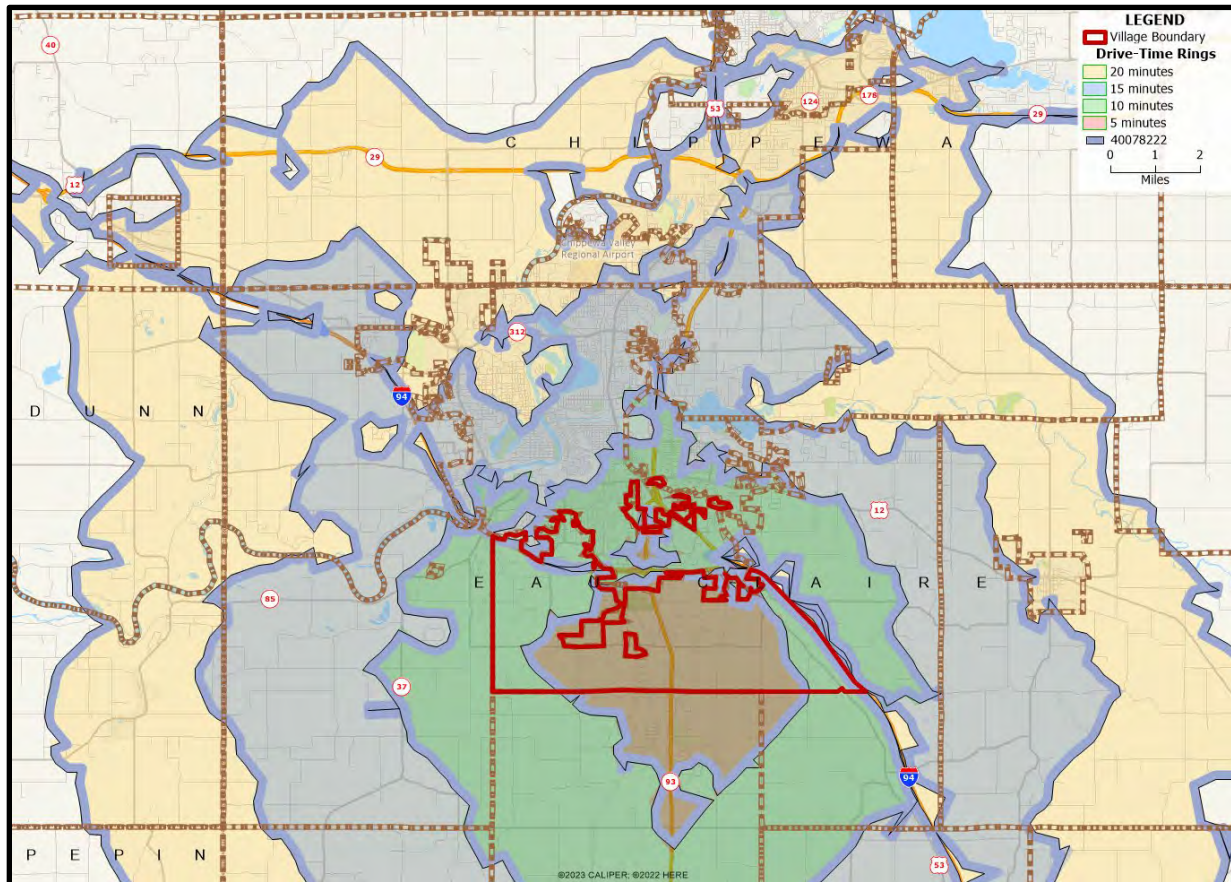


Trillium 93 Bike Trail Connector
 Trillium Estate 93 Bike Trail Connectors

Map 31: Traffic Volume



Map 32: Drive-time Rings from Core of Incorporation Territory



Note that the Town core (STH 93 and CTH II) is just a 5-minute drive for most of the population of the incorporation territory and a 10-minute drive provides access to nearly all of Eau Claire and it only takes 20 minutes to get to downtown Chippewa Falls.

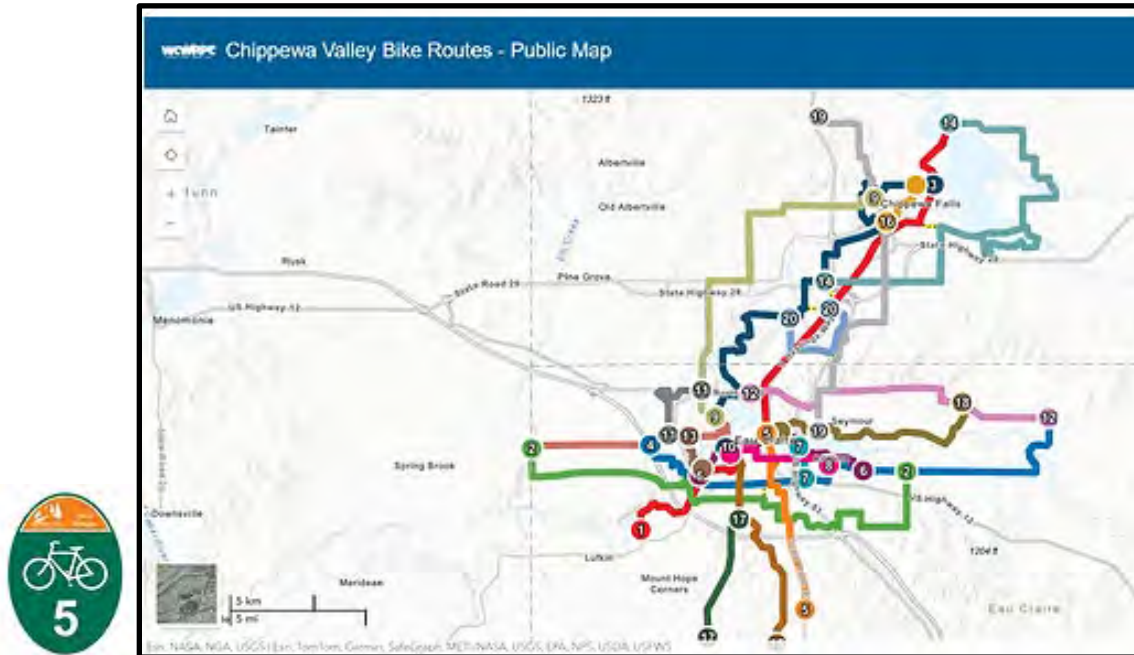
Pedestrian and Bicycle

Walkers and bikers currently utilize the Town's existing roadways and 3 off-road trails. The off-road trails run along STH 93 from the City of Eau Claire to Walnut Rd with connections to trails in the Trillium Estates Subdivision and the Trilogy Subdivision. On quiet country roads, including Town roads and many county trunk highways, minimal improvements are needed to create excellent bicycling routes. Very low-volume rural roads (those with ADTs below 700) rarely require special provisions like paved shoulders for bicyclists. State trunk highways and some county trunk highways, which tend to have more traffic and a higher percentage of trucks, may benefit from the addition of paved shoulders. Paved shoulders should also be seriously considered in areas where low-volume Town roads are experiencing new suburban development. All new subdivisions within the proposed Village are required to have connections to nearby bike paths. This is an example of Washington staying connected to the metropolitan area in proximity to trails regionally. The incorporation territory is also mapped to be part of the regional bike network that is to be developed over the next few decades.

Washington is also a part of the Chippewa Valley Bike Routes. The regional 20-route system totals 211 miles and uses color-coded and numbered signage to help bicyclists navigate the designated routes throughout the Chippewa Valley. Users may select any line within the map to identify the route number and there are also numbered end points to highlight the extent of

each route. Users also have the ability to click the My Location widget to see their location within the map while using a mobile device as you travel and utilize the system of routes.

Map 33: Chippewa Valley Bike Routes



Transportation System Supports Homogeneity and Compactness

While the incorporation territory has topographical challenges for connectedness, the local, county and state road network of the incorporation territory serves to collect traffic from the various residential neighborhoods and bring it to the commercial core quite effectively – a demonstration of the compact and homogenous nature of the territory. 80% of the population of the incorporation territory lives within 5 minutes’ drive time of the Village core – the intersection of STH 93 and CTH II. Many of the businesses that are in the incorporation territory are located along the STH 93 corridor forming the Village core. Despite the incorporation territory being nearly 20 square miles, every resident is able to drive to the Village core in less than 10 minutes.

The budding regional bike trail network is being built locally connecting the various neighborhoods within the Village core, facilitating resident interaction between neighborhoods and fostering a sense of a Washington community. Additionally, the topographical challenges of the incorporation territory make it a biking destination for the entire metropolitan community, which adds to the pride residents have of where they live.

Town of Washington Comprehensive Plan

The Comprehensive Plan is the locally produced policy document that describes a municipality's goals and objectives as they relate to development policies. All other local policy documents and decisions having land use impacts are required to be consistent with the comprehensive plan. Comprehensive plans must be updated every ten years. Below is a summary of relevant goals and objectives from the Town's Comprehensive Plan, last updated in 2018.

The comprehensive plan was prepared before there was consideration of incorporating a portion of the Town and the plan focused on preserving the rural character of the majority of the Town without specific consideration for the rapidly developing Town core and future incorporation territory, which can be more generally characterized as a suburban village in nature rather than rural in character.

The new Village will use the current Town comprehensive plan as its guide until it is able to prepare a comprehensive plan of its own reflecting the unique character of the incorporation territory.

1. Vision Statement:

The Town of Washington is a safe, active, and diverse community with farming roots and a strong commitment to high quality of life for all residents. The Town includes a mix of urban, rural, and recreational areas in a setting of great natural beauty. The desire for quality development is carefully balanced with the need to protect and conserve natural features, including watersheds.

2. General Goals:

- *Protect and improve the health, safety, and welfare of residents in the Town of Washington.*
- *Preserve and enhance the quality of life for the residents of the Town of Washington.*
- *Protect and reinforce the community character of the Town of Washington*

3. Transportation Goals:

- *Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, area businesses, and emergency vehicles.*
- *Be prepared to address other transportation modes required by Wisconsin's Comprehensive Planning law.*

4. Housing Goals:

- *Plan for safe, affordable housing to meet existing and forecasted housing demands.*
- *Plan for a range of housing that meets the needs of residents of various income, age, and health status.*
- *The Town encourages the development of affordable single-family housing, which may be accomplished by promoting and encouraging smaller lot sizes and conservation /cluster subdivisions, where appropriate.*
- *The Town encourages development of multi-family apartment buildings, senior housing, and special needs facilities within the Town in appropriate locations in proximity to the*

City of Eau Claire and Altoona. These types of housing development should be located where residents can safely walk or bike to community services and neighborhood retail and service establishments.

5. Energy, Utilities & Community Facilities Goals:

- *Maintain high quality services, utilities, and facilities*
- *Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.*

6. Agricultural, Natural and Cultural Resources

- *Reinforce the Town's rural character by preserving agricultural land, farm operations, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.*
- *Minimize land use conflicts between farm and non-farm uses, as well as between farms.*

7. Economic Development

- *Maintain a predominantly agricultural-based economy within the Town.*
- *Other commercial and industrial businesses not compatible with the rural character of the Town will be encouraged to locate near urban locations, or rural hamlets, where adequate transportation facilities exist to serve more intensive business developments.*

8. Land Use

- *Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character and sense of place.*
- *Balance land use regulations and individual property rights with community interests.*

9. Community Design Principles

- *Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the Town.*
- *Enhance the community's character, minimize impacts to adjacent uses, and reflect sound site design, aesthetic, and engineering principles.*

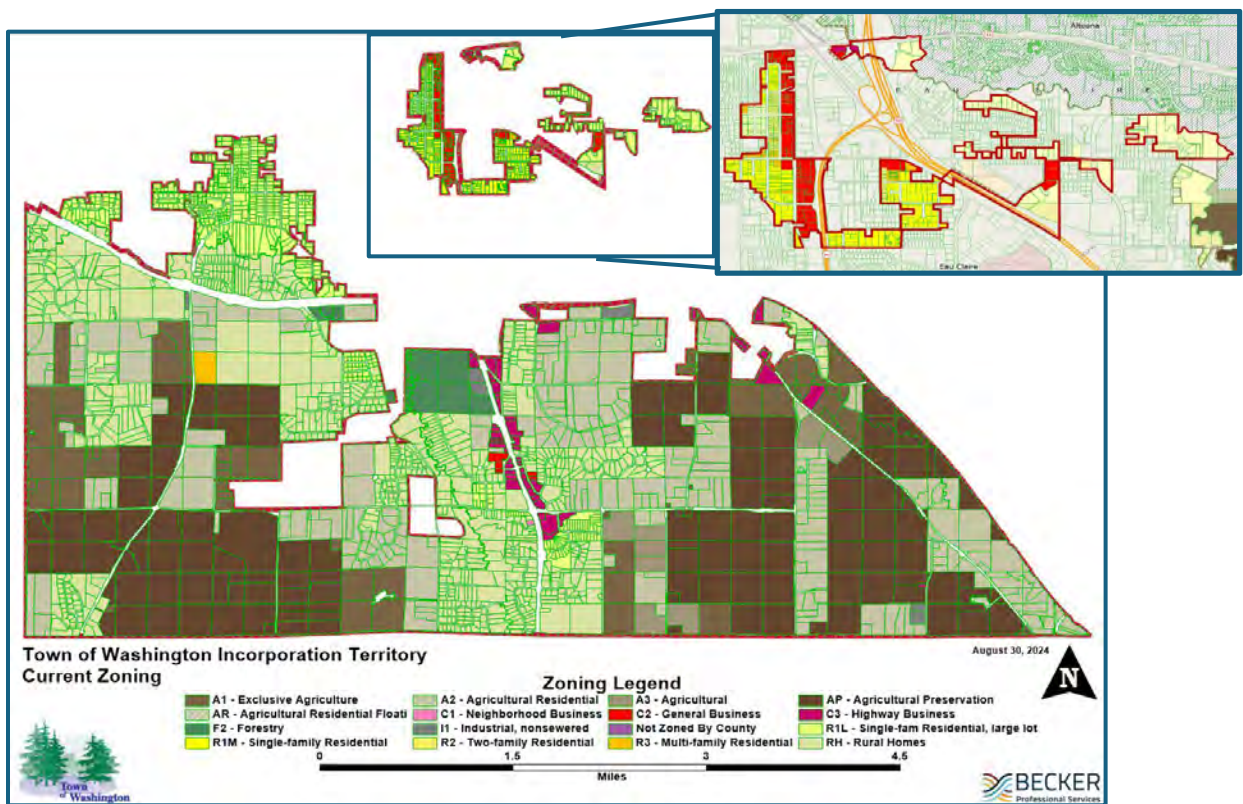
As a Village, Washington would gain autonomy over its zoning and land use regulations, removing it from County control. This became particularly contentious in 2022, when the Town Board approved the rezoning of land within the Town for a proposed rural subdivision. This decision was aligned with the recently updated Town and County Comprehensive Plans, the County Zoning Ordinance, the County Farmland Preservation Plans, and an Extraterritorial Jurisdiction (ETJ) Intergovernmental Agreement with the City of Eau Claire. Despite this, the County Planning and Development Committee and County Board disregarded their own staff's recommendations and the Comprehensive Plan, ultimately denying the rezoning request.

For most of Washington's history, it has existed as a primarily rural community with suburban districts. However, as the City of Eau Claire has grown, and as adjacent communities such as Altoona also became urbanized and grew, the Eau Claire metropolitan area came to include Washington. As a result, market pressure is dictating that lands in Washington transition to higher density of use – for example, from agriculture to residential, business, industrial, commercial and park uses. Development is occurring simultaneously throughout the Town; not just in one or two places. Current construction projects include the Trilogy Subdivision, Cliff properties, West - Aries Ct, and Talmadge Rd. These active construction projects will provide subdivisions and homes for the growing population.

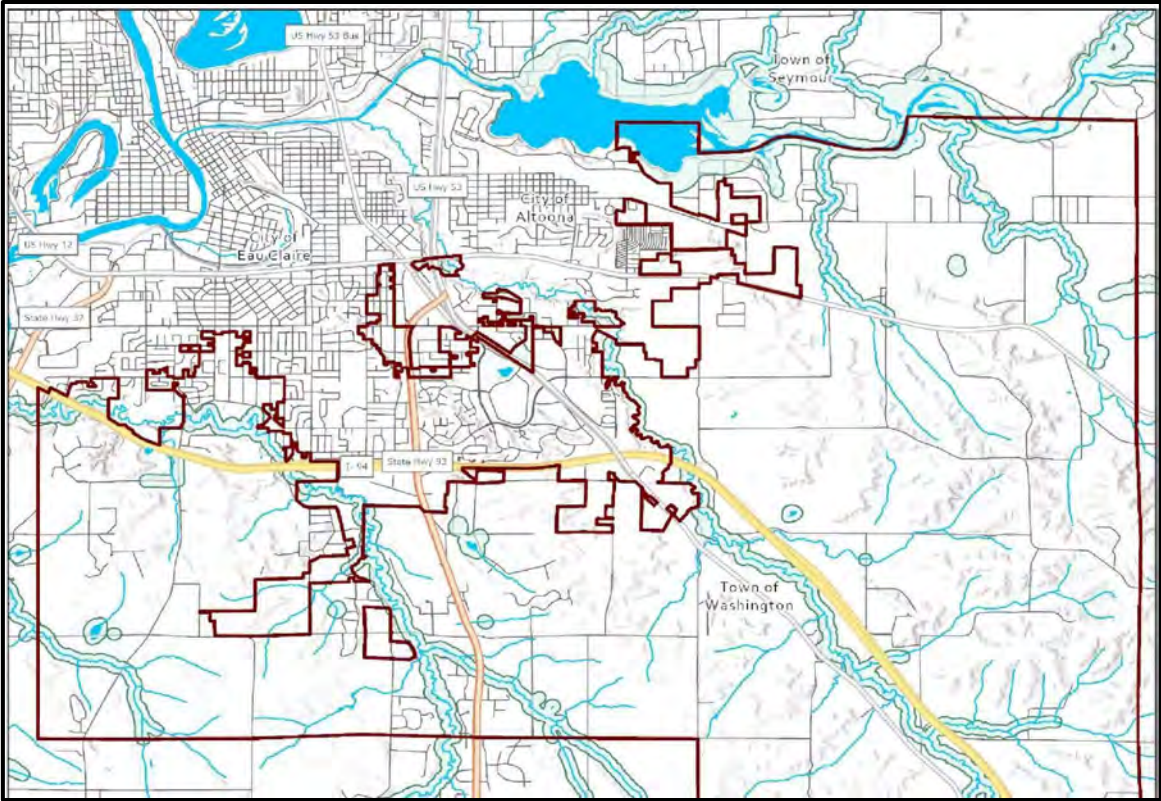
Incorporation would eliminate the added costs and delays associated with the multi-jurisdictional review process involving the Town, County, and City of Eau Claire for land use decisions.

Additionally, incorporation would establish permanent boundaries, which is crucial for efficient planning of future infrastructure and development. This would mitigate the inefficiencies in service provision caused by annexations by neighboring cities, thereby preserving and enhancing the Village's taxbase. Currently, Town landowners within 3 miles of the City of Eau Claire and 1.5 miles of the City of Altoona are subject to regulation by the respective city, Eau Claire County, and the Town of Washington. As a Village, landowners would be governed solely by Village regulations, reducing regulatory burdens and ensuring representation in the governance of their land. The following maps depict existing zoning, shoreland zoning, land use as well as future land use.

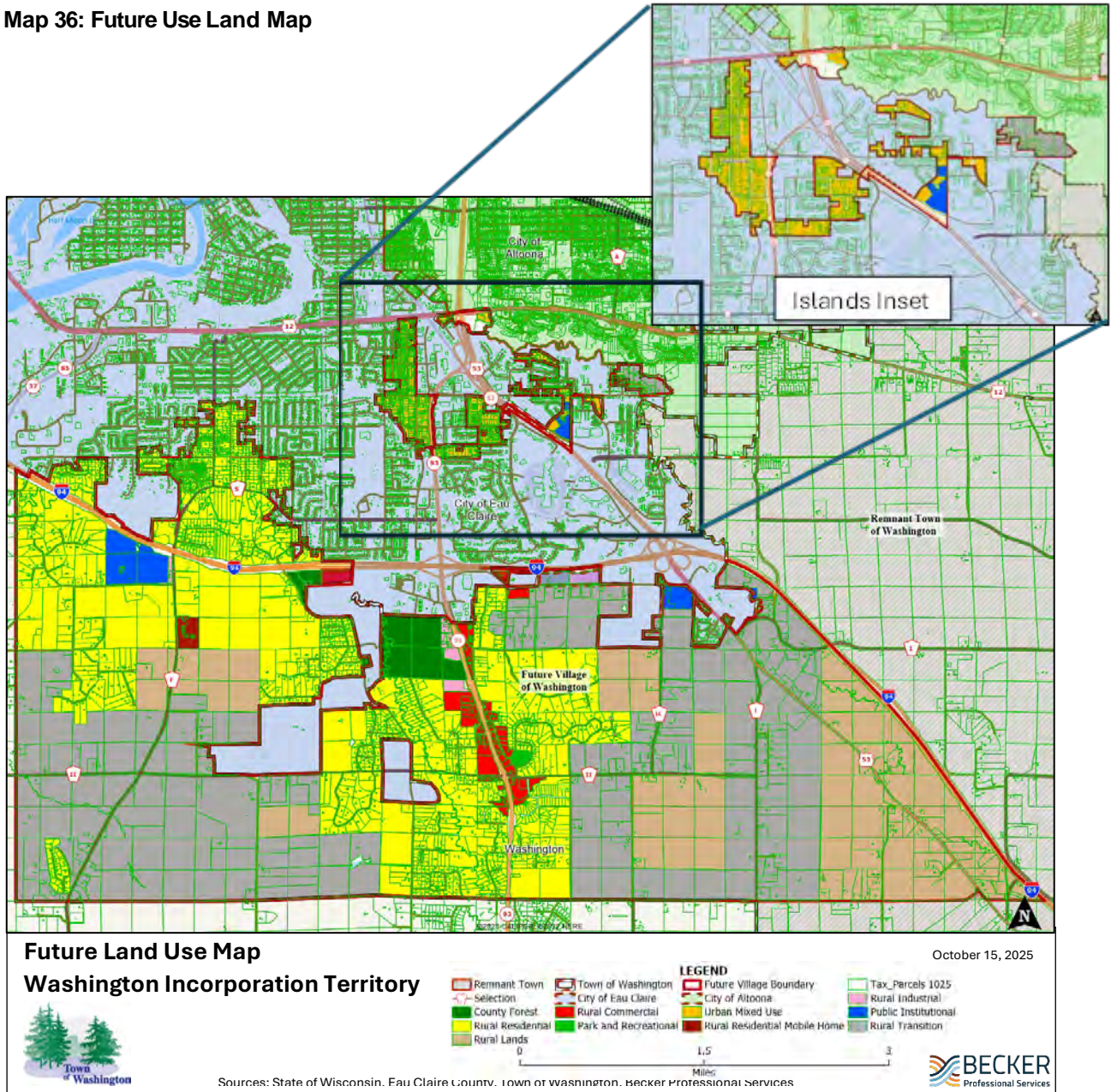
Map 34: Incorporation Territory Zoning Map



Map 35: Shoreland Zoning Map



Map 36: Future Use Land Map



Public Facilities – Sewer and Water

The Town has shown that well and septic development, even at relatively higher densities, are effective water treatment and water source options. Both the Town and Village plan to allow on-site community wastewater treatment systems, which effectively treat wastewater where it is generated and recharge the groundwater for subdivisions greater than 20 units.

The Town has successfully operated such a pilot system in the Trilogy subdivision for about four years, while Lake Hallie has used similar systems for much longer with positive results (see Appendix A for system performance reports). The Trilogy subdivision has since added a second system to support the Trilogy Business Park. By utilizing these systems instead of piping waste to a regional treatment plant that discharges into the Chippewa River, ending up in the Gulf of Mexico, this water treatment option recharges to the aquifer from which the water came, and appropriately addresses the transitional nature of the incorporation territory without the need for urban densities to make extensive public infrastructure feasible.

Currently, 3 new community septic systems are being installed in Firenze Estates for a 260-acre residential subdivision.

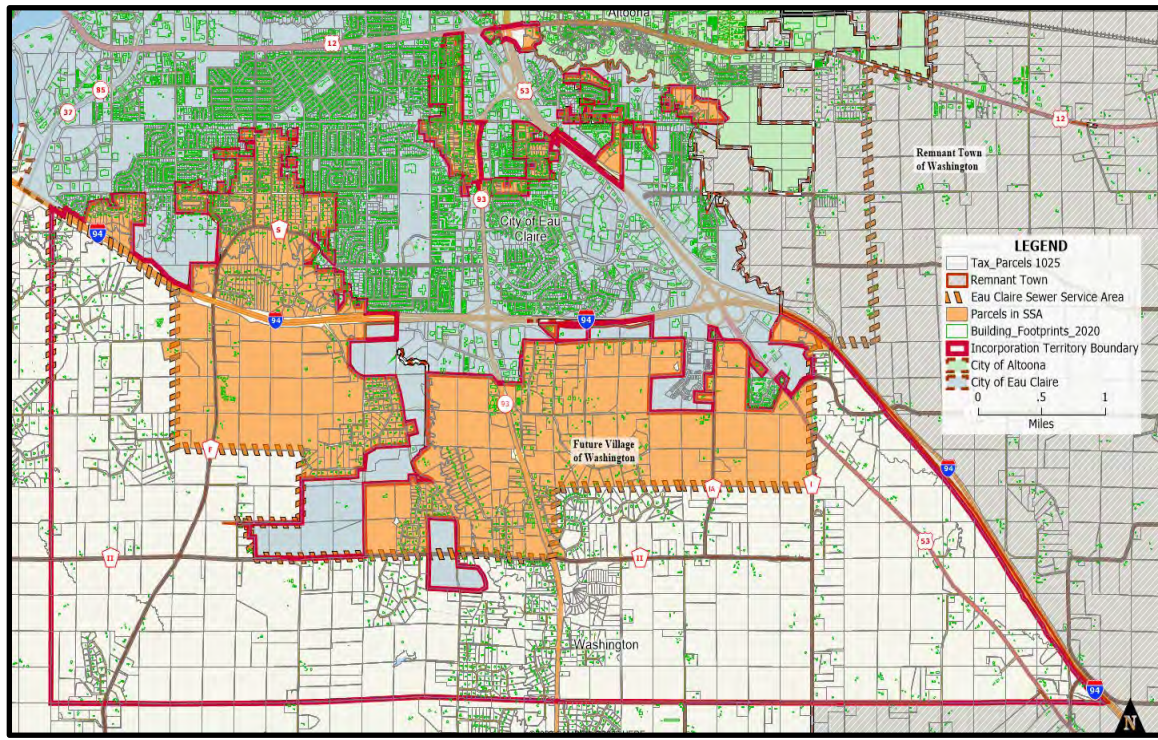
Eau Claire Urban Sewer Service Area

The northern portion of the proposed incorporation territory lies within the Eau Claire Sewer Service Area (SSA). In 2011 the Town of Washington and the City entered into an Intergovernmental Agreement regarding lands within the Urban Sewer Service Area. This agreement was negotiated with a municipal partner who already had land use control over the entire area through its extraterritorial jurisdiction, which extends for 3 miles beyond Eau Claire's municipal boundary, encompassing nearly the entire incorporation territory. The agreement provided a means for largely Town regulated development outside of the SSA and bought time to protect the rest of the Town.

Since that agreement was made a little over ten years ago, 844 acres of land have been annexed by the City. These actions negatively affect the social cohesiveness and community identity of residents who have built their lives around the idea of living in an area where they can have larger lots, less density, and access to nature while still being part of a community with an identity separate from the City of Eau Claire and the development patterns necessitated by the cost of connecting to a centralized wastewater treatment system.

A total of 34% of the area (6.67 square miles out of 19.45 square miles) within the incorporation territory lies within the area allowed to be served by the Eau Claire sanitary sewer system. This equates to 1,524 out of 2,433 parcels in the proposed incorporation territory. This is land that, if connected to Eau Claire urban services would require such development densities as to significantly change the character of the community that has already developed there.

Map 37: Incorporation Territory Parcels Within the Eau Claire Sewer Service Area



The Town of Washington is committed to providing a range of density options to serve the lifestyle choices desired by residents within the metropolitan community while generally protecting the unique character of the community even as population grows. The Town has demonstrated that well and septic development – even at relatively higher densities can be accomplished safely without contaminating water supplies. Inspection of septic systems is required every 3 years.

For subdivisions greater than 20 housing units, the Town requires community wastewater treatment systems that provide effective treatment of wastewater and the recharging of the aquifer. These systems are being considered for incentives to support a variety of densities throughout the new Village.

New subdivisions are also required to dedicate a 10' utility easement on each side of each street. The map below shows the areas that have already made this dedication.

Community wastewater treatment systems are a proven safe and effective method to treat wastewater on-site and replenish area resources.

Figure 36: Conventional Septic



Figure 37: Septic Tank

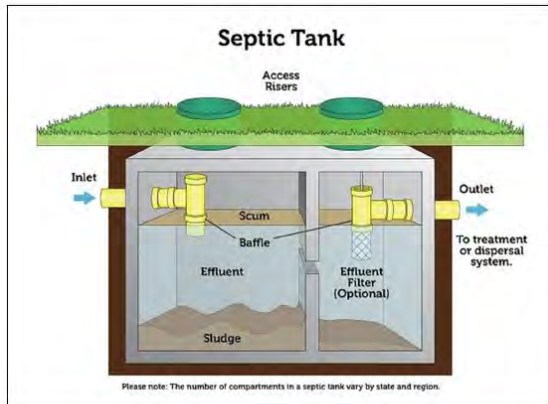


Figure 6: A conventional septic system relies on a septic tank to settle and filter solids before releasing still-contaminated effluent to the soil for microbial treatment.

One type of community system that is being used in both the Town of Washington and the Village of Lake Hallie is a Fixed Activated Sludge Treatment (FAST) system that fully treats the effluent within the septic tank and discharges clean water to the environment.

Conventional septic systems have traditionally cost between \$2,000 - \$5,000 per single-family home to install in the Mid-West. However, with higher material and labor costs recently, system costs in the \$4,000 - \$12,000 range are not uncommon.

FAST systems can cost between \$15,000 and \$20,000 to install. In addition to the initial expense, there are also monthly costs to maintain the system properly and to provide for future component replacements. These costs are estimated at about \$80/month per household.

Figure 38: FAST Wastewater Treatment System Installation

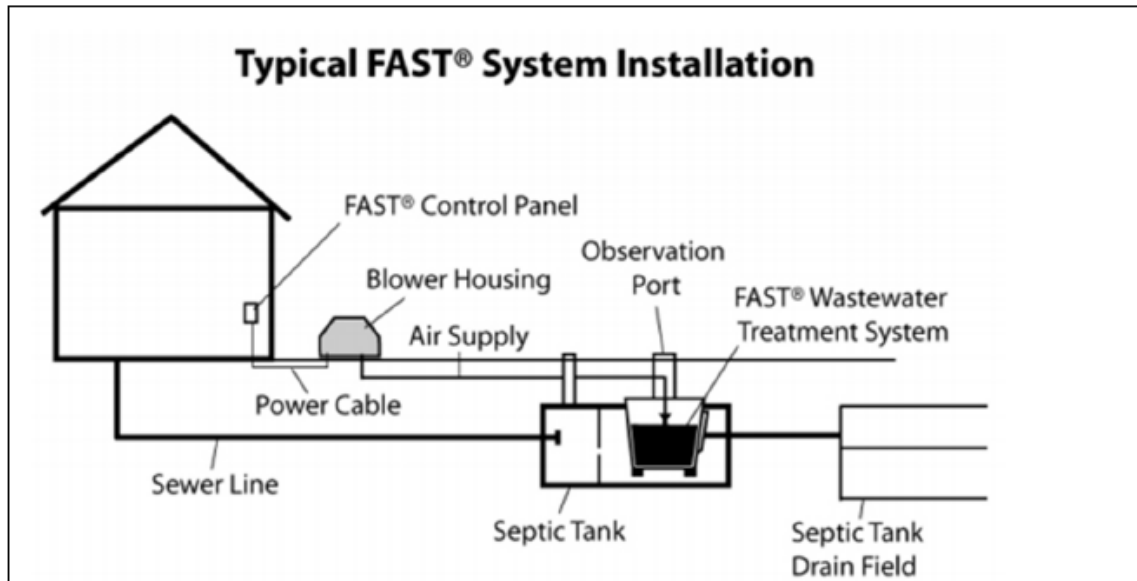
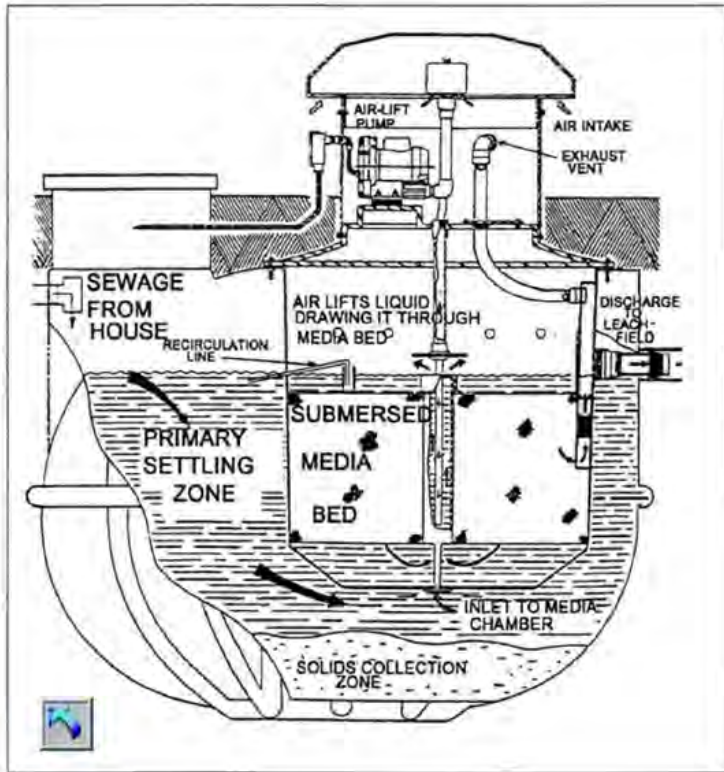


Figure 4: A FAST wastewater treatment system processes and treats the wastewater to clean it before the effluent is released to the ground.

Figure 39: FAST Wastewater Treatment System



A fixed activated sludge treatment - FAST system treats water with microbes contained in activated sludge and energized by a continuous flow of air.

The Town worked with the developer of the Trilogy subdivision to allow a community wastewater treatment system to be installed in 2022. The performance of the system is being monitored by the Town. The system is performing well as evidenced by the system inspection reports included in Appendix A

Public Facilities - Storm Water Management, MS4 Permit

A portion of the Town of Washington is a permitted Municipal Separate Storm Sewer System (MS4) Municipal community. The permit covers the portion of the Town that is in the federally-designated Urbanized Area. The incorporation territory contains a portion of this urbanized area and therefore, would be an MS4 community.

Washington is part of a consortia of municipalities in west central Wisconsin called Rain to Rivers. It is a partnership between several local and county governments who are all required to have MS4 permits to regulate storm water. Rain to Rivers also receives support and assistance from UW-Extension, and the Wisconsin Department of Natural Resources. Rain to Rivers facilitates the coordination of permit requirements for information and education programs. A cooperative agreement is in place between members that identifies the scope of the group's tasks and responsibilities. The Rain to Rivers of Western Wisconsin 2025 Work Plan and Budget was adopted on December 12, 2024, and contributing members track all annual education and outreach activities and events in their jurisdiction using a live matrix.

Maps 38: Rain to River Members

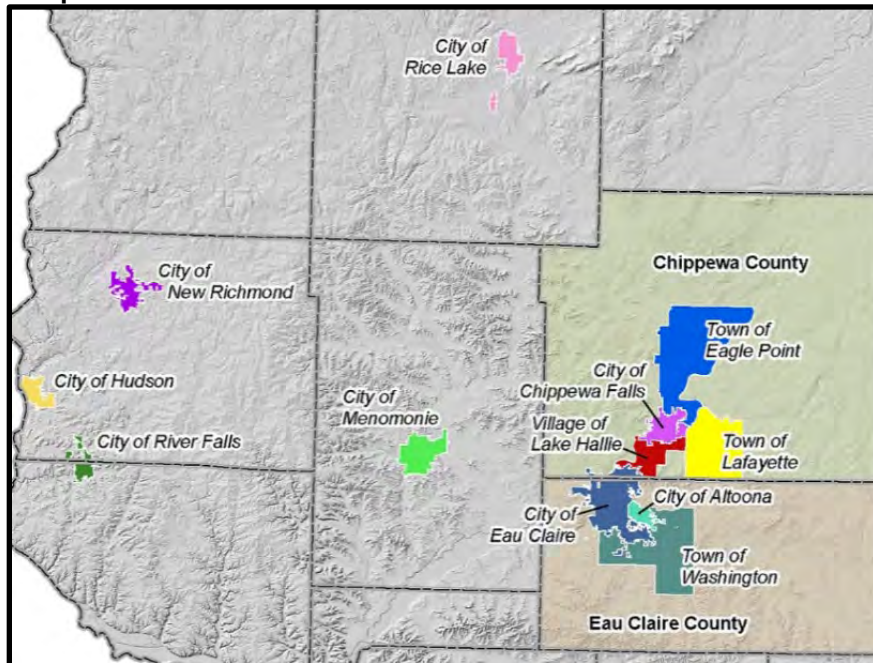


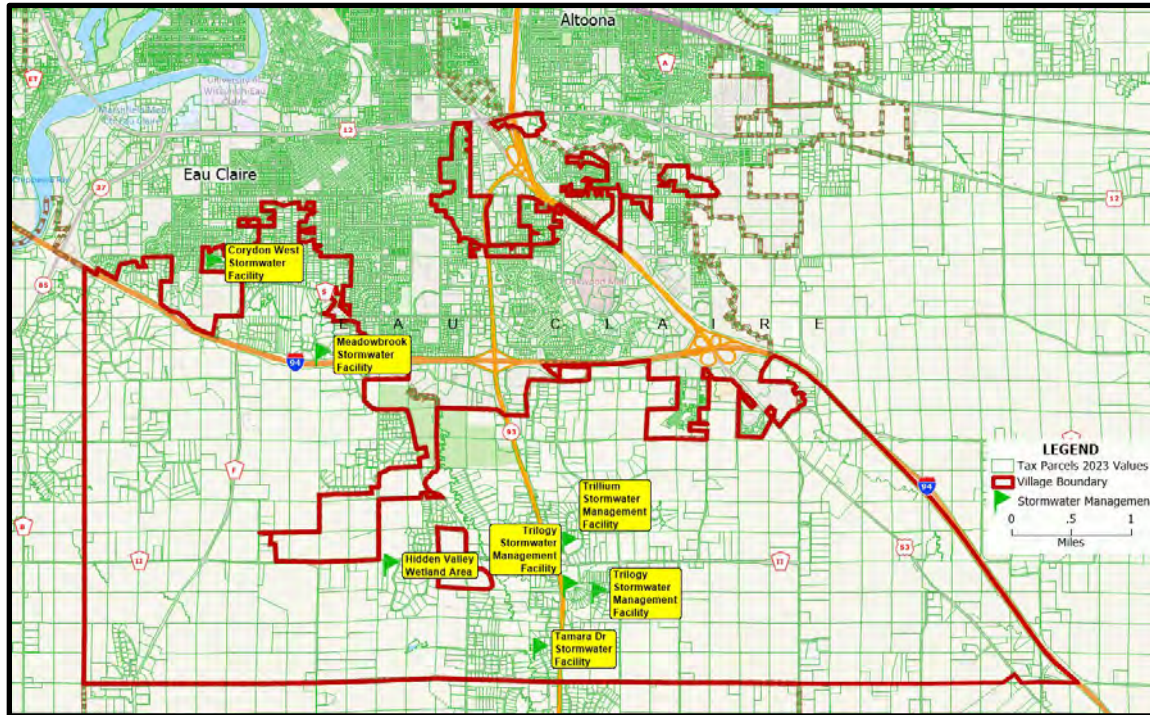
Figure 3: Local governments belonging to the Rain to Rivers regional partnership.

Stormwater management facilities are required for any land development proposal. For all residential developments in the Town, the developer is responsible for the routine and extraordinary inspection, maintenance, and repair of the storm water management practice(s) and drainage easements for 5 years after the Storm Water Permit termination from Eau Claire County

After 5 years post-Storm Water Permit termination by Eau Claire County, the Town of Washington is responsible for performing inspection, maintenance, and repair of the storm water management practices and drainage easements. The cost of inspection, maintenance and repair by the Town is the responsibility of the titleholder(s) and is levied against lots as a special charge. Existing stormwater management facilities in the incorporation area is shown on Map 39 and are as follows:

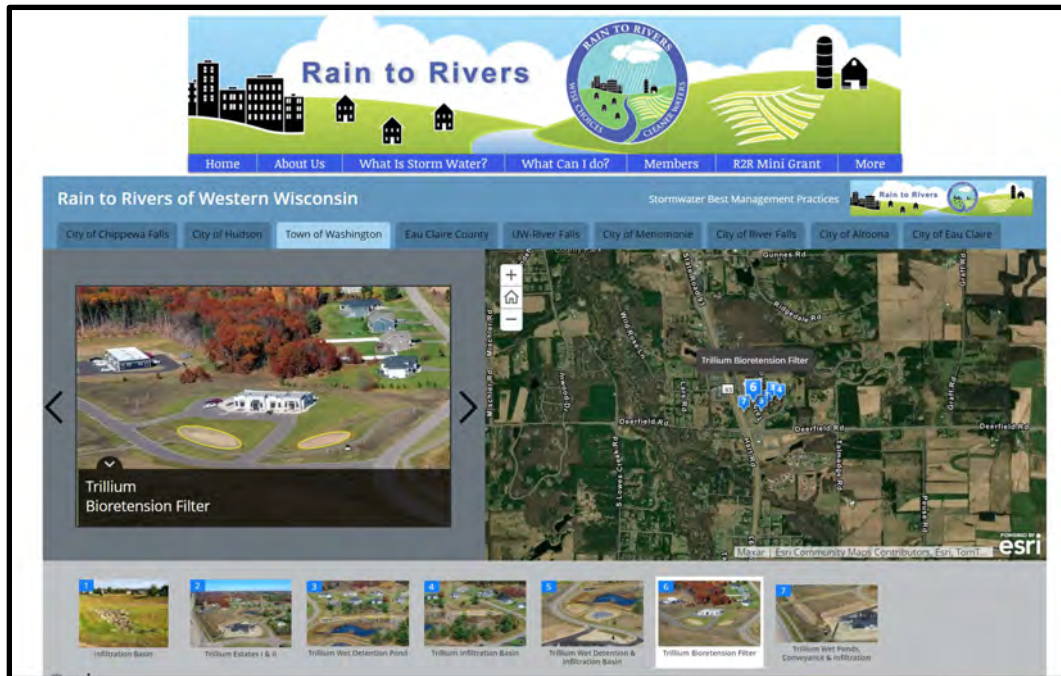
- Trillium Stormwater Facility
- Trilogy Stormwater Facility
- Tamara Dr Stormwater Facility
- Corydon West Stormwater Facility
- Meadowbrook Stormwater Facility
- Trillium Drainage Easement
- Lowes Creek Court Drainage Easement
- Hidden Valley Wetland Area, Hidden Valley Subdivision
- Deerbrook Drainage Easement
- Talmadge Rd Drainage Easement
- Terre Bone Trl Drainage Easement
- Fouser Farm Rd Drainage Easement
- White Owl Ln Drainage Easement
- Brynwood Drainage Easement
- Creekside Court Drainage Easement

Map 39: Stormwater Management Facilities in the Incorporation Territory



The new Village of Washington will continue the Town of Washington’s heritage of helping to protect the region’s surface water quality. A testament to this heritage can be found on the website Rain to River – Wise Choices for Cleaner Waters - <https://www.raintorivers.org/>, a partnership organization created to help improve the quality of surface water in western Wisconsin. The website features the Town of Washington as a model to others for how it is regulating the quality of surface water from developing land.

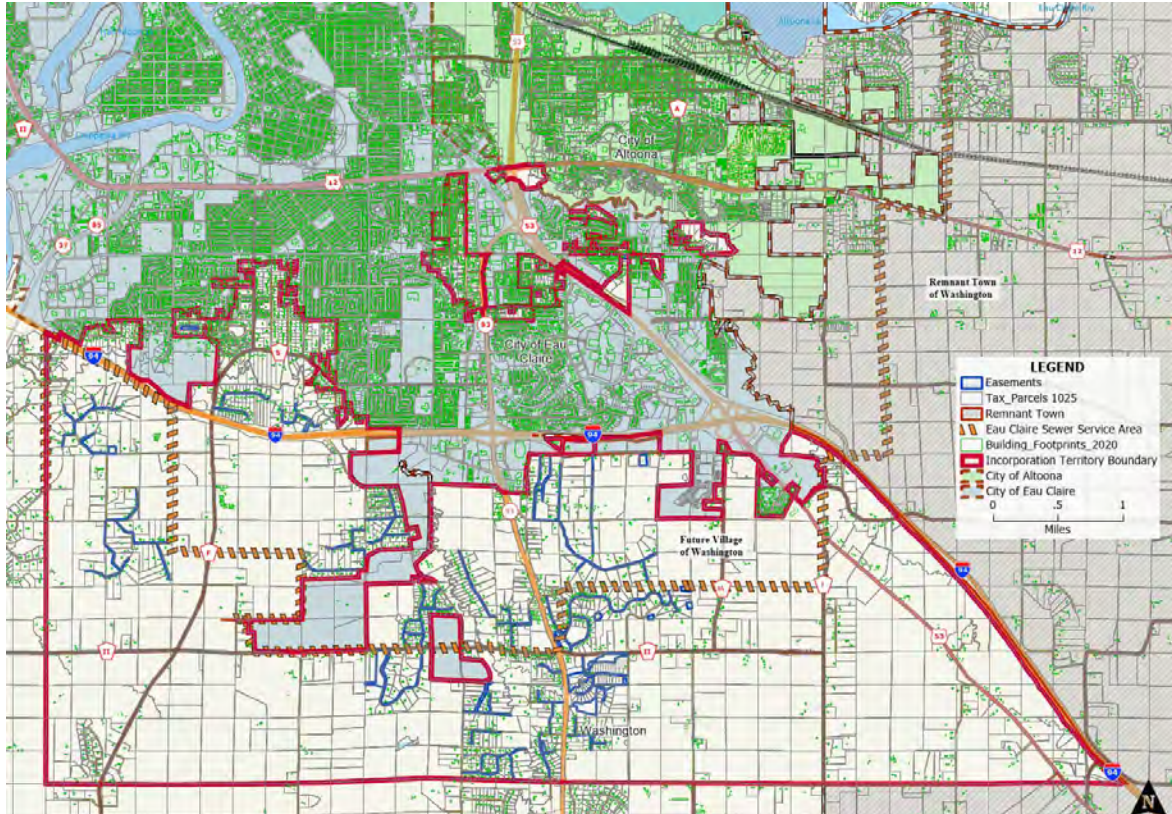
Figure 40: Rain to Rivers Dashboard



Public Utilities Transmission, Distribution, Communication

The incorporation territory is well served by other non-municipal public utilities for electric, natural gas, and telecommunications services. Additionally, the Town requires that utility easements be placed in all new subdivisions to accommodate public utilities. Map 40 shows the subdivisions that currently have utility easements.

Map 40: Subdivisions with Utility Easements



Electric Service

The incorporation territory is served by two electric utilities with overlapping service areas – Xcel Energy/Northern States Power serves the northern half of the incorporation territory and the City of Eau Claire and City of Altoona while the Eau Claire Energy Cooperative serves nearly all the incorporation territory north to I-94.

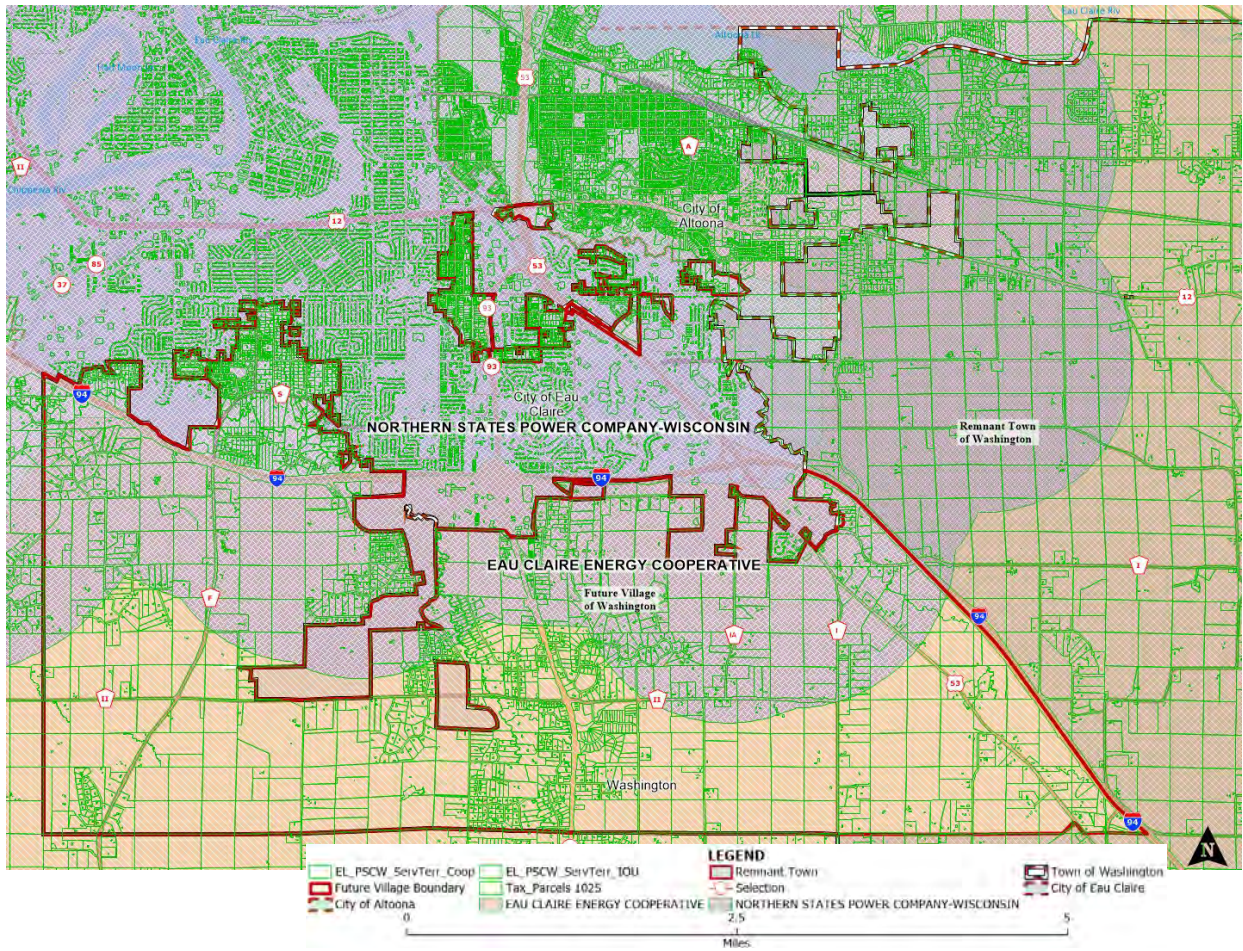
Figure 41: Utility Rates

Current Utility Rates

Cents/kWh	Commercial	Industrial
U.S. Average	12.85	8.06
WI IOU Average	13.25	8.55
Xcel Energy	10.45	9-11
Eau Claire Energy Cooperative	12.90	N/A

Source: U.S. Energy Information Administration, Xcel Energy, Eau Claire Energy Cooperative (2025)

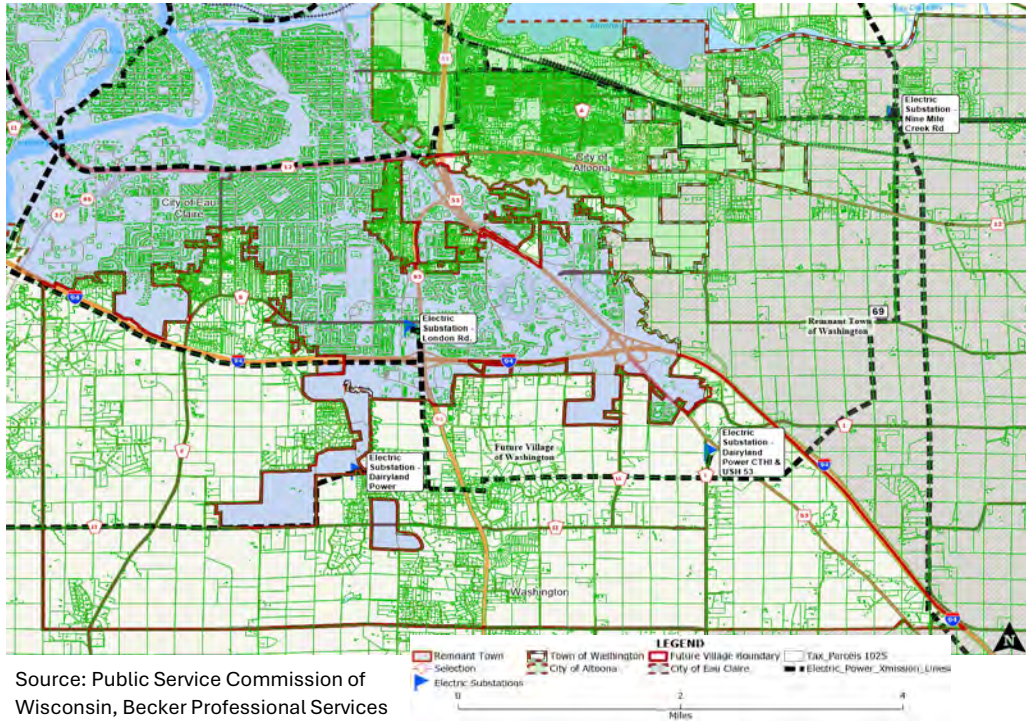
Map 41: Electric Utility Service Areas Incorporation Territory



Source: Public Service Commission of Wisconsin, Becker Professional Services

Several 69 kilovolt (kV) power lines providing electric power to the southern part of the Eau Claire region cross the incorporation territory connecting substations as shown on the map below. There are two electric substations within the incorporation territory.

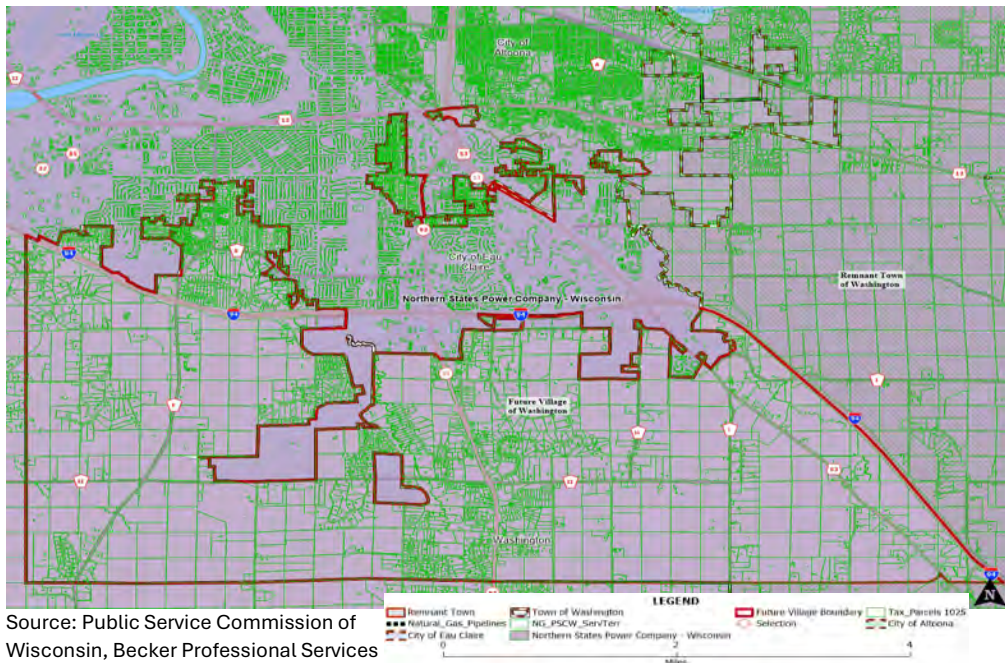
Map 42: Electric Transmission Lines and Substations within Incorporation Territory



Natural Gas Service

The incorporation territory is served by Xcel Energy/Northern States Power for natural gas service. There are no natural gas transmission lines that cross the incorporation territory. A single natural gas transmission line that terminates at a distribution gate at Tower Dr and US 53 on the north side of Eau Claire serves the entire Eau Claire area.

Map 43: Natural Gas Service Areas

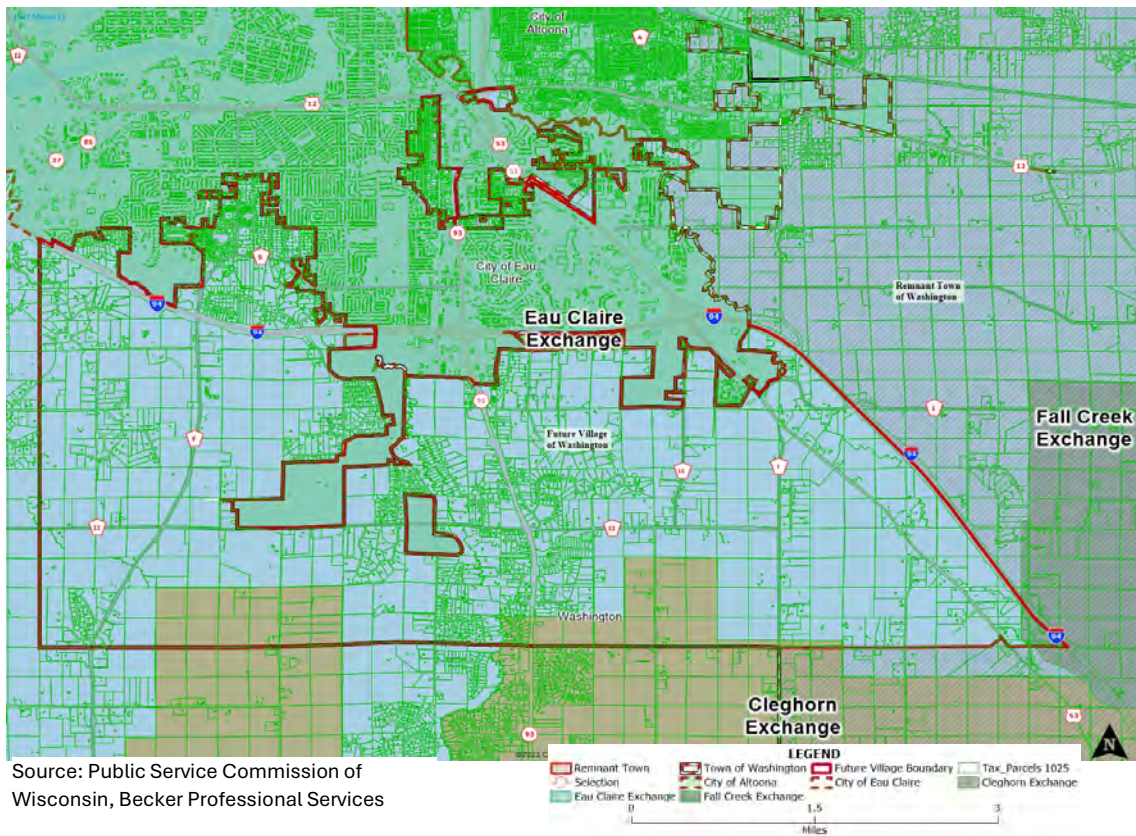


Telecommunications Services

The incorporation territory has a number of utilities providing land line/cable telephone and internet services. Nearly the entire territory is within the Eau Claire exchange (ATT/SBC) while parts of the southern border area are within the Cleghorn Exchange (CenturyTel). A very small portion of the southeast most corner of the territory is within the Fall Creek Exchange - see Map 44.

Spectrum covers nearly all of the territory with fiber optic cable, while 24/7 Telecom Inc also provides fiber optic cable service to the northwest area of the territory, both at speeds of 1,000 Mbps. ATT/SBC provides copper cable with 10 Mbps speed to the northern part of the territory.

Map 44: Telephone Utility Exchanges



Access to high-speed internet is vital for all residents of Washington and the surrounding area. The Town of Washington collaborated with Charter Communications (Spectrum), the Town of Pleasant Valley, and Eau Claire County to apply for the WI Public Service Commission 2022 Broadband Expansion Grant to secure high-speed internet for unserved and underserved areas within the Town of Washington. The Towns and County committed \$392,400, Marshfield Clinic contributed \$10,000; and Charter committed to fund 72% of the project cost. In 2023, Charter began the field work for this project, which is slated to be completed in 2025 and will ensure all households in Washington have access to broadband services. Map 45 below shows the extent of the coverage of this funding.

SECTION 1.(a).J Landfills

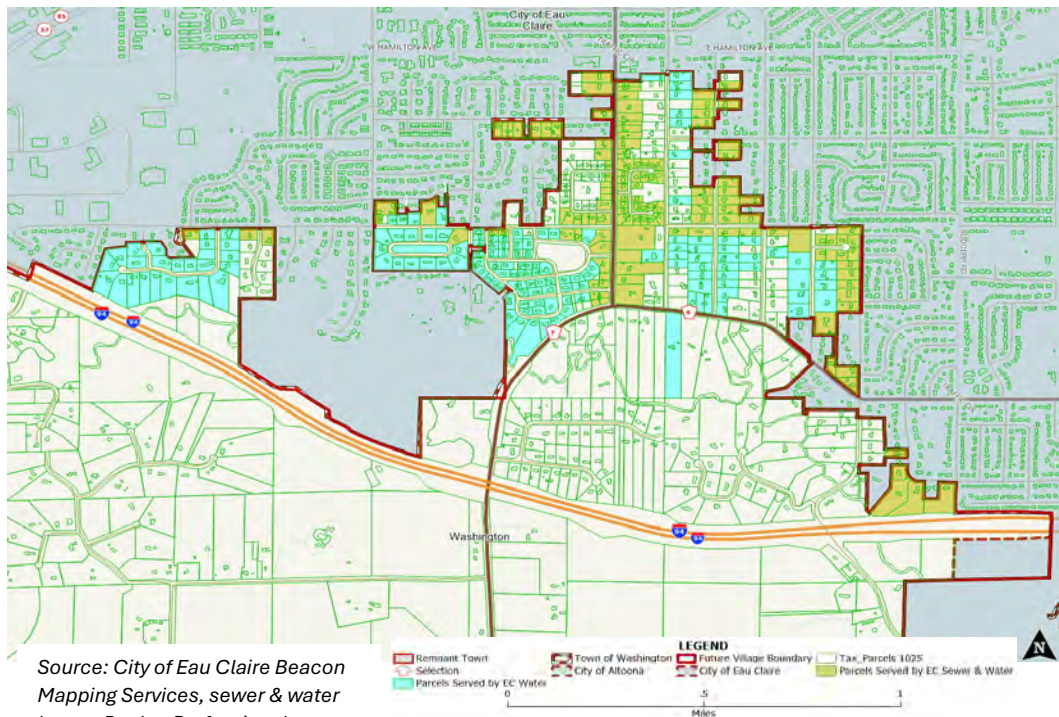
This section is for landfills – there are no existing or closed solid waste landfills within the incorporation territory.

Irregular Borders

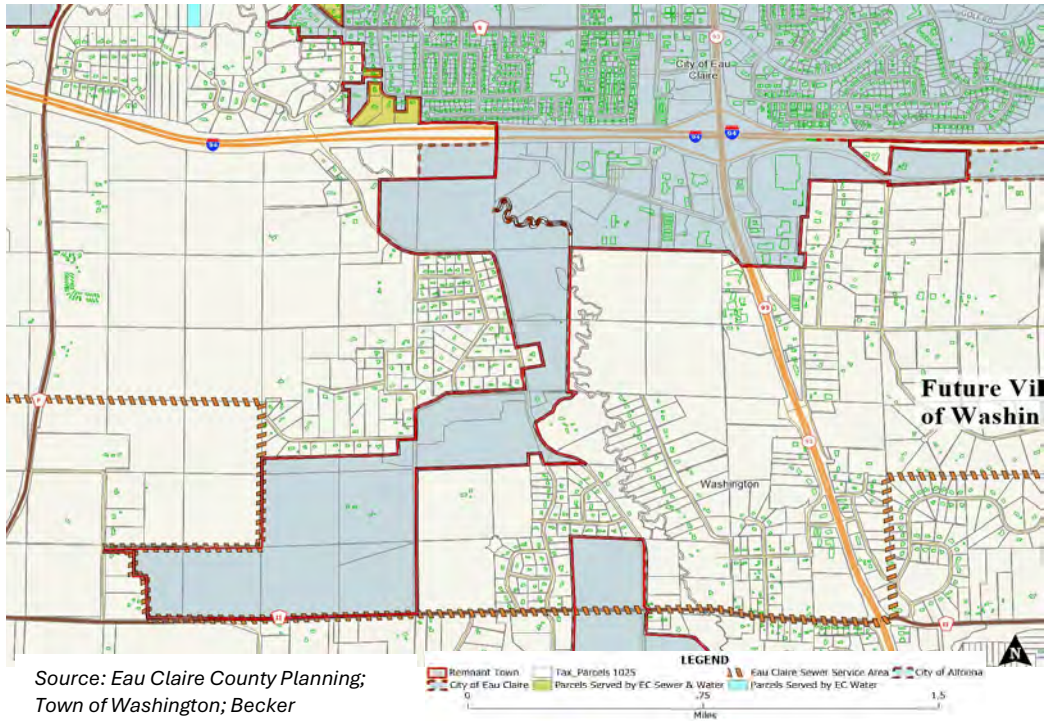
Most of the incorporation territory will have regular borders, following township lines on the west and south and the interstate highway on the east. The north boundary will have irregular borders due to annexations to Eau Claire that have occurred through the years. Additionally, the acquisition of the Washington Sanitary Heights District by the City of Eau Claire in the 1980s has, in part, led to three “islands”, one of which is long, winding and highly irregular. The acquisition allowed these Town areas served by the district to remain in the Town.

Irregular borders and managing service delivery go part and parcel with being adjacent to a city. The Town is accustomed to coordinating with the City of Eau Claire, Eau Claire County, Township Fire Department, Inc. for the benefit of residents for decades. The arrangements for roads, winter maintenance, law enforcement, EMS and fire would remain the same for the Village.

Map 47: Irregular Border Northwest Parcels with City Sewer or Water

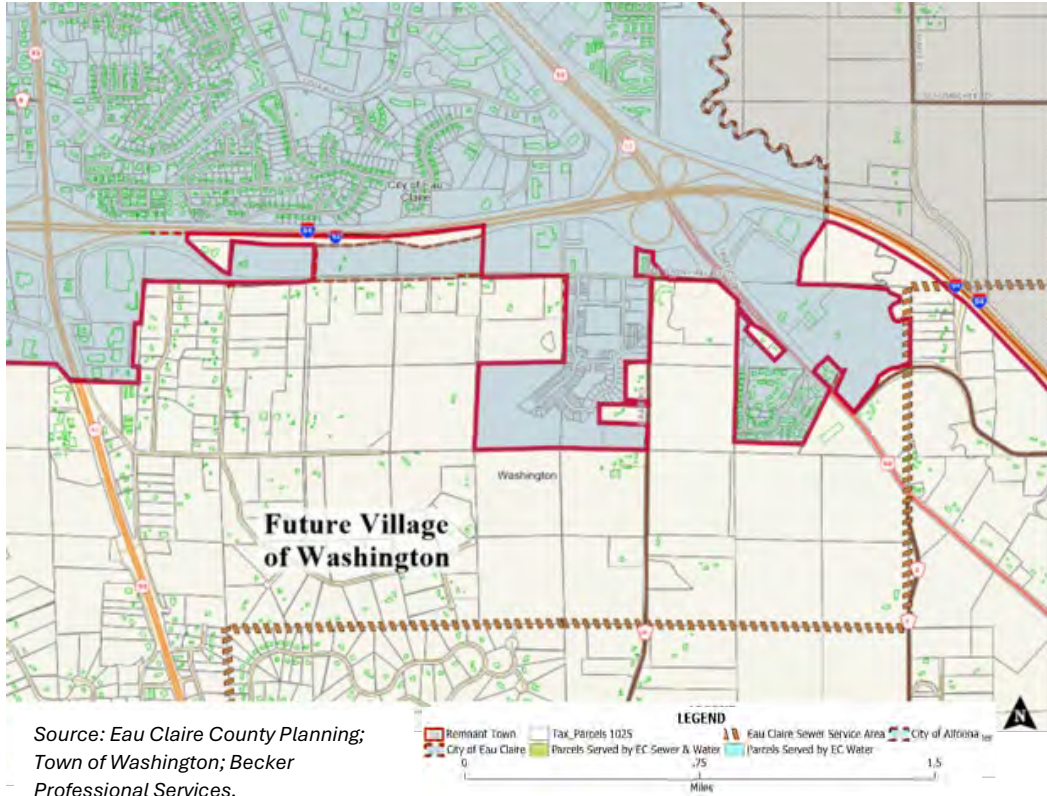


Map 48: Irregular Border Central Parcels with City Sewer or Water



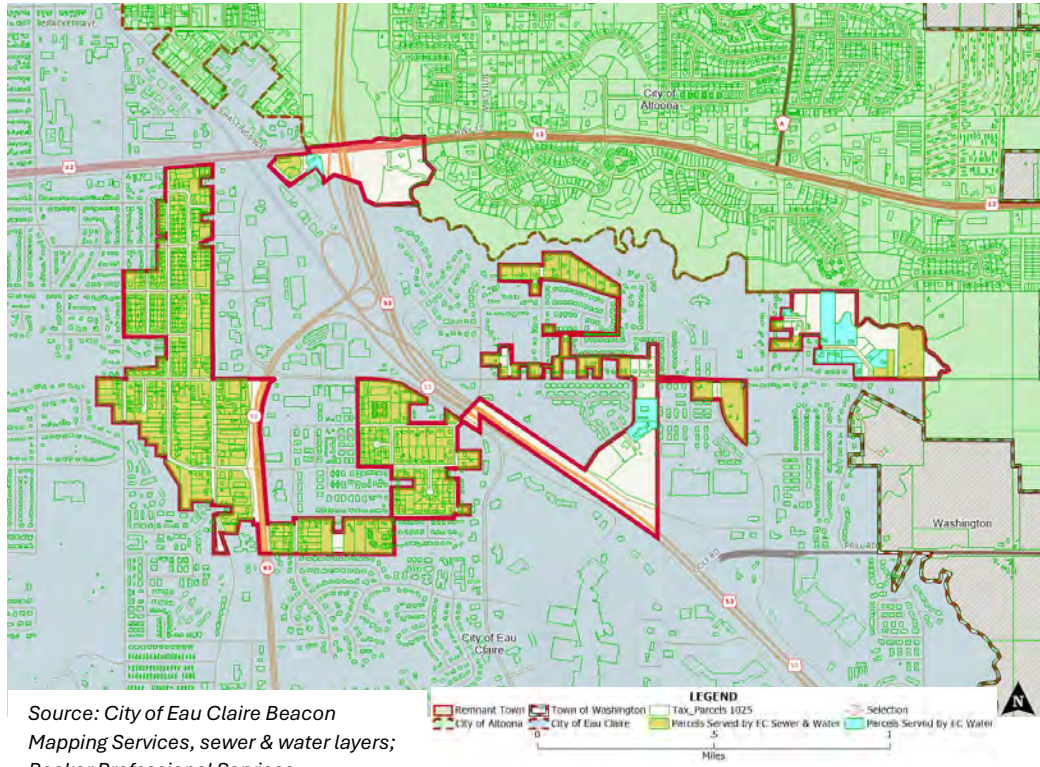
Source: Eau Claire County Planning; Town of Washington; Becker Professional Services.

Map 49: Irregular Border Northeast Parcels with City Sewer or Water



Source: Eau Claire County Planning; Town of Washington; Becker Professional Services.

Map 50: Irregular Border Islands Parcels with City Sewer or Water



SECTION 1 (b): TERRITORY BEYOND THE CORE

The territory beyond the most densely populated square mile as specified in [s. 66.0205 \(3\)](#) or [\(4\)](#) shall have the potential for residential or other land use development on a substantial scale within the next three years. The Board may waive these requirements to the extent that water, terrain or geography prevents such development.

Population Estimate of Village

It is anticipated that the Village population will be 5,423. This was estimated using a quarter-section by quarter-section survey of residentially classed structures, identifying whether those structures are single-family or multi-family and if multi-family, the number of units. The number of housing units in each quarter section was multiplied by the average number of people per household in owner-occupied (2.82 persons per household) and renter-occupied housing (1.62 persons per household) sourced from the 2020 U.S. Census. The details of this analysis can be found in Appendix B.

The chart in Figure 42 below shows population trends for each of the political subdivisions within Eau Claire County. The trends include projections of population made by the Department of Administration, Demographic Services Center. It must be noted that the methodology used by DOA to project population at the minor civil division level tends to underestimate growth projections in rapidly growing areas such as the Eau Claire region. For example, in many places, the 2025 population estimates already exceed the 2030 population projection that was prepared in 2024.

Figure 42: Historical and Projected Population Eau Claire County Minor Civil Divisions

DOA Code	Place Name	Split	1970 Census	1980 Census	1990 Census	2000 Census	2020 Census	2025 Estimate	2030 Projection	2040 Projection	2050 Projection
18002	T Bridge Creek		935	1,206	1,440	1,844	2,214	2,281	2,277	2,341	2,389
18004	T Brunswick		1,092	1,411	1,506	1,598	1,958	2,002	2,044	2,128	2,195
18006	T Clear Creek		773	798	692	712	778	771	714	656	600
18008	T Drammen		672	725	767	800	792	801	766	743	719
18010	T Fairchild		238	278	312	351	450	463	484	516	543
18012	T Lincoln		962	1,012	956	1,080	1,125	1,133	1,100	1,080	1,057
18014	T Ludington		761	969	906	998	1,067	1,078	1,029	997	962
18016	T Otter Creek		526	497	459	531	427	434	373	324	277
18018	T Pleasant Valley		1,223	1,908	2,076	2,681	3,791	4,067	4,288	4,755	5,163
18020	T Seymour		2,362	2,824	2,754	2,978	3,352	3,399	3,322	3,301	3,267
18022	T Union		2,355	2,689	2,456	2,402	2,696	2,681	2,544	2,411	2,277
18024	T Washington		5,757	6,489	6,269	6,995	7,662	7,788	7,753	7,854	7,910
18026	T Wilson		430	469	477	420	427	454	427	428	427
18126	V Fairchild		562	577	504	564	451	446	376	307	242
18127	V Fall Creek		825	1,148	1,080	1,236	1,422	1,439	1,406	1,394	1,376
18128	V Lake Hallie ³	*					0	0	0	0	0
18201	C Altoona		2,842	4,393	5,889	6,698	8,293	9,835	10,753	13,006	15,054
18202	C Augusta		1,242	1,560	1,510	1,460	1,567	1,533	1,437	1,320	1,206
18221	C Eau Claire	*	43,662	49,852	55,130	59,794	67,238	71,641	69,312	71,384	72,961

Source: Wisconsin Department of Administration, Demographic Services Center.

The Town of Washington has the third largest population of all the political subdivisions within Eau Claire County, and until 2020, it was second only to the City of Eau Claire in population. The growth of Eau Claire and Altoona has come at the expense of developable land being shifted from Washington to those municipalities. The newly incorporated Village of Washington would become the largest village in Eau Claire County.

Figure 43: Eau Claire County Town Population Growth Trends 1970 - 2050

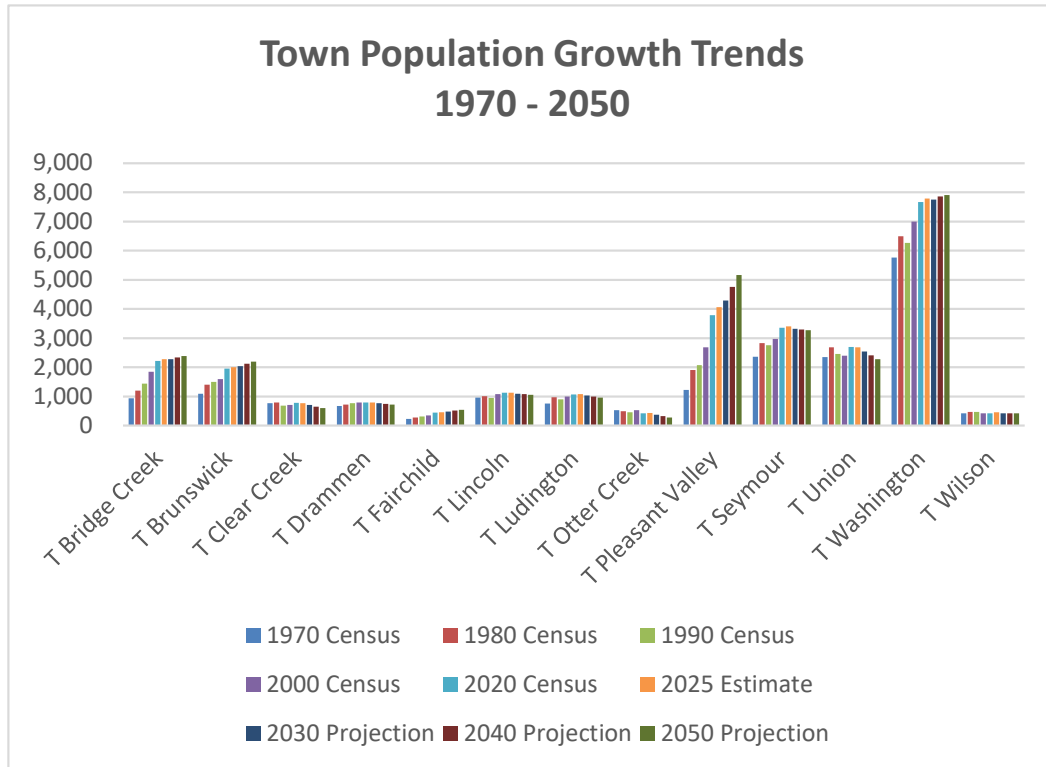


Figure 44: Town of Washington Growth Trends Relative to Eau Claire County Villages

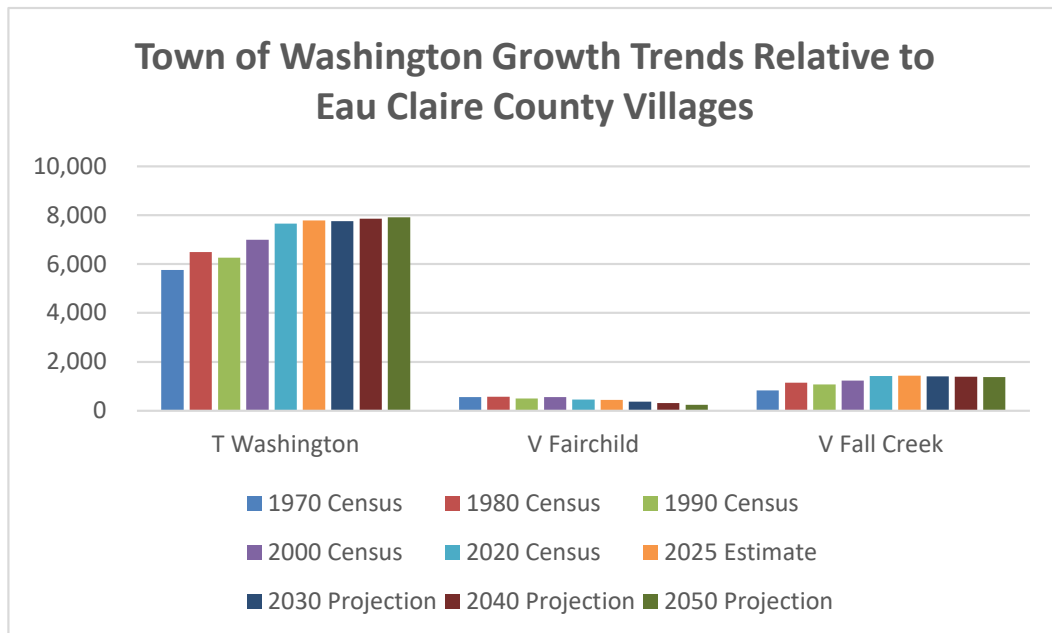
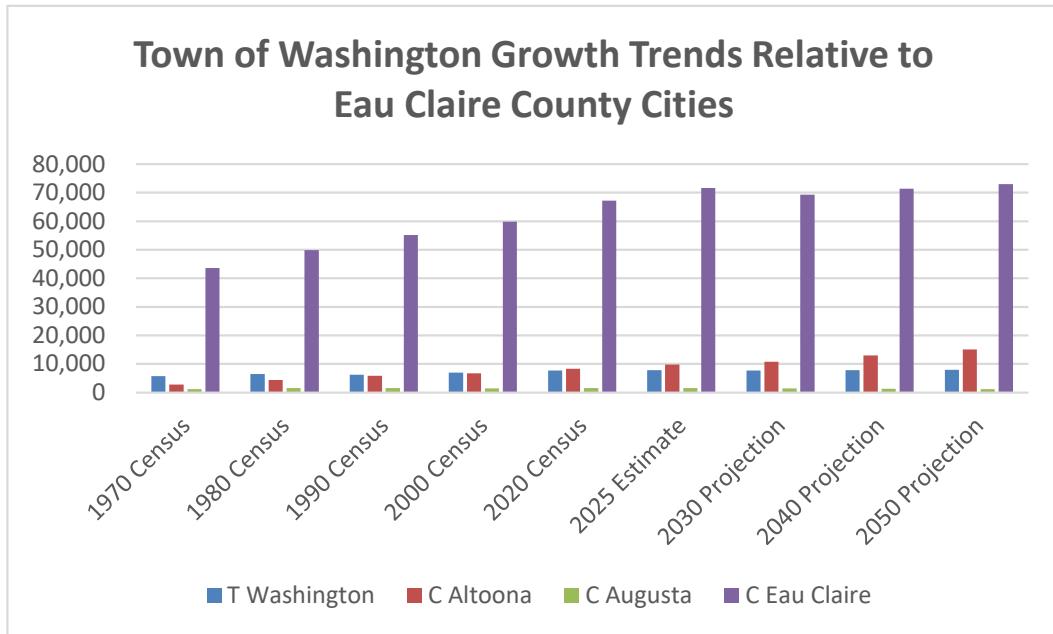


Figure 45: Town of Washington Growth Trends Relative to Eau Claire County Cities



SECTION 1.(b).B

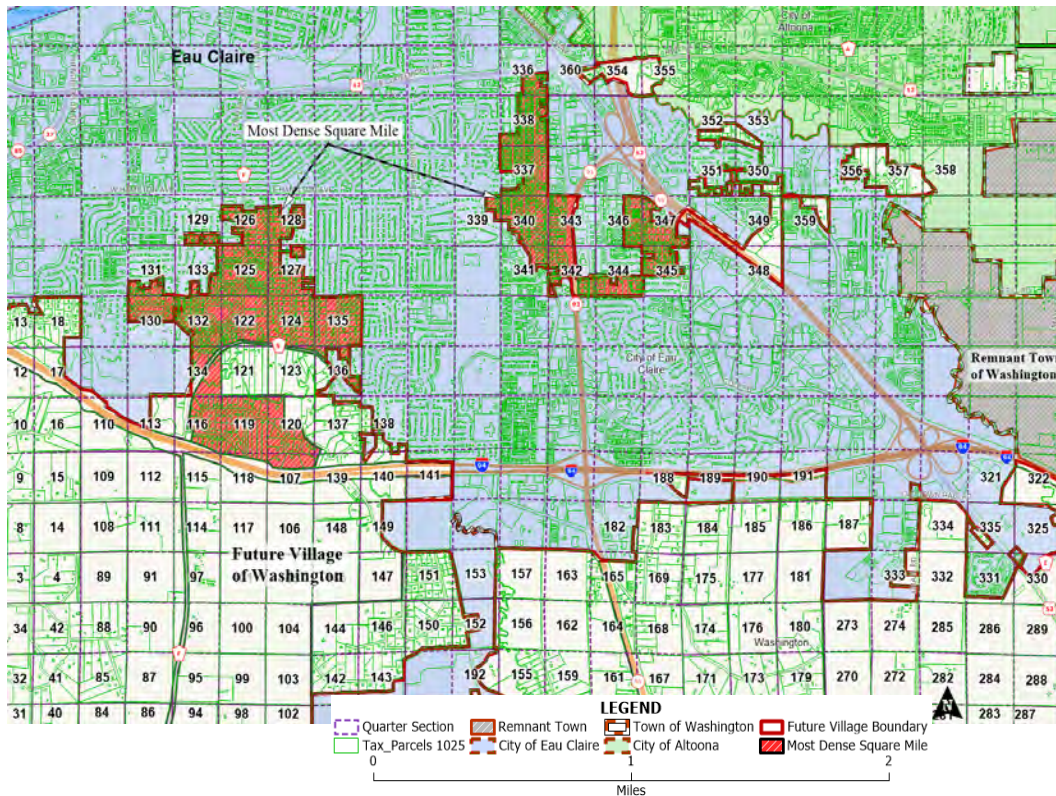
The section is for isolated village petitions and is not applicable to this submittal.

Developable Territory

Vacant and developable territory beyond the densest square mile has potential for substantial urban development within the next 3 years.

The densest square mile of the incorporation territory in a literal sense is a square mile that is not contiguous to itself.

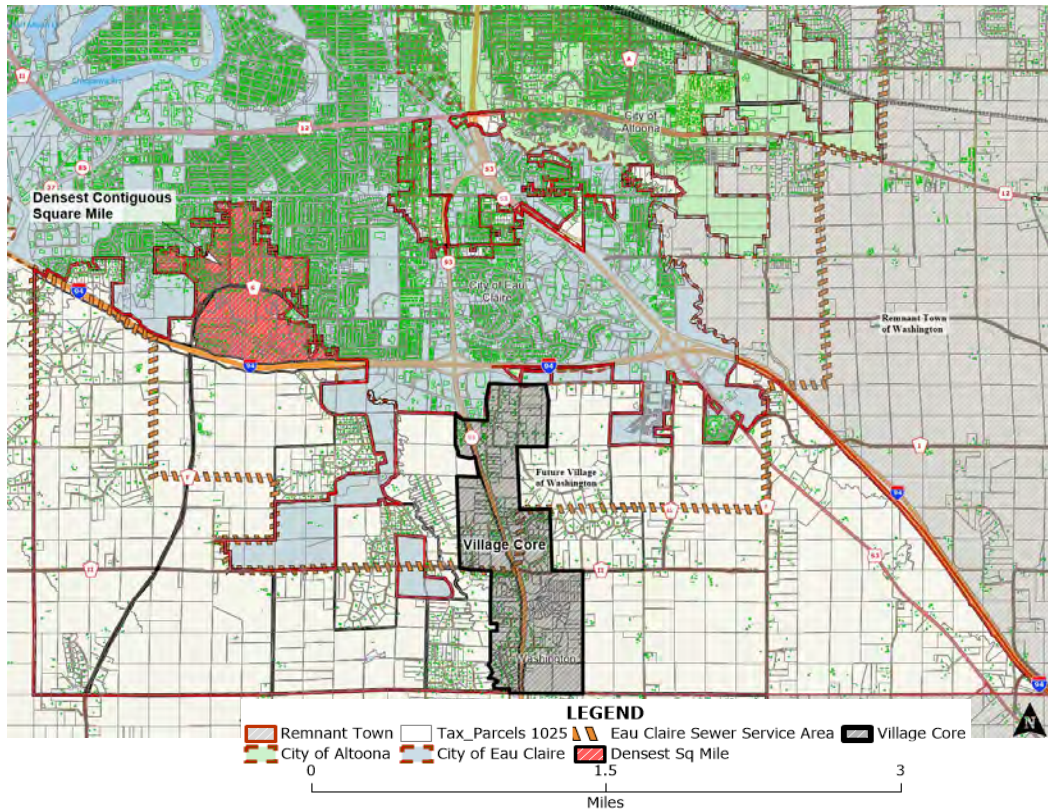
Map 51: Densest Quarter Sections Comprising One Square Mile in Town of Washington



The densest contiguous square mile is shown below as Map 52. This map also shows an area Petitioners have designated as the Village core for the new Village of Washington. While the area designated as the Village core is not the densest square mile, this is the area considered the core of the incorporation territory given its current population and potential for rapid development upon incorporation.

The incorporation territory contains approximately 12,448 acres (19.45 square miles). Approximately 2,863 acres of land (27%) within the incorporation territory is unbuildable due to public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands. There is a total of approximately 6,146 acres of vacant parcels within the

Map 52: Densest Contiguous Square Mile and Village Core



incorporation territory. Approximately 27% of this area is undevelopable, leaving approximately 4,487 acres of vacant and potentially developable land. However, when zoning is considered, 2,105 of those acres are in Exclusive Agriculture or Agricultural Preservation zoning leaving approximately 2,382 acres of vacant and developable land with appropriate zoning. This creates significant opportunities for potential residential and other development within the next three years and beyond.

Additionally, the area within the Eau Claire ETJ and SSA is highly desirable and will likely develop quickly as City land division restrictions are eliminated by the incorporation. There are approximately 397 acres of vacant and potentially developable land within the incorporation territory and within the Eau Claire sewer service area. See the Irregular Borders section of the previous chapter for maps showing where Eau Claire services are currently provided. Over the past 5 years, an average of 27 homes per year have been constructed (mostly outside the SSA), consuming almost 40 acres once the larger lots, open space, streets, utilities and stormwater have been accounted for. This is with the current land restrictions in place for parcels within the SSA.

The current supply of vacant potentially developable land within the SSA of the incorporation territory is enough to supply 10 years of residential development at the recent historical pace. Incorporation will remove the development restrictions within the SSA, likely significantly increasing the pace of development.

While there remains a fair amount of land in the territory beyond the core, the proposed incorporation boundary presented in the Petition strikes a reasonable balance between a reduced territory beyond the core and a fragmented remnant Town. This approach creates the most rational boundary while minimizing the amount of land in the territory beyond the core.

Vacant and developable territory beyond the Town Core has potential for substantial urban development within the next 3 years. See Maps 53-55.

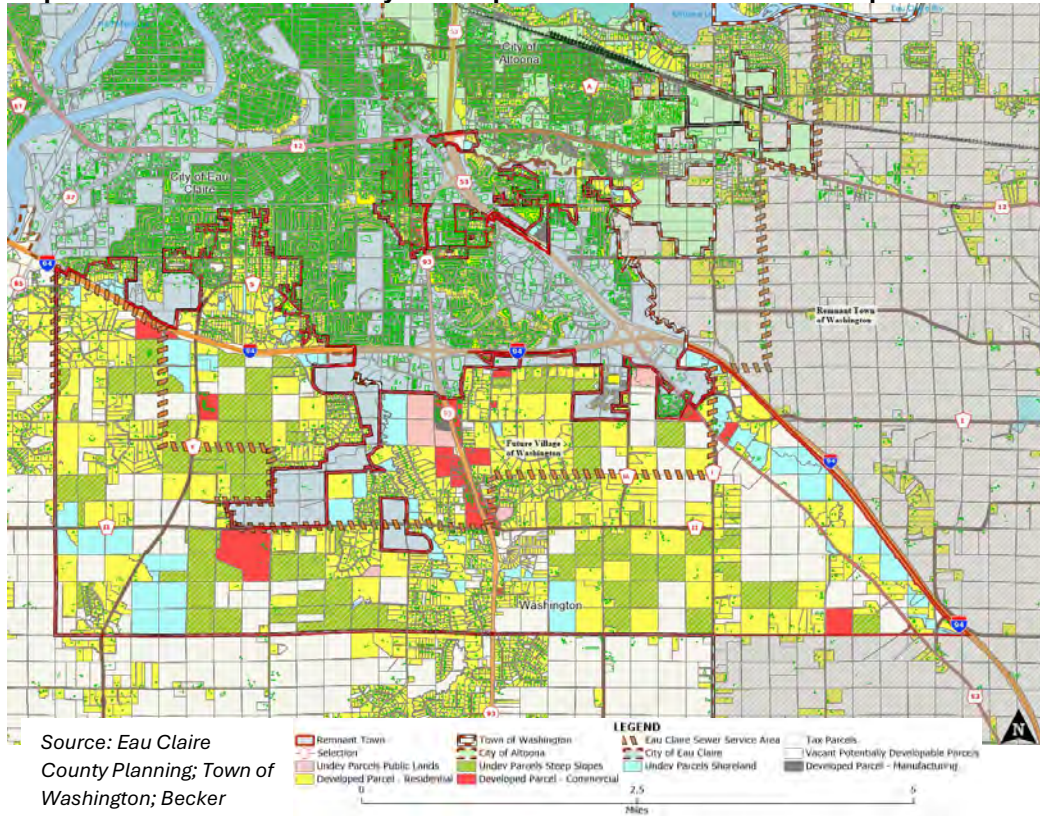
The incorporation territory contains approximately 12,448 acres (19.45 square miles). Approximately 2,863 acres of land (27%) within the incorporation territory is unbuildable due to public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands. There is a total of approximately 6,146 acres of vacant parcels within the incorporation territory. Approximately 27% of this area is undevelopable, leaving approximately 4,487 acres of vacant and potentially developable land. However, when zoning is considered, 2,105 of those acres are in Exclusive Agriculture or Agricultural Preservation zoning leaving approximately 2,382 acres of vacant and developable land with appropriate zoning. This creates significant opportunities for potential residential and other development within the next three years and beyond.

Additionally, the area within the Eau Claire ETJ and SSA is highly desirable and will likely develop quickly as land division restrictions are eliminated by the incorporation. There are approximately 397 acres of vacant and potentially developable land within the incorporation territory and within the Eau Claire sewer service area. See the Irregular Borders section of the previous chapter for maps showing where Eau Claire services are currently provided. Over the past 5 years, an average of 27 homes per year have been constructed (mostly outside the SSA), consuming almost 40 acres once the larger lots, open space, streets, utilities and stormwater have been accounted for. This is with the current land restrictions in place for parcels within the SSA.

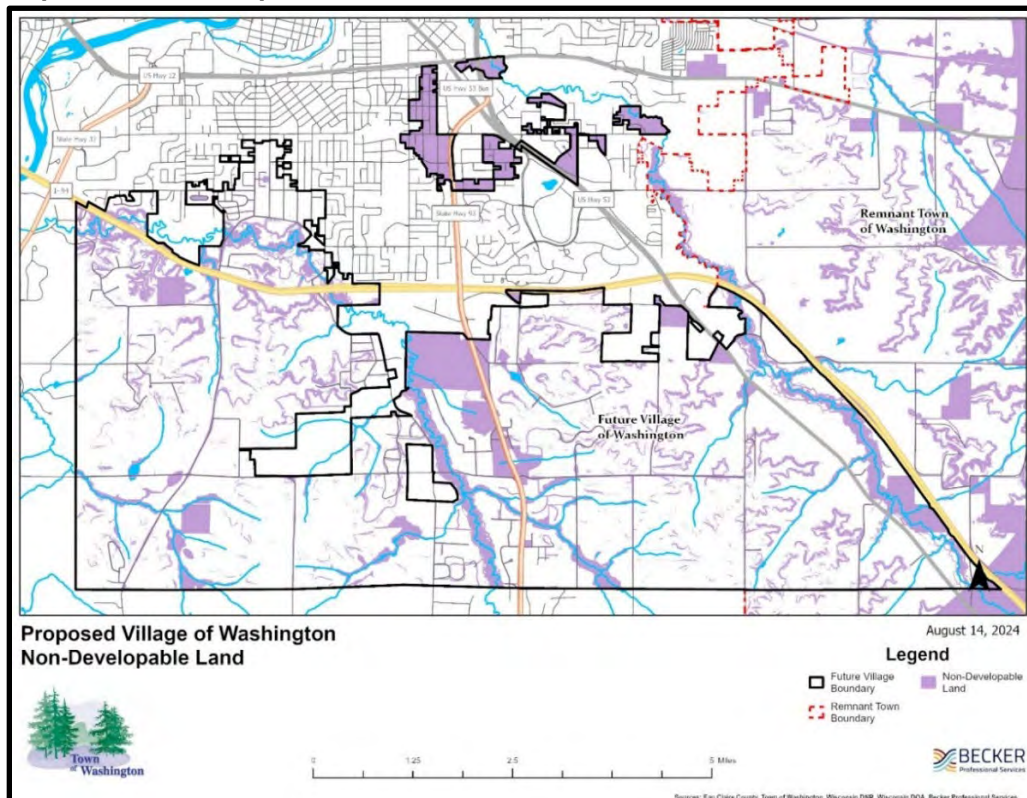
The current supply of vacant potentially developable land within the SSA of the incorporation territory is enough to supply 10 years of residential development at the recent historical pace. Incorporation will remove the development restrictions within the SSA, likely significantly increasing the pace of development.

While there remains a fair amount of land in the territory beyond the core, the petitioners believe that the proposed incorporation boundary presented in the petition strikes a reasonable balance between a reduced territory beyond the core and a fragmented remnant town. We believe this approach creates the most rational boundary while minimizing the amount of land in the territory beyond the core.

Map 53: Vacant and Potentially Developable Parcels within the Incorporation Territory.

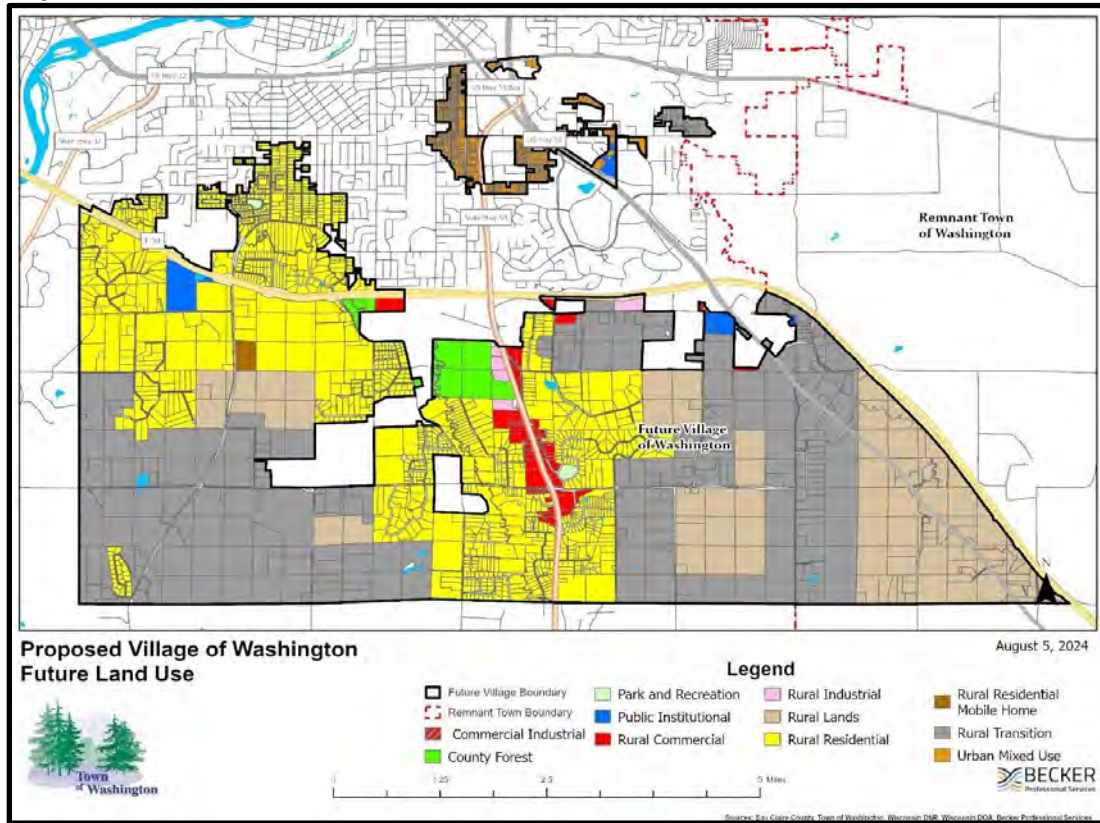


Map 54: Non-Developable Land



The map above shows the extent of non-developable land. Lands identified as non-developable include currently developed parcels, public lands, wetlands, shoreland zoning, steep slopes, environmental corridors, and managed forest lands.

Map: 55 Future Land Use



Note: Much of the vacant developable land is zoned rural transition.

Availability of Sewer and Water

The Town of Washington has developed a policy of allowing community waste-water treatment facilities as described in Section I Public Utilities Sewer & Water of the Homogeneity and Compactness chapter. Developers within the SSA, wishing to develop vacant parcels will be able to evaluate two options for providing wastewater treatment services and choose the most suitable option. Given the expected cost of extending Eau Claire sewer, it is likely that most development opportunities within the SSA will opt for the community wastewater and well option.

SECTION 2 (a):

TAX REVENUE

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services.

TAX REVENUE

The current and potential sources of tax revenue are sufficient to defray the anticipated cost of governmental services. The local tax rate compares favorably with the tax rate in a similar area for the same level of services. The tax rate for the proposed Village is estimated to be \$2.00 per \$1,000 of valuation. See the following charts for 2026 proposed budget for the Village and Town of Washington.

The proposed Village budget assumes all current employees will work for the newly incorporated Village. The Town will reimburse the Village for thirty percent (30%) of wage rates, by agreement, except for the clerk/treasurer and building & grounds employee. The Town will have its own part-time clerk/treasurer. The Town clerk/treasurer will have office space at the Village's municipal complex.

The proposed Village budget includes police, fire, ambulance, building inspector, and community planning services and a community wastewater system and economic development funds.

All buildings, associated buildings and office equipment, and Rest Haven Gardens Cemetery will be under ownership of the Village. See Figure 55 for a breakdown of public works and election equipment will be owned. There are no special taxing districts within the incorporation territory.

Village of Washington 2026 Proposed Budget

Figure 46: Proposed Village Budget

PROPOSED VILLAGE 2026 BUDGET SUMMARY				
REVENUES		2025 Town Budget	2026 Proposed Village Budget	% Change
Town Taxes (levy)		\$1,361,219	\$1,700,000	24.89%
Other Taxes		\$29,700	\$12,618	
Total Taxes		\$1,390,919	\$1,712,618	
Intergovernmental Revenues		\$1,126,049	\$569,357	
Licenses and Permits		\$71,250	\$49,120	
Awards and Damages		\$600	\$350	
Public Charges for Services		\$8,600	\$6,600	
Miscellaneous Revenue		\$3,500	\$2,310	
Earned Interest		\$35,500	\$30,000	
Proceeds of Capital Lease/Loan		\$0	\$0	
Cemetery		\$73,400	\$76,900	
Total Revenues		\$2,709,818	\$2,447,255	
Fund Balance Applied		\$282,000	\$90,000	
TOTAL GENERAL REVENUES & FUND BALANCE APPLIED		\$2,991,818	\$2,537,255	-15.19%
EXPENDITURES				
General Government		\$557,210	\$550,361	
Public Safety (Police/Fire)		\$304,473	\$347,700	
EMS (Ambulance)		\$110,000	\$140,000	
Humane Association		\$10,000	\$8,400	
Cemetery		\$72,800	\$73,500	
Public Works		\$812,217	\$666,133	
Culture & Recreation		\$0	\$7,100	
Conservation & Development		\$62,500	\$143,000	
Street Outlay		\$870,618	\$446,061	
Debt Service		\$0	\$0	
Public Works Equipment Fund		\$87,000	\$75,000	
Miscellaneous Expenses		\$105,000	\$80,000	
Building Capital Outlay		\$0	\$0	
TOTAL GENERAL FUND EXPENDITURES		\$2,991,818	\$2,537,255	-15.19%
Town Tax Rate Per Thousand Assessed Value		1.10215593	1.99979130	
Total Assessed Value		\$1,235,051,200	\$850,088,706	-31.19%

2026 ALL FUNDS BALANCE	1/1/2026	Revenues	Expenses	12/31/2026
Assigned for Equipment	\$130,000	\$70,000	\$100,000	\$100,000
Assigned for Streets	\$266,000			\$266,000
Assigned for Bridge	\$121,000			\$121,000
Assigned for Cemetery	\$93,000			\$93,000
Assigned for Cemetery Equipment	\$20,500			\$20,500
Unassigned Working Capital Reserve	\$371,000			\$371,000
Unassigned Working Capital	\$318,200			\$318,200
Assigned for Building	\$122,000			\$122,000
Assigned for Elections	\$4,270			\$4,270
Assigned for Economic Development	63,800			63,800
	\$1,509,770	\$70,000	\$100,000	\$1,479,770
Restricted Fund-Rest Haven Gardens Cemetery	\$260,500			\$260,500
Total All Funds	\$1,770,270	\$70,000	\$30,000	\$1,740,270

Source: Town of Washington

The proposed budget for the new Village in 2026 has been carefully crafted based on the best available data and projections. While the figures should closely resemble the final budget for 2026, adjustments for inflation will be necessary, particularly in wage and associated fringe accounts. Notably, the budget for law enforcement, allocated for a full-time officer, will need to increase from \$140,000 to \$220,000 to ensure adequate coverage. Provisions have also been made for legal and planning expenses to facilitate the organizational process. However, there is other uncertainty as well, as it hinges on the yet-to-be-determined levy limit for the Town in 2026.

FUND BALANCE

The Town of Washington has a general fund balance policy establishing a minimum balance; \$500,000 unassigned working capital reserve and \$250,000 assigned to streets. The Town Board, by resolution, adopted a financial policy authorizing the Board to assign amounts for a specific purpose. Washington's current fund balance is projected to be \$2,150,000; The assigned and unassigned fund balance is 75% of total expenditure. It is anticipated that the Washington fund balance will not be impacted by the incorporation.

DEBT SERVICE

The Town of Washington total debt is \$0. Under Wisconsin law, general obligation debt is limited to 5% of the total equalized valuation of the municipality. Washington's statutory limit is currently \$60,589,615. Therefore, there is considerable debt capacity. The proposed Village compares very favorably regarding equalized assessed value to current cities and villages throughout the State of Wisconsin. This shows that the proposed Village would have more than enough tax base to continue to support the Village service levels that the Town of Washington currently provides.

MUNICIPAL TAX RATE

The Town of Washington currently has the lowest tax rate in Eau Claire County at \$1.10/\$1,000 assessed value. The following table is a 5-year history of Washington's and other municipal neighbor's tax rate, which does not include other taxing districts including the school district, technical college, Eau Claire County, and the State of Wisconsin.

Figure 47: Comparable Tax Rates / \$1,000 Assessed Value

Municipality	2025	2024	2023	2022	2021
C. of Altoona	\$5.47	\$6.21	\$5.96	\$7.01	\$6.56
T. of Brunswick	\$1.45	\$1.45	\$1.44	\$1.43	\$1.95
C. of Eau Claire	\$8.22	\$7.85	\$7.66	\$7.28	\$8.24
T. of Pleasant Valley	\$1.92	\$1.94	\$1.96	\$1.73	\$2.18
T. of Washington	\$1.10	\$1.09	\$1.62	\$1.61	\$1.61

Source: Eau Claire County Beacon Municipal Tax Statements

Figure 48: Estimated Tax Rate for the Village and Town, Based on Proposed Budgets

	Village 2025	Town 2025
Assessed Value*	\$850,088,706	\$399,900,272
Property Tax Levy	\$1,700,000	\$500,000
Tax Rate per \$1000 Assessed Value	\$2.00	\$1.25

* Note: Based on 2025 Assessed Value Source: Town of Washington

The calculations on the following charts and tables utilize the 2024 tax figures for taxes collected in 2025. The new Village and Town tax rates are based on budget estimates for 2026. The new Village's tax rate would be \$2.00, and the new Town's tax rate would be \$1.25.

Figure 49: Taxing Jurisdictions

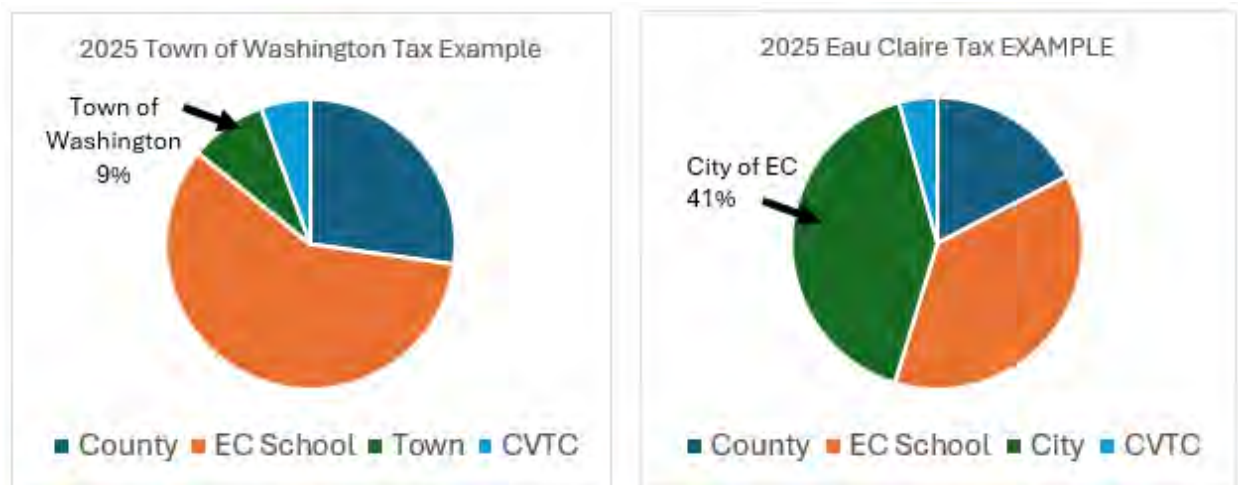


Figure 50: Tax Comparison 2024 Town of Washington to City of Eau Claire

2024 Town Home Assessment	2025 Town of Washington Total Tax Bill	2025 Total Tax Bill Eau Claire	Total Difference		2025 Town of Washington Tax Portion (9%)	2024 City of Eau Claire Portion (41%)
	<i>Total Net Tax Rate \$11.41 per \$1,000</i>	<i>Total Net Tax Rate \$18.53 per \$1,000</i>	Difference		<i>\$1.10 per \$1,000 assessed value</i>	<i>\$8.22 per \$1,000 assessed value</i>
\$170,000	\$1,940	\$3,150	+\$1,210		\$187	\$1,398
\$350,000	\$3,994	\$6,486	+\$2,492		\$385	\$2,877
\$500,000	\$5,705	\$9,265	+\$3,560		\$550	\$4,110
\$750,000	\$8,558	\$13,898	+\$5,340		\$825	\$6,165
\$900,000	\$10,269	\$16,677	+\$6,408		\$990	\$7,398

Figure 51: Tax Example with Incorporation

2024 Town Home Assessment	2025 Town of Washington	2025 New Village of Washington	2025 New Town of Washington		2024 Total Tax Bill EC
	<i>\$1.10 per \$1,000 assessed value</i>	<i>\$2.00 per \$1,000 assessed value</i>	<i>\$1.25 per \$1,000 assessed value</i>		<i>\$8.22 per \$1,000 assessed value</i>
\$170,000	\$1,940	\$2,093	\$1,965		\$3,150
\$350,000	\$3,994	\$4,309	\$4,046		\$6,486
\$500,000	\$5,705	\$6,155	\$5,780		\$9,265
\$750,000	\$8,558	\$9,233	\$8,670		\$13,898
\$900,000	\$10,269	\$11,079	\$10,404		\$16,677

Estimate of Equalized Value

The equalized values of the remnant Town and the incorporated Village would be sufficient for both municipalities to generate tax revenue and maintain existing services. Below shows the estimated equalized values of the Town and Village, and compares them to other Eau Claire County municipalities. As shown in the table, the remnant Town would still have an equalized value greater than the Town of Brunswick.

Figure 52: 2024 Comparison of Equalized Values of Surrounding Municipalities

Municipality	County	2024 Population	Equalized Value
C. of Altoona	Eau Claire	9,627	\$1,316,862,000
T. of Brunswick	Eau Claire	1,991	\$ 308,126,000
C. of Eau Claire	Eau Claire	70,651	\$8,479,857,200
T. of Pleasant Valley	Eau Claire	4,009	\$ 723,709,200
T. of Washington (current)	Eau Claire	7,773	\$1,317,779,000
T. of Washington (proposed)*	Eau Claire	2,533	\$ 434,867,707
V. of Washington (proposed)*	Eau Claire	5,423	\$ 882,911,293

* Note: Estimate Source: Wisconsin Department of Administration Demographic Service Center and Department of Revenue

SECTION 2.(a).C Financial Reports

See Appendix C for 5 years of Town Financial Reports

Figure 53: Town of Washington Equalized Value 5-year History

Property Class	Equalized Value				
	2021	2022	2023	2024	2025
Agricultural	2,452,400	2,576,200	2,846,800	3,017,000	3,248,000
Undeveloped	2,806,700	2,751,200	2,760,500	4,004,700	3,491,900
Manufacturing	3,799,900	3,921,000	4,269,500	5,800,200	5,913,400
Agricultural Forest	8,046,300	8,029,900	7,945,800	8,387,900	8,567,600
Other	9,951,300	10,516,700	11,305,800	13,007,500	14,947,800
Personal	6,120,800	6,013,400	5,115,200	0	0
Productive Forest	12,570,600	12,267,200	11,861,300	13,604,600	13,387,400
Commercial	71,114,600	76,410,100	83,643,300	101,080,900	101,918,900
Residential	811,490,100	946,583,900	1,082,044,100	1,168,876,200	1,193,068,200
(All)	928,352,700	1,069,069,600	1,211,792,300	1,317,779,000	1,344,543,200

Source: Wisconsin Department of Revenue Equalized Property Values - Interactive Data:

SECTION 2.(a).D Special Purpose Districts

This section is for special purpose districts and is not applicable to this submittal.

SECTION 2.(a).E Service Agreements

All existing agreements for services are expected to be transferred to the new Village of Washington. As mentioned in the discussion of the budget, the scope of law enforcement services is expected to increase, which has a budgetary impact.

Current agreements for intergovernmental or private services include:

- Snow Plowing Agreement with City of Eau Claire, see Appendix D
- Ambulance Service Contract with the City of Eau Claire, see Appendix E
- Animal Control Agreement with the Eau Claire Community Humane Association, see Appendix F
- Property Assessment Services Agreement with Appraisal Services, see Appendix G

See fuller discussion of these services in Level of Services Section D.

5-YEAR CAPITAL IMPROVEMENT PLAN

The Town of Washington currently has a 5-Year Capital Improvement Plan (CIP) that encompasses road projects, park projects, general municipal projects, and equipment replacement. The Capital Improvement Plan identifies not only projects and equipment but also funding sources. Both the new Village and the remnant Town would have a 5-year CIP.

The Village and Town will share the Washington Municipal Complex that houses operations at a single location including administration, public works and fire. In 2022 the community room was enlarged by 40%. It is not anticipated that additional facilities would be within the next 10 years. For the purposes of election administration, the Town would rent a facility for election day voting within the Town limits, negating the need for facility capital improvements.

SECTION 2 (b):

LEVEL OF SERVICES

The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203(6), Wis. Stats.

Description of Services

The Town of Washington currently provides services to the residents that are less than an urban scope of services but, are village-like according to residents. These services include full-time administrative services, local tax collection, road re-construction and maintenance, storm water facility maintenance, parks and recreation maintenance, cemetery management, enhanced law enforcement and parking enforcement through the Sheriff's Office, fire protection through the Township Fire Department, EMS service through Emergicare and by contract with the City of Eau Claire Fire Department, and animal control by the Eau Claire Community Humane Association. Solid waste collection is provided by contractors under individual contract with property owners. Land use planning, County parks, and courts are provided by Eau Claire County.

Property assessment services are provided under contract with a private firm. Services are provided out of a modern Town administration facility that also serves as the Township Fire Department - Station #2.

Approximately one-third of the incorporation territory is within the City of Eau Claire urban service area and could be connected to water and sewer services upon annexation and utility extension construction. Such connections require higher density development to recover the cost of extension and service. As specified by ordinance, the incorporating territory would continue the Town of Washington policy of installing community wastewater treatment systems. Town parcels connecting to the Eau Claire sewer service and water is prohibited by the City of Eau Claire.

The Town of Washington employs 6 full-time employees, 1 part-time employee and 3 seasonal employees.

Service Departments

Administrator (full-time) – the Town of Washington is managed by a professional Town Administrator who is the chief administrative officer of the Town and is responsible for the coordination, direction, administration and management of the Town affairs, including but not limited to, personnel administration, financial management, property management, employee supervision, direction and evaluation, purchasing, and policy implementation and coordination consistent with Board policy and the Town Municipal Code.

Clerk/Treasurer (full-time) – The Clerk/Treasurer fulfills statutory roles of Town Clerk and Town Treasurer as set forth in Wisconsin State Statutes and is responsible to provide prompt and efficient administrative support for the Town Administrator and Board. Additionally, this position is key in maintaining a positive relationship with the Town of Washington residents and other individuals requesting information from the Town office.

Deputy Clerk/Treasurer (part-time) – The Deputy Clerk/Treasurer is responsible for aiding the Town Clerk/Treasurer in fulfilling the statutory duties of a municipal clerk and treasurer as set forth in Wisconsin Statutes, primarily performing duties relating to accounts payable, payroll and benefits and maintaining accurate Town financial records.

Road Department (full-time) – is directly supervised by the Town Administrator and consists of a foreman and two full-time crew members and 2 seasonal members. The road crew is responsible for maintaining over 200 lane miles of Town roads, the third highest lane mile maintenance of any jurisdiction in Eau Claire County – behind only the county itself and the City of Eau Claire. The road department is responsible for road, roadside, bridge, culvert, storm water facility maintenance and repair, ditch mowing and tree removal, traffic control signs, snow removal, sweeping, storm damage cleanup, and regular and preventative maintenance of all Town vehicles. They also work in conjunction with contractors on all Town road construction projects.

Town Maintenance Employee (full-time) – is responsible for the maintenance of buildings, grounds, cemetery, parks, roads, and equipment and the operation of trucks and equipment for the successful operation of the municipal facilities and infrastructure.

Becoming a Village will require the incorporation territory to provide a few additional services that were previously provided by others such as land use planning – the new Village will be responsible for preparing its own comprehensive plan and administering its own zoning ordinance. The Village can do this by employing staff or contracting for service.

The new Village will employ the entire Town staff and contract with the Town of Washington to provide Town administration services. The same contracts for services the Town currently have will be extended to the new Village.

The new Village will consider adding other positions on a case-by-case, as needed basis with a Planning/ Zoning/Community Development role being critical. The Town of Washington has a long history of productive collaboration with neighbors for services. This collaboration will continue with incorporation as demonstrated by the letters of support from neighboring communities found in Appendix H. The table below provides details about the level of services for the remnant Town and proposed Village.

Figure 54: Summary of Service Changes Resulting from Incorporation

System & Services	Current Status	After Incorporation	
	Town of Washington	Town Remnant	Proposed Village of Washington
Law Enforcement	Provided by Eau Claire County Sheriff	No proposed change	Eau Claire County Sheriff's Office Agreement to discuss future enhanced services for incorporation territory
Fire Protection	Provided by Township Fire Department, Inc	No proposed change	Township Fire Department – new Village will become a member of TFD
EMS Service	Provided by Emergicare and ECFD	No proposed change	Township Fire Department and Eau Claire Fire Department
Schools	Three different School Districts. 1. Eau Claire County 2. Fall Creek 3. Altoona	No proposed change. Portions of the remnant Town will still be in all three school districts	Eau Claire School District
Garbage & Recycling	1. Earthbound Environmental Solutions 2. GFL Solid Waste Midwest 3. Harter's/Trash on Trucks 4. Waste Management	No proposed change. Private contracts for service	Private contracts for service:
Sewer & Water	A portion of the Town is served by City of Eau Claire Wastewater System; remainder on private well and septic or private community wastewater treatment	Remnant Town will not be part of the Eau Claire sewer service area; all wastewater treatment will be by septic or community system. All water will be from private wells	A portion of the new Village will be served by City of Eau Claire sewer service area; remainder on private well and septic or private community wastewater treatment
Building Permits & Inspections	Eau Claire County Planning and Development Department	No proposed change.	Eau Claire County Planning and Development agreement to discuss planning, building permit, and inspection services for the incorporation territory.

Snow Plowing	Town of Washington	The Town will contract the New Village of Washington.	Village of Washington
Storm Water Facility Maintenance	Town of Washington	The Town will contract with the New Village of Washington.	Village of Washington
Road maintenance	Town of Washington	The Town will contract with the New Village of Washington	Village of Washington
Parks and Trails	Town of Washington	The Town will contract with the New Village of Washington	Village of Washington
Cemetery	Town of Washington	Ownership and management will be by the New Village of Washington	Village of Washington
Animal Control	Town of Washington and the Eau Claire Community Humane Association	No proposed change	Village of Washington will contract with the Eau Claire Community Humane Association
Subdivision & Zoning Ordinances	Town of Washington & Eau Claire County	No proposed change	The new Village would initially adopt similar ordinances as the Town of Washington and the Eau Claire County zoning ordinance until they can be amended.
Elections	Town of Washington	New wards would be established, and elections administered by Town Clerk	New wards would be established, and elections administered by Village Clerk
Licensing and Permits	Town of Washington	No proposed change	Village would adopt similar ordinance as the Town of Washington
Leadership & Authority	Town Board	No proposed change: the Town continues to have an independent Town Board with its current full authority.	Village Board - newly elected officials who live in the new Village: A Village president and Village trustees.
Postal Addresses	Addresses listed as Eleva, Eau Claire and Altoona	No proposed change. Town administration will be housed at existing facility which will be the new Village Hall.	New Village will request the US Postal Service to change addresses to Village of Washington, 54701.
Residency	Town of Washington	No Change: residency remains in the Town of Washington.	Residency would be the new Village of Washington.

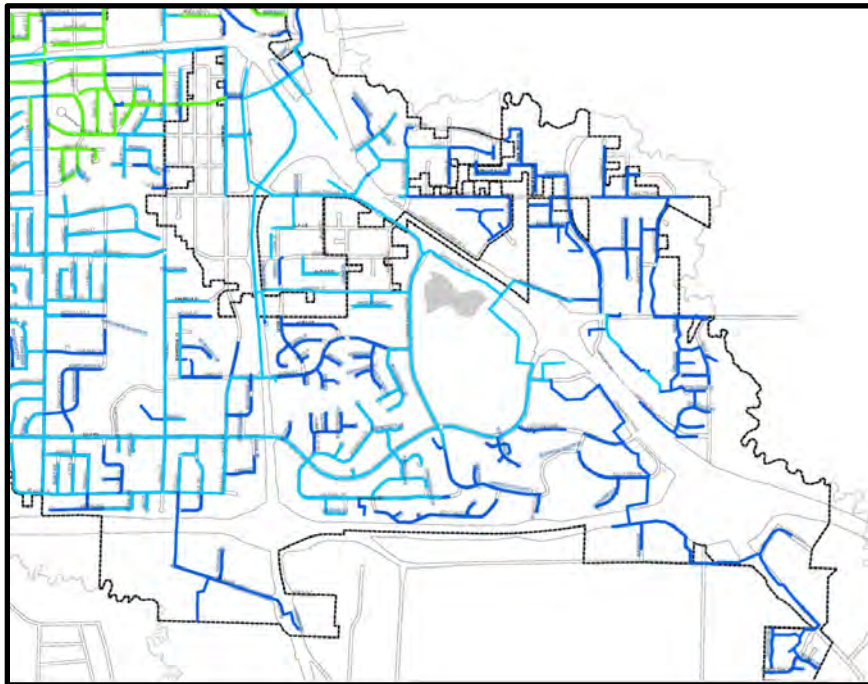
Intervenors Sewer and Water Services

Residents in the incorporated area are satisfied with the current level of services which would be offered by the Village, as evidenced by the strong level of support for incorporation. Residents during public information sessions have made clear they do not desire additional services, such as sewer utility services.

Map 56: Eau Claire Sewer System Map



Map 57: Eau Claire Sewer System Map showing Town of Washington Islands



Buildings and Cemetery

Municipal facilities are located at 5750 Old Town Hall Road; within the incorporation territory. This includes three buildings; a municipal complex, an equipment storage building, and a materials storage building. The municipal complex houses the administrative offices, community room, public works operations, and fire station. Both the Town and Village would utilize these building for Town and Village operations.

Additionally, a municipal cemetery, Rest Haven Gardens, is located adjacent to the Washington Municipal Complex. The cemetery would be managed and operated by the Village.

Village Equipment Assets

Figure 55: Village Equipment

Village	Town
2023 4500 Dodge Dump & Plow	2006 Rosco Sweeper - Kick Broom
2013 5500 Dodge Bucket Truck	2019 International Tandem Axle Dump Truck
2001 CAT Grader 140H	2002 CAT Loader 928G
2024 Elgin Pelican Sweeper	2013 John Deere Boom Mower 6125M
2018 International Single Axle Dump Truck	Election Badger Book – 2 units
2021 International Single Axle Dump Truck	Election ES&S Tabulator
2022 International Single Axle Conveyor Dump Truck	Election Booths – 10 units
2023 T86 T4 Bobcat Skidsteer	
1996 Ford Water Tanker	
2015 Volvo Roller	
2015 Bandit Chipper 1390XP	
2015 Redi Haul Flatbed Trailer - 8 Ton	
2019 Titan Tilt Trailer - 3.5 Ton	
Asphalt Heater Trailer - 4 T	
2021 John Deere Tractor Mower 2038R	
2023 John Deere Mower X758	
2018 John Deere GATOR	
1997 Chetech Pug 4-Wheel	
Upright 20N Scissor Lift	
Election Badger Book - 4 units	
Election ES&S Tabulator	
Election Booths – 15 units	

Service Agreements

The Town of Washington has secured several Memorandums of Understanding from current service providers agreeing to negotiate terms of service with the new Village in the event of a successful incorporation. The MOUs include:

- Township Fire Department for fire protection services
- Eau Claire County Sheriff's Office for law enforcement services
- Eau Claire County Planning and Development for planning and development services

The MOUs can be found in Appendices I - K.

The City of Eau Claire currently provides EMS to the entire Town. The City has indicated that it does not believe the current EMS agreement would apply to the incorporated Village of Washington, but the Town and Petition representatives vehemently dispute that. The current EMS agreement does not have any provisions prohibiting assignment of benefits. It is well settled law that “a party to a contract may assign his benefits under the contract (assuming no express provisions to the contrary).” *United Contractors, Inc. v. Cantrall*, 42 Wis. 2d 464, 467, 167 N.W.2d 220, 222 (1969). Therefore, the Town could assign a portion of its benefits (receiving EMS in the territory) to the Village. The Village can then reimburse the Town for the costs of receiving those benefits. To be clear, it is not the Town’s intention in this document to state every basis for its contention that the current EMS agreement would apply to the incorporated Village. The Town’s only purpose is to explain that this conclusion is not fairly debatable.

Law Enforcement

The Town of Washington currently contracts with the Eau Claire County Sherriff’s Office for basic law enforcement services. The Town is currently negotiating with the County Sherrif for enhanced law enforcement services within the incorporation territory. See Appendix I for a copy of a draft Memorandum of Understanding.

The Eau Claire County Sheriff’s Office divides the county into patrol areas. Washington is included in two patrol coverage areas: one west and one east of STH 93. At minimum staffing levels, both areas are staffed 24 hours per day along with a far eastern county area. During ideal staffing levels, Washington is a stand-alone coverage area.

Figure 56: Law Enforcement Service Calls/Incidents

Top Twenty 2019 - 6/30/2024, Town of Washington						
Service Provided by Eau Claire County Sheriff's Office						
						Thru 6/30
Service Call/Incident Type	2019	2020	2021	2022	2023	2024
Crash - Property	181	107	134	127	138	69
Check Person	134	137	125	129	137	61
Assist Law Enforcement Agencies	107	84	97	102	115	56
911 Investigate	54	58	60	47	98	34
Information	58	68	72	76	80	20

Vehicle Assist	128	62	87	84	79	31
Check Vehicle	90	62	86	74	65	23
Traffic Hazard	86	65	68	72	56	47
Traffic Stop	33	27	38	77	52	21
Assist EMS	60	57	64	66	50	37
Disturbance - DC	26	29	22	34	43	21
Alarm - Burglar	59	53	58	61	40	12
Theft	27	53	69	39	39	9
Disturbance - Domestic	44	61	35	33	32	21
Parking Complaint	94	48	96	61	32	13
Injured Deer	23	18	29	27	30	6
Fraud	21	25	29	33	29	18
Juvenile Case	29	22	20	21	27	22
Warrant Pickup	19	10	14	16	26	9
Traffic - Complaint	42	31	25	15	23	7

Crime does not top the list of law enforcement service calls or incident responses. In the Town of Washington, protecting people and property, assisting with emergency response, providing information and maintaining public safety are the top activities engaged in by law enforcement provided by the Eau Claire County Sheriff's Office. While crime is present to a small degree, it does not affect the sense of personal safety that most Town residents experience.

Fire Protection

The Town of Washington currently contracts with the Township Fire Department, Inc (TFD). The Town has an agreement with TFD to provide fire protection services with the new Village. See Appendix K for a copy of a draft Memorandum of Understanding.

The Township Fire Department is a corporation formed by five towns to provide mutual fire protection services. The members include the towns of Seymour, Washington, Union, Pleasant Valley and Brunswick. There are five stations – one in each town with the following equipment:

Figure 57: Township Fire Departments

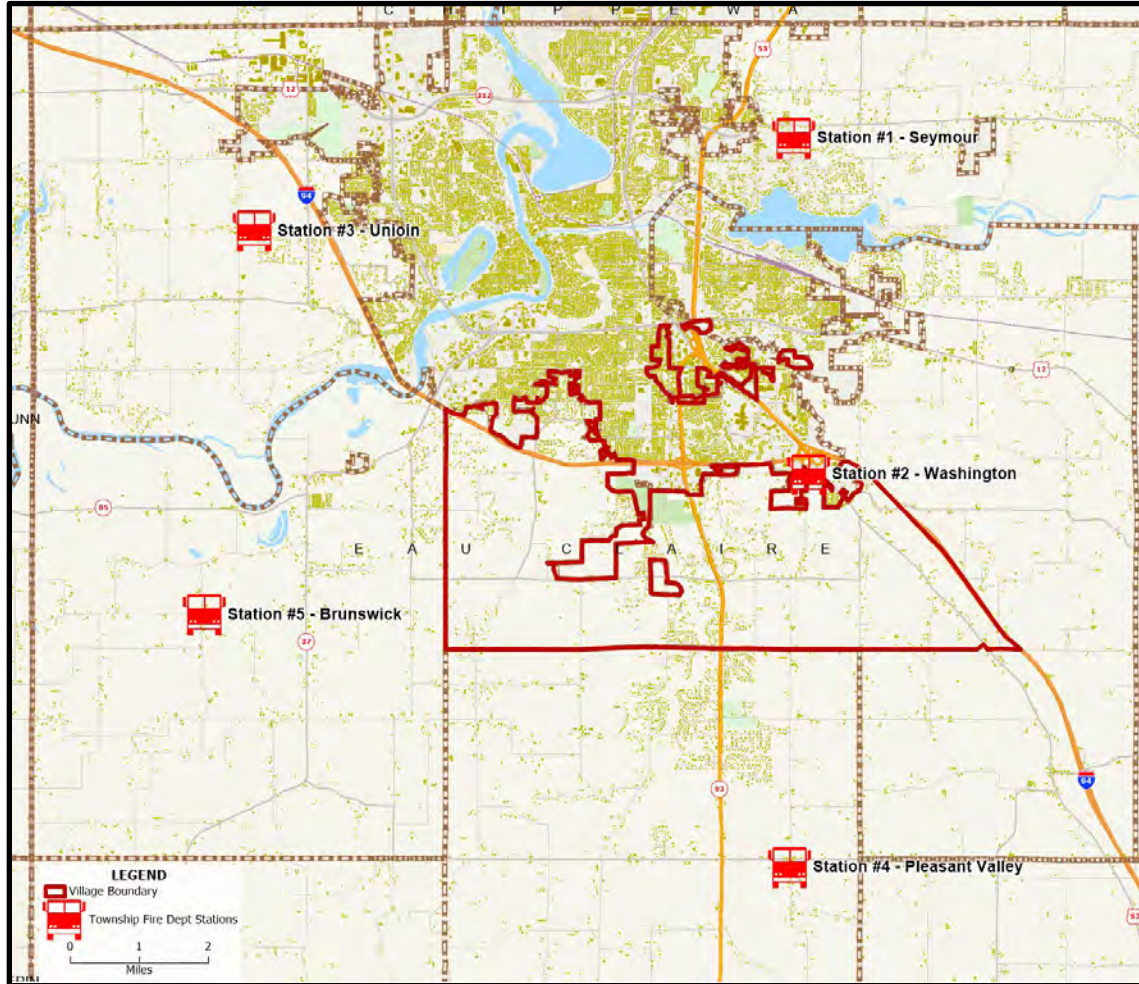
<u>Station 1 – Seymour</u> Engine 11 Tender 16 Special Rescue 15 Brush Truck 13 Special Rescue Boat	<u>Station 2 – Washington</u> Engine 21 Engine 22 Tender 26 Tender 226 Special Rescue 25 Brush Truck 23 Special Rescue Boat	<u>Station 3 – Union</u> Engine 31 Engine 32 Tender 36 Special Rescue 35 Brush Truck 33
<u>Station 4 – Pleasant Valley</u> Engine 41 Tender 46 Special Rescue 45 Brush Truck 43 UTV Rescue	<u>Station 5 – Brunswick</u> Engine 51 Tender 56 Special Rescue 55 Brush Truck 53	

The Township Fire Department has an operating budget of approximately \$874,000 dollars. 61.8% of the budget is derived from contributions made by member towns on the basis of their

proportionate share of equalized value within each town. The towns also contribute toward the capital needs of the company based on a proportionate share of the population. Other major sources of revenue include income from leasing tower space (14%), State of Wisconsin 2% insurance refund (13%) and state and federal grants (5.5%). The Town of Washington provides the largest member contribution, representing 22% of the budget.

The 2024 budget resolution, 2023 income statement and balance sheet, amended articles of incorporation and amended bylaws are provided in Appendix L.

Map 56 Township Fire Department Stations



Source: Township Fire Department www.townshipfire.org

EMS

The below municipalities contracts with Eau Claire for ambulance. Figure 58 provides the number of EMS (ambulance) incidents by year. The response times for Washington incidents was less than 10 minutes for years 2021-2024.

Figure 58: Number of Ambulance Incidents by Year

	2021	2022	2023	2024
Altoona	952	1,022	920	1,268
Brunswick	105	103	78	113
Clear Creek	21	27	12	24
Drammen	6	7	5	8
Fall Creek	70	86	74	168
Lincoln	38	54	30	42
Ludington	37	28	21	36
Pleasant Valley	89	130	75	100
Rock Creek	35	35	31	35
Seymour	171	147	117	154
Spring Brook	24	20	27	23
Union	196	208	147	210
Washington	455	422	314	396
Wheaton	107	95	74	109
TOTALS	2,306	2,384	1,925	2,686

SECTION 2 (c):

IMPACT ON THE REMAINDER OF THE TOWN

The impact, financial and otherwise, upon the remainder of the Town from which the territory is to be incorporated.

Service Impacts

The Town and Village will maintain existing services to both entities through a “mutual services agreement.” It is anticipated the Town will contract for all municipal services through the Village. Therefore, the fiscal and service impact of incorporation is expected to be minimal. The existing Town provides all the services that are traditional and customary for incorporated communities, so no additional property tax money would need to be raised to pay for increased services.

Political Impacts

It is uncertain if establishing a new Village of Washington will have any noticeable political impact on the surrounding municipalities. It is expected that the surrounding municipalities will experience an adjustment period as the new Village Board is created. Relationships with the surrounding municipalities will be eased by the fact that there will be no changeover in staff as the proposed Village and remnant Town will share administrative staff. The new village will create another municipal entity in Eau Claire County, as well as another contributor to the region.

Environmental and Land Use Impacts

Incorporating a portion of the Town will create a new Village with a greater level of authority than the existing Town. The new Village of Washington will have the ability to control its zoning (without county approval authority) and land division decisions. The new Village could exercise extraterritorial jurisdiction over surrounding unincorporated areas. The new Village will border the towns of Brunswick, Pleasant Valley, as well as the remnant Town of Washington, and cities of Altoona and Eau Claire. Incorporation is not expected to impact any of these local governments as the new Village will likely not be interested in managing itself for aggressive growth and expansion. In fact, it is expected that the new Village of Washington and the remnant Town of Washington will continue to work closely together on land use and environmental issues.

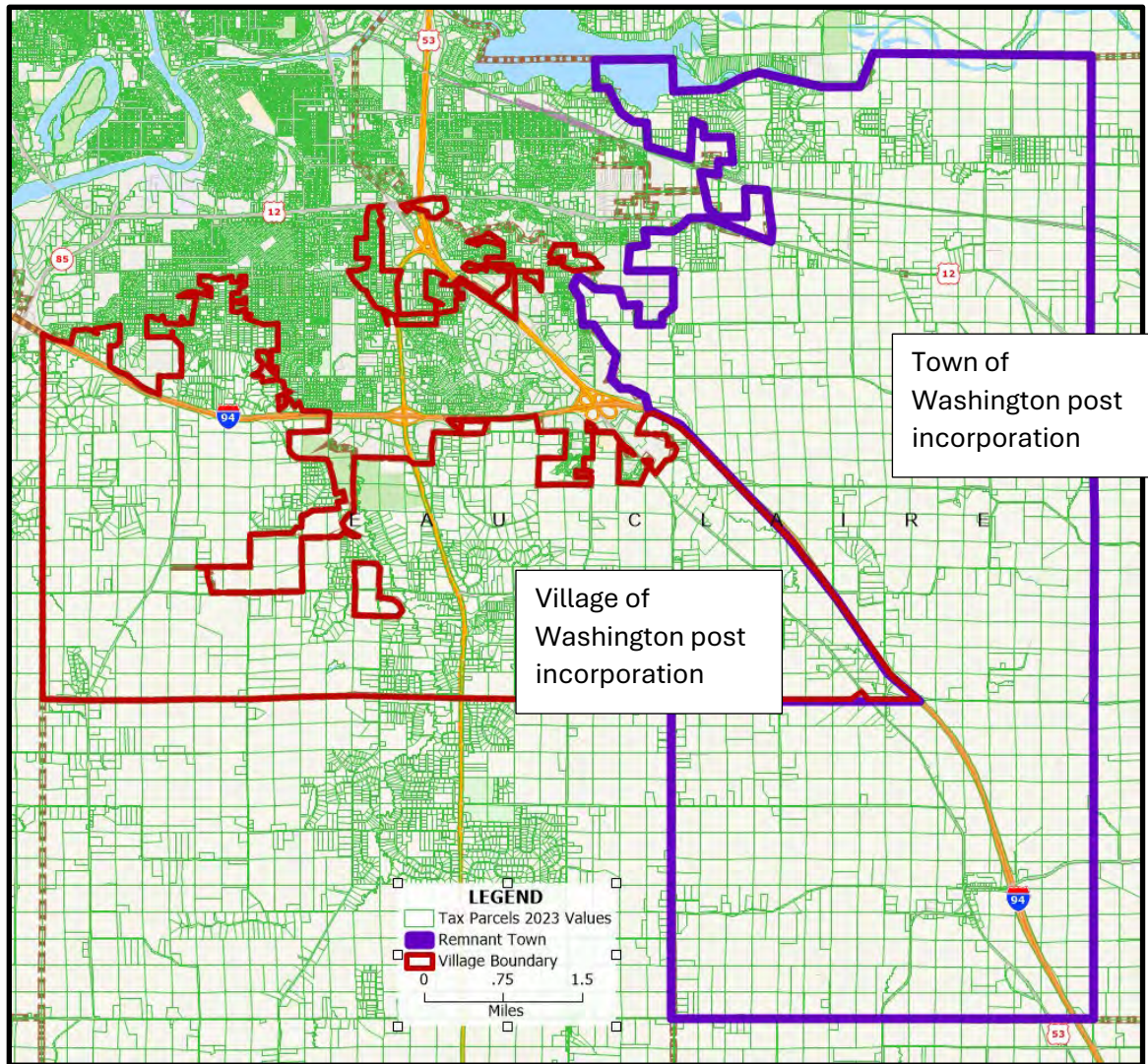
Development pressures in and around the proposed Village and the remnant Town will continue regardless of the governmental status. The proposed Village area has and will continue to experience increased urban development due to it being a part of the Eau Claire region. It is not expected that there will be any adverse environmental impacts by incorporating a portion of the Town.

There are no special purpose districts.

Financial Impacts to Town

The Town of Washington remnant area clearly has sufficient equalized value (\$406 million) and population (2,526) to enable Town government to provide desired services. The remnant Town of Washington's tax rate is expected to be \$1.25 per \$1,000 of valuation.

Map 58: Remnant Town of Washington.



Town of Washington 2026 Proposed Budget

Figure 59: Town Proposed Budget

PROPOSED TOWN 2026 BUDGET SUMMARY				
REVENUES		2025 Town Budget	2026 Proposed Town Budget	% Change
Town Taxes (levy)		\$1,361,219	\$500,000	-63.27%
Other Taxes		\$29,700	\$11,805	
Total Taxes		\$1,390,919	\$511,805	
Intergovernmental Revenues		\$1,126,049	\$251,100	
Licenses and Permits		\$71,250	\$24,080	
Awards and Damages		\$600	\$250	
Public Charges for Services		\$8,600	\$1,370	
Miscellaneous Revenue		\$3,500	\$1,200	
Earned Interest		\$35,500	\$15,000	
Proceeds of Capital Lease/Loan		\$0	\$0	
Cemetery		\$73,400	\$0	
Total Revenues		\$2,709,818	\$804,805	
Fund Balance Applied		\$282,000	\$0	
TOTAL GENERAL REVENUES & FUND BALANCE APPLIED		\$2,991,818	\$804,805	-73.10%
EXPENDITURES				
General Government		\$557,210	\$151,215	
Public Safety (Police/Fire)		\$304,473	\$72,300	
EMS (Ambulance)		\$110,000	\$30,000	
Humane Association		\$10,000	\$3,400	
Cemetery		\$72,800	\$0	
Public Works		\$812,217	\$230,500	
Culture & Recreation		7,050	\$500	
Conservation & Development		\$55,500	\$6,000	
Street Outlay		\$870,618	\$245,000	
Debt Service		\$0	\$0	
Public Works Equipment Fund		\$87,000	\$50,000	
Miscellaneous Expenses		\$105,000	\$15,890	
Building Capital Outlay		\$0	\$0	
TOTAL GENERAL FUND EXPENDITURES		\$2,991,818	\$804,805	-73.10%
Town Tax Rate Per Thousand Assessed Value		1.11261998	1.25031173	
Total Assessed Value		\$1,223,435,700	\$399,900,272	

				-67.31%
2026 ALL FUNDS BALANCE	1/1/2025	Revenues	Expenses	12/31/2026
Assigned for Equipment	\$75,000	\$50,000		\$125,000
Assigned for Streets	\$110,000			\$110,000
Assigned for Bridge	\$0			\$0
Assigned for Cemetery	\$0			\$0
Assigned for Cemetery Equipment	\$0			\$0
Unassigned Working Capital Reserve	\$150,000			\$150,000
Unassigned Working Capital	\$135,000			\$135,000
Assigned for Building	\$0			\$0
Assigned for Elections	\$2,000			\$2,000
Total All Funds	\$472,000	\$50,000	\$0	\$522,000

Source: Town of Washington

Figure: 60 Tax Example with Incorporation

The Calculations on these charts and tables utilize the 2024 tax figures that were calculated in 2025. The new Village and Town Tax rates are based on budget estimates for 2026.

2024 Town Home Assessment	2025 Town of Washington	2025 New Village of Washington	2025 New Town of Washington		2024 Total Tax Bill EC
	\$1.10 per \$1,000 assessed value	\$2.00 per \$1,000 assessed value	\$1.25 per \$1,000 assessed value		\$8.22 per \$1,000 assessed value
\$170,000	\$1,940	\$2,093	\$1,965		\$3,150
\$350,000	\$3,994	\$4,309	\$4,046		\$6,486
\$500,000	\$5,705	\$6,155	\$5,780		\$9,265
\$750,000	\$8,558	\$9,233	\$8,670		\$13,898
\$900,000	\$10,269	\$11,079	\$10,404		\$16,677

Figure 61: 2024 Comparison of Equalized Values of Surrounding Municipalities

Municipality	County	Population	Equalized Value
C. of Altoona	Eau Claire	9,627	\$1,316,862,000
T. of Brunswick	Eau Claire	1,991	\$ 308,126,000
C. of Eau Claire	Eau Claire	70,651	\$8,479,857,200
T. of Pleasant Valley	Eau Claire	4,009	\$ 723,709,200
T. of Washington (current)	Eau Claire	7,773	\$1,317,779,000
T. of Washington (proposed)*	Eau Claire	2,533	\$ 434,867,707
V. of Washington (proposed)*	Eau Claire	5,423	\$ 882,911,293

* Note: Estimate. Source: Wisconsin Demographic Service Center 2024 Population Values and Wisconsin Department of Revenue

SECTION 2 (d): IMPACT ON THE METROPOLITAN COMMUNITY

The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

General

The current Town of Washington has been a cooperative and productive member of the Eau Claire/Altoona metropolitan area as evidenced by the many cooperative agreements for services and environmental protection. The new Village of Washington will continue the Town's tradition of cooperation with its neighbors for the benefit of the metropolitan community. The proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

One of the biggest impacts to the metropolitan community will be the establishment of a municipality along the southern border of the City of Eau Claire – a municipality committed to lower density clustered subdivisions that can be served safely without connection to centralized wastewater treatment. This type of development pattern will make a wider range of housing options possible within the metropolitan community with environmental benefits such as local groundwater recharge.

Additionally, there has not been an incorporation in Eau Claire County for over 100 years, a period that has seen the population grow nearly 4 times over. The presence of a new village in the metropolitan community with a different type of development pattern will likely benefit the long-term stable growth of the overall metropolitan community and increase the range of housing types available to the greater community.

The letters of support received from jurisdictions within the metropolitan community speak to the positive impact the formation of the Village of Washington will have, see Appendix H.

Cooperation with Area Jurisdictions

The proposed Village of Washington will play a more significant role in the metropolitan community, working closely with neighboring municipalities as a partner to address intergovernmental challenges. The Village of Washington is committed to making decisions that not only serve the best interests of its residents but also contribute positively to the broader metropolitan community. Washington has a strong history of collaborating with surrounding communities to deliver efficient services and support regional initiatives such as stormwater management and regional trails and recreation.

The new Village is interested in contributing to a thriving region that benefits everyone, and the success of Washington will contribute to the overall success of the region. The Village would be committed to expanding recreational, cultural, economic, and social infrastructure, recognizing that these enhancements will not only benefit Village residents but also improve the quality of life across the region.

Most of the existing regulations, plans, and ordinances of the Town of Washington are expected to be adopted by the proposed Village. This includes, but is not limited to, the zoning ordinance, land division ordinance, stormwater and erosion control ordinances and plans, comprehensive plan (or applicable portions thereof), building codes, street and roadway ordinances, park ordinances, public safety ordinances, and other miscellaneous regulations. Minimal changes in regulatory concerns are anticipated. The primary regulatory impact will be positive: becoming a Village will streamline the process by eliminating duplicated regulations

from multiple governmental entities that currently review developments due to shoreland zoning, subdivision review, and the designation of officially mapped roads within the area planned for the new Village.

Incorporation will foster greater unity between the proposed Village of Washington and neighboring municipalities on intergovernmental issues. As a partner within the metropolitan community, the proposed Village of Washington is committed to positively influencing the provision of services, protecting environmental resources, expanding economic and social infrastructure, and addressing intergovernmental challenges collaboratively.

Emergency Services

Police protection

The current law enforcement and parking enforcement services for the Town are provided by the Eau Claire County Sheriff's Office. In 2024, an agreement was established to enhance these services, ensuring dedicated patrols and law enforcement activities. A deputy will be specifically assigned to the Village for 4 to 5 hours per shift, totaling a minimum of 20 hours per week. These patrol hours will generally occur between 6:00 a.m. and 6:00 p.m., including weekends, although they may be adjusted to accommodate special events or specific law enforcement needs. Additionally, the assigned deputy will attend regular monthly Village Board meetings to ensure ongoing communication and collaboration.

The Eau Claire County Sheriff's Office will maintain supervisory control over the personnel providing these services, ensuring consistency and adherence to the established law enforcement standards.

Fire Protection Services

Fire Protection Services - Township Fire Department

Facilities

Station #1 – Town of Seymour

Station #2 – Old Town Hall Rd., Town of Washington

Station #3 – Town of Union

Station #4 – Town of Pleasant Valley

Station #5 – Town of Brunswick

EMS

The City of Eau Claire currently provides emergency medical services (EMS) ambulance service and EMS first responder services are provided through Emergicare. Prior to 2008, all municipalities in Eau Claire County, except for the City of Eau Claire, received EMS from Gold Cross Ambulance. In 2008, the Eau Claire Fire Department proposed a plan to offer EMS to municipalities in the county. This initiative aimed to improve service quality, address Mayo Hospital and Sacred Heart Hospital's desire to gradually end their subsidies to rural ambulance services, and secure the investment in EMS infrastructure, equipment, and staffing made by the Eau Claire Fire Department. Consequently, the municipalities of Altoona, Fall Creek, Brunswick, Seymour, Union, Washington, Lincoln, Ludington, and two towns in Dunn County contracted with the Eau Claire Fire Department for EMS services. Gold Cross Ambulance continued to serve a few towns in Eau Claire County and the surrounding area. Since then,

Gold Cross Ambulance was acquired by Mayo Ambulance Service, which still provides EMS to some towns in Eau Claire County and numerous areas from Rochester, MN, to Eau Claire County. Mayo Ambulance Service also continues to handle ambulance transport between medical facilities and nursing homes in Eau Claire and the surrounding region.

Housing Diversity

According to the U.S. Census, the Town of Washington experienced 5% increase in housing units from 2010 to 2020, adding 152 units during this period. Recently the Town has been averaging 27 building permits per year which is a faster pace than in the previous decade.

Washington offers a diverse range of housing types and ownership options to accommodate its residents. The available housing includes single-family homes, duplexes, mobile homes, apartments, townhouses, condominiums, and retirement complexes. These housing options are categorized under various zoning classifications: single-family residential (R-1), two-family residential (R-2), multiple family residential (R-3), and mobile home parks (conditional use of parcels zoned R-3).

The ownership options in Washington are equally varied, encompassing owner-occupied homes, rentals, condominiums, and leased housing. This wide array of housing choices ensures that people of all ages and income levels can find suitable living arrangements in Washington. This diversity benefits not only the local community but also the broader region. The larger lot sizes and cluster configurations available in Washington provides lifestyle options to metropolitan community residents that are not possible on lots connected to urban services.

There are three condominium associations within the Town. One is a 24-unit complex on Alf Court called Sunny Meadows, a 16-unit complex on McElroy Court called Foxwood Condominiums, and the last on Tamarack Lane (a private road), which has 24 individual home condos and 4 condos that are 2 units connected. They have an annual picnic and a community swimming pool with a clubhouse.

Trillium Estates is a conservation subdivision with walk/bike trails that connect with the STH 93 walk/bike path; and Kahvi Coffee House Café, Slate Boutique, Strong Soul gym, Shook Family Dental, and Spears Pain and Rehabilitation Clinic are located in the neighborhood. Trilogy is also a conservation subdivision with a trail that connects with the STH 93 path. They also have an onsite community wastewater treatment facility that serves 38 homes.

The proposed Village of Washington will enhance housing diversity within the metropolitan area by offering a broader range of housing options. This approach aims to preserve the natural beauty of the landscape while expanding opportunities for suburban living.

Consistency of Policy, Regulatory, Service Issues

The new Village of Washington will maintain consistency with surrounding communities through the continued implementation of existing plans, policies, and ordinances. As detailed throughout this submittal, incorporating a portion of the Town of Washington into the Village of Washington will further enhance the progress already made on regional and metropolitan issues.

This application demonstrates that the incorporation of the Village of Washington will have a positive impact on the metropolitan community and will enhance the services currently provided by the Town to its residents. The City of Altoona has agreed not to contest the incorporation. This application shows that the incorporated Village can offer great services to its residents at a low cost. The success of current collaborative efforts between the Town and neighboring municipalities will be furthered by this incorporation, as it will enable the proposed Village to contribute equally to regional initiatives.

Incorporation will have a positive impact on the metropolitan community. Residents and property owners in the proposed Village of Washington are strongly committed to maintaining autonomous governance of their land and to promoting planned growth in the area. The proposed Village will be empowered to strengthen its land use decisions by utilizing all the tools available to an incorporated Village. The incorporation of the Village of Washington will benefit the entire metropolitan community.

CONCLUSION

The area proposed for the Village of Washington meets all the requirements of Wis. Stats. §66.0207. The area is compact and homogenous and does not include more territory than has the potential for development on a substantial scale within the next three years, excluding wetlands and steep slopes. Excluding any part of the incorporation territory will create a disconnected remnant Town. The area has sufficient equalized value to defray the anticipated cost of services at a tax rate which compares favorably to other communities in the area. The proposed village can provide the level of services desired and needed by the residents of the territory and that there would be little to no impact on the remainder of the Town. And finally, the Village of Washington would become a like partner in finding solutions to governmental issues affecting the metropolitan community and help facilitate solutions to those problems. For all these reasons the Petition representatives ask the Incorporation Review Board to approve the incorporation of the Village of Washington, Eau Claire County, Wisconsin.

Incorporating the Town of Washington will provide it with greater autonomy and a stronger framework to address local needs and aspirations. This incorporation will benefit the entire metropolitan area by improving governmental relations and preserving the Town's unique character.

The proposed area for the Village of Washington fully complies with Wisconsin Statutes. The area is compact and uniform, with adequate private utility services to support municipal boundaries. Consequently, the proposed Village can adequately meet residents' service needs.

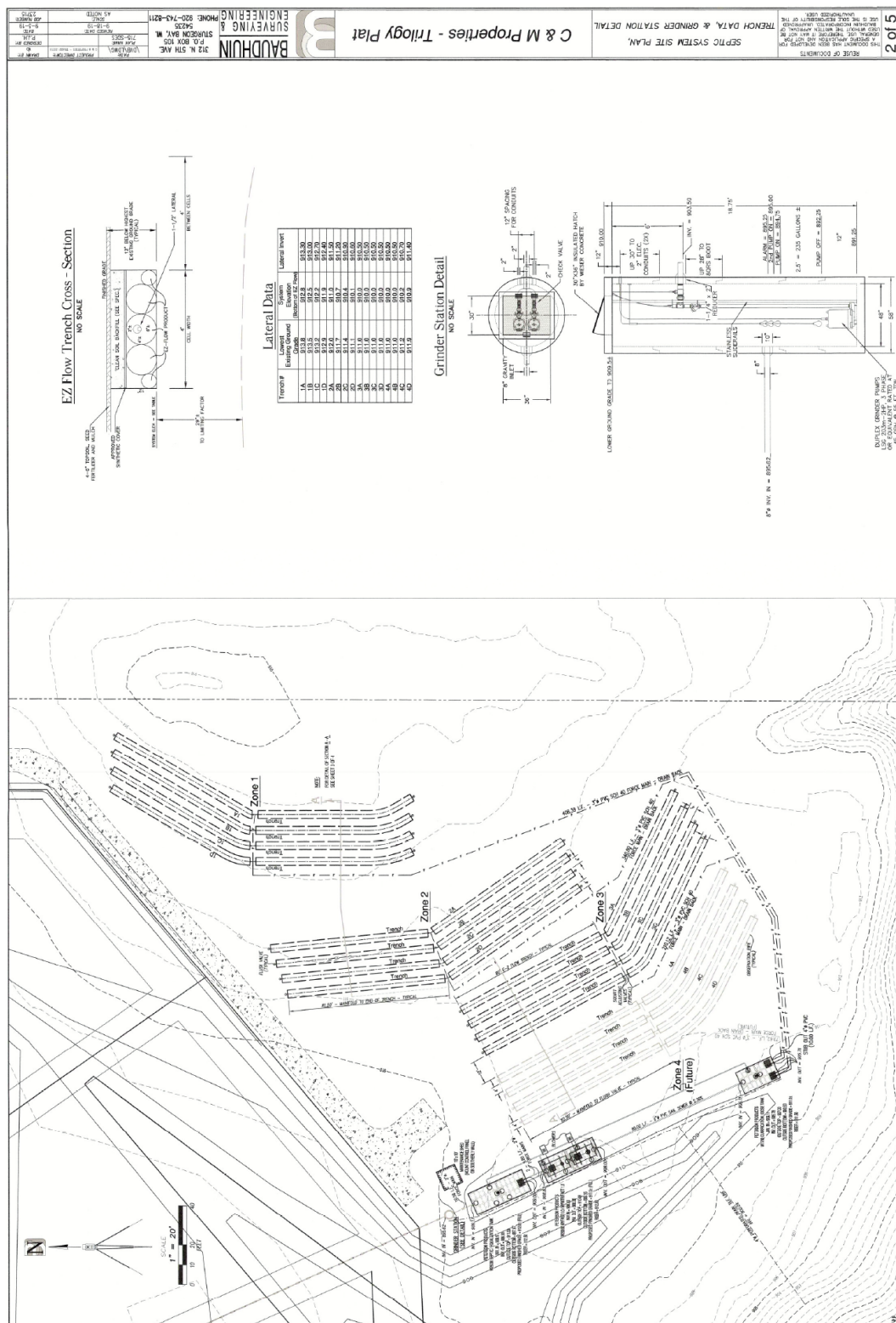
Therefore, on behalf of the territory, they request the Incorporation Review Board to approve the incorporation of the Village.

List of Appendices

- Appendix A: Trilogy Community Wastewater Treatment System Performance Reports
- Appendix B: Population Analysis
- Appendix C: 5 Years of Town of Washington Financial Reports
- Appendix D: Snow Plowing Agreement with the City of Eau Claire
- Appendix E: Ambulance Service Contract with the City of Eau Claire
- Appendix F: Animal Control Agreement with the Eau Claire Community Humane Association
- Appendix G: Property Assessment Services Agreement with Appraisal Services
- Appendix H: Metropolitan Community Support for Incorporation
- Appendix I: Memorandum of Understanding for Law Enforcement Services
- Appendix J: Memorandum of Understanding for Planning and Development Services
- Appendix K: Memorandum of Understanding for Fire Protection Services
- Appendix L: TFD Inc 2024 Budget Resolution, 2023 Income Statement and Balance Sheet, Articles of Incorporation and Bylaws
- Appendix M: Incorporation Petition Signatures
- Appendix N: Order Referring Petition to Incorporation Review Board
- Appendix O: Revised Legal Description

Appendix A

Trilogy Community Wastewater Treatment System Reports



JAN 25 2024

Tony Birrittieri
 Petersen Products
 421 Wheeler Ave
 Fredonia WI 53021

Report Number: 24000988 Page: 2
 Report Date: 1/23/24
 Date Received: 1/12/24

Sample Number	Sample ID	Test	Results	Method	LOD/LOQ	Date Analyzed
24-W1243	Influent Trilogy 1/12/24	Ammonia-Nitrogen, mg/L	52.9	350.1	0.1/0.3	1/17/24
		CBOD, mg/L	422	SM5210B		1/12/24
		Chloride, mg/L	366	4500Cl-E	2/7	1/16/24
		Kjeldahl-Nitrogen, mg/L	87.2	4500NorgD	0.1/0.3	1/18/24
		Nitrate+Nitrite-N, mg/L	0.61	353.2	0.05/0.17	1/17/24
		Phosphorous, mg/L	10.4	4500P-B, F	0.05/0.17	1/16/24
		Tot.Suspended Solids,mg/L	1,460	SM2540D		1/15/24
24-W1244	Effluent Trilogy 1/12/24	Ammonia-Nitrogen, mg/L	23.1	350.1	0.1/0.3	1/17/24
		CBOD, mg/L	16	SM5210B		1/12/24
		Chloride, mg/L	714	4500Cl-E	2/7	1/16/24
		Kjeldahl-Nitrogen, mg/L	29.3	4500NorgD	0.1/0.3	1/18/24
		Nitrate+Nitrite-N, mg/L	14.8	353.2	0.05/0.17	1/17/24
		Phosphorous, mg/L	6.68	4500P-B, F	0.05/0.17	1/16/24
		Tot.Suspended Solids,mg/L	72	SM2540D		1/15/24

TEST FROZEN SAMPLES PER CUSTOMER

TRILOGY DEVELOPMENT- EAU CLAIRE, WI - INSPECTION REPORT ONSITE WASTEWATER TREATMENT AND DISPERSAL SYSTEM

Site Address:	WISCONSIN STATE PERMIT #:		
6172 Sandstone Rd.	Petersen Management Job Number:	12320	
Eau Claire Wisconsin	Number of CONNECTIONS Planned:		1
Eau Claire County	Number of CONNECTIONS Online:		1
Install Date:	Dec-19	DATE OF INSPECTION:	1/16/2024
INSPECTOR: Matthew Purdun	INSPECTOR CREDENTIALS: 1504558		

COLLECTION SYSTEM

Gravity to GRINDER STATION - Pumped Main Treatment System		Inspected	Yes	No
Gravity Pump 1	Amps: 12			
Gravity Pump 2	Amps: 11.7			

SEPTIC TANK

Concrete risers good cond:	Yes	No
All Accesses Locked:	Yes	No
Water Depth:	130 Inches	
Sludge Depth:	10 Inches	
Sludge Capacity:	24 Inches	
Comments: Septic tank is in good working order/ tank does not need to be pumped		

EQUALIZATION TANK

Concrete risers good cond:	Yes	No	Tank gpi is 97.32
All Accesses Locked	Yes	No	
GALLONS PER INCH:		Pump Calibration Completed:	YES
		NO	
Water Depth:	28 Inches		
Sludge Depth:	3 Inches		
Sludge Capacity:	12 Inches		
Pump #1	GPM: 72.99	AMPS: 5.7	
Pump #2	GPM: 64.88	AMPS: 5.7	
Floats Checked:	Yes	No	
Alarm Panel Checked:	Yes	No	
Comments: Eq tank is in good working order/ tank does not need to be pumped			

MYNITRIFAST 1.0

Concrete risers in good cond:	Yes	No
All Accesses Locked	Yes	No
Water Depth:	108 Inches	
Sludge Depth:	20 Inches	
Sludge Capacity:	24 Inches	
Sludge Pump #1	AMPS: 6.2	
BLOWER:	AMPS: 17.8	
Air Filter Checked:	Yes	No
Control Panel Checked:	Yes	No
Splash Checked:	Yes	No
Airline Checked:	Yes	No

Comments: Fast tank is in good working order/ tank does not need to be pumped			
MYFAST 1.0			
Concrete risers in good cond:	Yes	No	
All Accesses Locked	Yes	No	
Water Depth:	108 Inches		
Sludge Depth:	14 Inches		
Sludge Capacity:	24 Inches		
Sludge Pump #1	AMPS:	5.8	
BLOWER:	AMPS:	17.7	
Air Filter Checked:	Yes	No	
Control Panel Checked:	Yes	No	
Splash Checked:	Yes	No	
Airline Checked:	Yes	No	
Comments: Fast tank is in good working order/ tank does not need to be pumped			
CLAIRIFICATION			
Concrete Risers in good cond:	Yes	No	
All Accesses Locked	Yes	No	
Water Depth:	60 Inches		
Sludge Depth:	14 Inches		
Sludge Capacity:	9 Inches		
Sludge Pump:	AMPS:	5.1	
Filter Cleaned	Yes	No	
Comments: Clarification tank is in good working order/ tank does not need to be pumped			
DISPERSAL DOSE TANK			
Concrete risers good cond:	Yes	No	
All Accesses Locked	Yes	No	
FILTERS Checked:	Yes	No	
Water Depth:	24 Inches		
Sludge Depth:	2 Inches		
Sludge Capacity:	12 Inches		
Pump #1	AMPS:	13.9	
Pump #2	AMPS:	13.8	
Pump #3	AMPS:	13.1	
Floats Checked:	Yes	No	
Alarm Panel Checked:	Yes	No	
Comments: Dose tank is in good working order/ tank does not need to be pumped			
DRAIN FIELD			
Zone Site Walk Performed:	Yes	No	
Zone 1:	Yes	No	
Zone 2:	Yes	No	
GENERAL COMMENTS / SYSTEM SUGGESTIONS:			
Whole system is in good working order/ none of the tanks need to be pumped			



Commercial Testing Laboratory, Inc.

514 Main Street
Phone: 715-962-3121

P.O. Box 526
WWW.CTLCOLFAX.COM

Colfax, Wisconsin 54730
Fax: 715-962-4030

ANALYTICAL REPORT

Tony Birrittieri
Petersen Products
421 Wheeler Ave
Fredonia WI 53021

JUL 21 2023

Report Number: 23013889 Page: 1
Report Date: 7/14/23
Date Received: 6/23/23

Sample Number	Sample ID	Test	Results	Method	LOD/LOQ	Date Analyzed
W16428	Influent	Ammonia-Nitrogen, mg/L	40.6	350.1	0.1/0.3	6/27/23
	Trilogy	CBOD, mg/L	288	SM5210B		6/23/23
	Development 6/22/23	Chloride, mg/L	203	4500C1-E	2/7	6/26/23
		Kjeldahl-Nitrogen, mg/L	59.5	4500NorgD	0.1/0.3	7/10/23
		Nitrate+Nitrite-N, mg/L	0.49	353.2	0.05/0.17	6/28/23
		Phosphorous, mg/L	8.25	4500P-B,F	0.05/0.17	6/27/23
		Tot.Suspended Solids, mg/L	255	SM2540D		6/26/23
W16429	Effluent	Ammonia-Nitrogen, mg/L	41.4	350.1	0.1/0.3	6/27/23
	Trilogy	CBOD, mg/L	15	SM5210B		6/23/23
	Development 6/22/23	Chloride, mg/L	783	4500C1-E	2/7	6/26/23
		Kjeldahl-Nitrogen, mg/L	51.6	4500NorgD	0.1/0.3	7/10/23
		Nitrate+Nitrite-N, mg/L	6.10	353.2	0.05/0.17	6/28/23
		Phosphorous, mg/L	6.00	4500P-B,F	0.05/0.17	6/27/23
		Tot.Suspended Solids, mg/L	67	SM2540D		6/26/23

TRILOGY DEVELOPMENT- EAU CLAIRE, WI - INSPECTION REPORT ONSITE WASTEWATER TREATMENT AND DISPERSAL SYSTEM

Site Address:	WISCONSIN STATE PERMIT #:
6172 Sandstone Rd.	Petersen Management Job Number: 12320
Eau Claire Wisconsin	Number of CONNECTIONS Planned: 1
Eau Claire County	Number of CONNECTIONS Online: 1
Install Date: Dec-19	DATE OF INSPECTION: 4/25/23
INSPECTOR: Matthew Purdun	INSPECTOR CREDENTIALS: 1504558

COLLECTION SYSTEM

Gravity to GRINDER STATION - Pumped Main Treatment System		Inspected	Yes	No
Gravity pump 1	Amps:	12.2		
Gravity pump 2	Amps:	11.9		
SEPTIC TANK				
Concrete risers good cond:	Yes	No		
All Accesses Locked:	Yes	No		
Water Depth:	126 Inches			
Sludge Depth:	20 Inches			
Sludge Capacity:	20 Inches			
Comments: septic tank is in good working order/ tank needs to be pumped				

EQUALIZATION TANK

Concrete risers good cond:	Yes	No		
All Accesses Locked	Yes	No		
GALLONS PER INCH:		Pump Calibration Completed:	YES	NO
Water Depth:	36 Inches			
Sludge Depth:	12 Inches			
Sludge Capacity:	12 Inches			
Pump #1	GPM:	AMPS:	6.08	
Pump #2	GPM:	AMPS:	5.9	
Floats Checked:	Yes	No		
Alarm Panel Checked:	Yes	No		
Comments: Eq tank is in good working order/ tank needs to be pumped				

MYNITRIFAST 1.0

Concrete risers in good cond:	Yes	No		
All Accesses Locked	Yes	No		
Water Depth:	96 Inches			
Sludge Depth:	24 Inches			
Sludge Capacity:	20 Inches			
Sludge Pump #1		AMPS:	4.97	
BLOWER:		AMPS:	18.1	
Air Filter Checked:	Yes	No		
Control Panel Checked:	Yes	No		

Splash Checked:	Yes	No
Airline Checked:	Yes	No
Comments: Fast tank is in good working order/ tank need to be pumped		
MYFAST 1.0		
Concrete risers in good cond:	Yes	No
All Accesses Locked	Yes	No
Water Depth:	96 Inches	
Sludge Depth:	18 Inches	
Sludge Capacity:	20 Inches	
Sludge Pump #1	AMPS:	5.08
BLOWER:	AMPS:	17.7
Air Filter Checked:	Yes	No
Control Panel Checked:	Yes	No
Splash Checked:	Yes	No
Airline Checked:	Yes	No
Comments: Fast tank is in good working order		
CLARIFICATION		
Concrete Risers in good cond:	Yes	No
All Accesses Locked	Yes	No
Water Depth:	60 Inches	
Sludge Depth:	14 Inches	
Sludge Capacity:	12 Inches	
Sludge Pump:	AMPS:	5.02
Filter Cleaned	Yes	No
Comments: Clarification tank is in good working order/ tank needs to be pumped		
DISPERSAL DOSE TANK		
Concrete risers good cond:	Yes	No
All Accesses Locked	Yes	No
FILTERS Checked:	Yes	No
Water Depth:	24 Inches	
Sludge Depth:	2 Inches	
Sludge Capacity:	12 Inches	
Pump #1	AMPS:	13.5
Pump #2	AMPS:	13.4
Pump #3	AMPS:	13.2
Floats Checked:	Yes	No
Alarm Panel Checked:	Yes	No
Comments: Dose tank is in good working order/ tank does not need to be pumped		
DRAIN FIELD		
Zone Site Walk Performed:	Yes	No
Zone 1:	Yes	No
Zone 2:	Yes	No
GENERAL COMMENTS / SYSTEM SUGGESTIONS:		
Whole system is in good working order/ all tanks except for the dose tank needs to be pumped		

Appendix B

Population Analysis

SecID	PLSS Second Division	Housing Units	#								12 Unit	16 units	>16 Units	Estimated Population
			Single Family	Mobile Home	Duplex	Triplex	Fourplex	Eightplex						
Densest Square Mile Quarter Sections														
107	WI460260N0090W0SN050ASENE	2	2	0	0	0	0	0	0	0	0	0	0	6
116	WI460260N0090W0SN050ANENW	20	20	0	0	0	0	0	0	0	0	0	0	56
118	WI460260N0090W0SN050ASWNE	0	0	0	0	0	0	0	0	0	0	0	0	0
119	WI460260N0090W0SN050ANWNE	22	22	0	0	0	0	0	0	0	0	0	0	62
120	WI460260N0090W0SN050ANENE	16	16	0	0	0	0	0	0	0	0	0	0	45
122	WI460270N0090W0SN320ANWSE	21	21	0	0	0	0	0	0	0	0	0	0	59
124	WI460270N0090W0SN320ANESE	35	35	0	0	0	0	0	0	0	0	0	0	99
125	WI460270N0090W0SN320AWNE	54	54	0	0	0	0	0	0	0	0	0	0	152
126	WI460270N0090W0SN320ANWNE	18	18	0	0	0	0	0	0	0	0	0	0	51
127	WI460270N0090W0SN320ASENE	22	22	0	0	0	0	0	0	0	0	0	0	62
128	WI460270N0090W0SN320ANENE	12	12	0	0	0	0	0	0	0	0	0	0	34
129	WI460270N0090W0SN320ANENW	7	7	0	0	0	0	0	0	0	0	0	0	20
130	WI460270N0090W0SN320ANWSW	13	13	0	0	0	0	0	0	0	0	0	0	37
131	WI460270N0090W0SN320ASWNW	7	7	0	0	0	0	0	0	0	0	0	0	20
132	WI460270N0090W0SN320ANESW	63	63	0	0	0	0	0	0	0	0	0	0	178
133	WI460270N0090W0SN320ASENW	9	9	0	0	0	0	0	0	0	0	0	0	25
134	WI460270N0090W0SN320ASESW	6	6	0	0	0	0	0	0	0	0	0	0	17
135	WI460270N0090W0SN330ANWSW	29	29	0	0	0	0	0	0	0	0	0	0	82
136	WI460270N0090W0SN330ASWSW	5	5	0	0	0	0	0	0	0	0	0	0	14
336	WI460270N0090W0SN270ASWNW	10	6	0	0	0	4	4	0	0	0	0	0	23
337	WI460270N0090W0SN270ASWSW	142	19	0	72	3	24	24	0	0	0	0	0	253
338	WI460270N0090W0SN270ANWSW	102	28	0	70	0	4	0	0	0	0	0	0	199
339	WI460270N0090W0SN330ANENE	6	6	0	0	0	0	0	0	0	0	0	0	17
340	WI460270N0090W0SN340ANWNW	132	56	0	4	0	0	0	0	0	16	56	0	281
341	WI460270N0090W0SN340ASWNW	7	7	0	0	0	0	0	0	0	0	0	0	20
342	WI460270N0090W0SN340ASENW	31	15	0	0	0	0	0	0	0	16	0	0	68
343	WI460270N0090W0SN340ANENW	5	5	0	0	0	0	0	0	0	0	0	0	14
344	WI460270N0090W0SN340ASWNE	24	8	0	0	0	0	0	0	0	16	0	0	48
345	WI460270N0090W0SN340ASENE	29	29	0	0	0	0	0	0	0	0	0	0	82
346	WI460270N0090W0SN340ANWNE	43	11	0	20	0	0	0	12	0	0	0	0	83
347	WI460270N0090W0SN340ANENE	22	22	0	0	0	0	0	0	0	0	0	0	62
		914	573	0	166	3	32	24	12	48	56	2,168		
												% of Incorporation Territory Population		
												40%		

SecID	PLSS Second Division	Housing Units	# Single Family	Mobile Home	Duplex	Triplex	Fourplex	Eightplex	12 Unit	16 units	>16 Units	Estimated Population
Quarter Sections Beyond the Densest Square Mile												
1	WI460270N0090W0SN310ANWSW	24	24	0	0	0	0	0	0	0	0	68
2	WI460260N0090W0SN060ASWSW	1	1	0	0	0	0	0	0	0	0	3
3	WI460260N0090W0SN060ASESW	1	1	0	0	0	0	0	0	0	0	3
4	WI460260N0090W0SN060ASWSE	6	6	0	0	0	0	0	0	0	0	17
5	WI460260N0090W0SN060ANWSW	1	1	0	0	0	0	0	0	0	0	3
6	WI460260N0090W0SN060ASWNW	7	7	0	0	0	0	0	0	0	0	20
7	WI460260N0090W0SN060ANWNW	9	9	0	0	0	0	0	0	0	0	25
8	WI460260N0090W0SN060ANESW	3	3	0	0	0	0	0	0	0	0	8
9	WI460260N0090W0SN060ASENW	6	6	0	0	0	0	0	0	0	0	17
10	WI460260N0090W0SN060ANENW	8	8	0	0	0	0	0	0	0	0	23
11	WI460270N0090W0SN310ASWSW	8	8	0	0	0	0	0	0	0	0	23
12	WI460270N0090W0SN310ASESW	1	1	0	0	0	0	0	0	0	0	3
13	WI460270N0090W0SN310ANESW	30	30	0	0	0	0	0	0	0	0	85
14	WI460260N0090W0SN060ANWSE	0	0	0	0	0	0	0	0	0	0	0
15	WI460260N0090W0SN060ASWNE	4	4	0	0	0	0	0	0	0	0	11
16	WI460260N0090W0SN060ANWNE	5	5	0	0	0	0	0	0	0	0	14
17	WI460270N0090W0SN310ASWSE	1	1	0	0	0	0	0	0	0	0	3
18	WI460270N0090W0SN310ANWSE	22	22	0	0	0	0	0	0	0	0	62
19	WI460260N0090W0SN180ASWSW	1	1	0	0	0	0	0	0	0	0	3
20	WI460260N0090W0SN180ANWSW	0	0	0	0	0	0	0	0	0	0	0
21	WI460260N0090W0SN180ASWNW	1	1	0	0	0	0	0	0	0	0	3
22	WI460260N0090W0SN180ASESW	13	13	0	0	0	0	0	0	0	0	37
23	WI460260N0090W0SN180ANESW	8	8	0	0	0	0	0	0	0	0	23
24	WI460260N0090W0SN180ASENW	0	0	0	0	0	0	0	0	0	0	0
25	WI460260N0090W0SN180ANWNW	1	1	0	0	0	0	0	0	0	0	3
26	WI460260N0090W0SN070ASWSW	1	1	0	0	0	0	0	0	0	0	3
27	WI460260N0090W0SN180ANENW	0	0	0	0	0	0	0	0	0	0	0
28	WI460260N0090W0SN070ASESW	1	1	0	0	0	0	0	0	0	0	3

29	WI460260N0090W0SN070ANWSW	0	0	0	0	0	0	0	0	0	0	0
30	WI460260N0090W0SN070ASWNW	1	1	0	0	0	0	0	0	0	0	3
31	WI460260N0090W0SN070ANESW	0	0	0	0	0	0	0	0	0	0	0
32	WI460260N0090W0SN070ASENW	3	3	0	0	0	0	0	0	0	0	8
33	WI460260N0090W0SN070ANWNW	0	0	0	0	0	0	0	0	0	0	0
34	WI460260N0090W0SN070ANENW	1	1	0	0	0	0	0	0	0	0	3
35	WI460260N0090W0SN180ASWSE	3	3	0	0	0	0	0	0	0	0	8
36	WI460260N0090W0SN180ANWSE	4	4	0	0	0	0	0	0	0	0	11
37	WI460260N0090W0SN180ASWNE	1	1	0	0	0	0	0	0	0	0	3
38	WI460260N0090W0SN180ANWNE	0	0	0	0	0	0	0	0	0	0	0
39	WI460260N0090W0SN070ASWSE	4	4	0	0	0	0	0	0	0	0	11
40	WI460260N0090W0SN070ANWSE	2	2	0	0	0	0	0	0	0	0	6
41	WI460260N0090W0SN070ASWNE	7	7	0	0	0	0	0	0	0	0	20
42	WI460260N0090W0SN070ANWNE	9	9	0	0	0	0	0	0	0	0	25
43	WI460260N0090W0SN180ASESE	0	0	0	0	0	0	0	0	0	0	0
44	WI460260N0090W0SN180ANESE	0	0	0	0	0	0	0	0	0	0	0
45	WI460260N0090W0SN180ASENE	2	2	0	0	0	0	0	0	0	0	6
46	WI460260N0090W0SN170ASWSW	0	0	0	0	0	0	0	0	0	0	0
47	WI460260N0090W0SN170ANWSW	0	0	0	0	0	0	0	0	0	0	0
48	WI460260N0090W0SN170ASWNW	0	0	0	0	0	0	0	0	0	0	0
49	WI460260N0090W0SN170ASESW	0	0	0	0	0	0	0	0	0	0	0
50	WI460260N0090W0SN170ANESW	0	0	0	0	0	0	0	0	0	0	0
51	WI460260N0090W0SN170ASENW	0	0	0	0	0	0	0	0	0	0	0
52	WI460260N0090W0SN170ASWSE	0	0	0	0	0	0	0	0	0	0	0
53	WI460260N0090W0SN170ANWSE	1	1	0	0	0	0	0	0	0	0	3
54	WI460260N0090W0SN170ASWNE	0	0	0	0	0	0	0	0	0	0	0
55	WI460260N0090W0SN170ASESE	1	1	0	0	0	0	0	0	0	0	3
56	WI460260N0090W0SN170ANESE	0	0	0	0	0	0	0	0	0	0	0
57	WI460260N0090W0SN170ASENE	0	0	0	0	0	0	0	0	0	0	0
58	WI460260N0090W0SN160ASWSW	0	0	0	0	0	0	0	0	0	0	0
59	WI460260N0090W0SN160ANWSW	1	1	0	0	0	0	0	0	0	0	3
60	WI460260N0090W0SN160ASWNW	0	0	0	0	0	0	0	0	0	0	0

61	WI460260N0090WOSN160ASESW	0	0	0	0	0	0	0	0	0	0	0
62	WI460260N0090WOSN160ANESW	0	0	0	0	0	0	0	0	0	0	0
63	WI460260N0090WOSN160ASENW	0	0	0	0	0	0	0	0	0	0	0
64	WI460260N0090WOSN160ASWSE	0	0	0	0	0	0	0	0	0	0	0
65	WI460260N0090WOSN160ANWSE	0	0	0	0	0	0	0	0	0	0	0
66	WI460260N0090WOSN160ASWNE	8	8	0	0	0	0	0	0	0	0	23
67	WI460260N0090WOSN160ASESE	0	0	0	0	0	0	0	0	0	0	0
68	WI460260N0090WOSN160ANESE	1	1	0	0	0	0	0	0	0	0	3
69	WI460260N0090WOSN160ASENE	4	4	0	0	0	0	0	0	0	0	11
70	WI460260N0090WOSN150ASWSW	3	3	0	0	0	0	0	0	0	0	8
71	WI460260N0090WOSN150ANWSW	0	0	0	0	0	0	0	0	0	0	0
72	WI460260N0090WOSN150ASWNW	2	2	0	0	0	0	0	0	0	0	6
73	WI460260N0090WOSN180ANENE	0	0	0	0	0	0	0	0	0	0	0
74	WI460260N0090WOSN170ANWNW	0	0	0	0	0	0	0	0	0	0	0
75	WI460260N0090WOSN170ANENW	0	0	0	0	0	0	0	0	0	0	0
76	WI460260N0090WOSN170ANWNE	1	1	0	0	0	0	0	0	0	0	3
77	WI460260N0090WOSN170ANENE	0	0	0	0	0	0	0	0	0	0	0
78	WI460260N0090WOSN160ANWNW	3	3	0	0	0	0	0	0	0	0	8
79	WI460260N0090WOSN160ANENW	1	1	0	0	0	0	0	0	0	0	3
80	WI460260N0090WOSN160ANWNE	5	5	0	0	0	0	0	0	0	0	14
81	WI460260N0090WOSN160ANENE	8	8	0	0	0	0	0	0	0	0	23
82	WI460260N0090WOSN070ASESE	0	0	0	0	0	0	0	0	0	0	0
83	WI460260N0090WOSN080ASWSW	0	0	0	0	0	0	0	0	0	0	0
84	WI460260N0090WOSN070ANESE	0	0	0	0	0	0	0	0	0	0	0
85	WI460260N0090WOSN070ASENE	7	7	0	0	0	0	0	0	0	0	20
86	WI460260N0090WOSN080ANWSW	1	1	0	0	0	0	0	0	0	0	3
87	WI460260N0090WOSN080ASWNW	0	0	0	0	0	0	0	0	0	0	0
88	WI460260N0090WOSN070ANENE	5	5	0	0	0	0	0	0	0	0	14
89	WI460260N0090WOSN060ASESE	0	0	0	0	0	0	0	0	0	0	0
90	WI460260N0090WOSN080ANWNW	1	1	0	0	0	0	0	0	0	0	3
91	WI460260N0090WOSN050ASWSW	0	0	0	0	0	0	0	0	0	0	0
92	WI460260N0090WOSN080ASESW	0	0	0	0	0	0	0	0	0	0	0

93	WI460260N0090WOSN080ASWSE	2	2	0	0	0	0	0	0	0	0	6
94	WI460260N0090WOSN080ANESW	1	1	0	0	0	0	0	0	0	0	3
95	WI460260N0090WOSN080ASENW	0	0	0	0	0	0	0	0	0	0	0
96	WI460260N0090WOSN080ANENW	1	1	0	0	0	0	0	0	0	0	3
97	WI460260N0090WOSN050ASESW	42	2	40	0	0	0	0	0	0	0	70
98	WI460260N0090WOSN080ANWSE	3	3	0	0	0	0	0	0	0	0	8
99	WI460260N0090WOSN080ASWNE	1	1	0	0	0	0	0	0	0	0	3
100	WI460260N0090WOSN080ANWNE	0	0	0	0	0	0	0	0	0	0	0
101	WI460260N0090WOSN050ASWSE	0	0	0	0	0	0	0	0	0	0	0
102	WI460260N0090WOSN080ANESE	0	0	0	0	0	0	0	0	0	0	0
103	WI460260N0090WOSN080ASENE	0	0	0	0	0	0	0	0	0	0	0
104	WI460260N0090WOSN080ANENE	0	0	0	0	0	0	0	0	0	0	0
105	WI460260N0090WOSN050ASESE	0	0	0	0	0	0	0	0	0	0	0
106	WI460260N0090WOSN050ANESE	0	0	0	0	0	0	0	0	0	0	0
108	WI460260N0090WOSN060ANESE	1	1	0	0	0	0	0	0	0	0	3
109	WI460260N0090WOSN060ASENE	0	0	0	0	0	0	0	0	0	0	0
110	WI460260N0090WOSN060ANENE	0	0	0	0	0	0	0	0	0	0	0
111	WI460260N0090WOSN050ANWSW	0	0	0	0	0	0	0	0	0	0	0
112	WI460260N0090WOSN050ASWNW	0	0	0	0	0	0	0	0	0	0	0
113	WI460260N0090WOSN050ANWNW	1	1	0	0	0	0	0	0	0	0	3
114	WI460260N0090WOSN050ANESW	3	3	0	0	0	0	0	0	0	0	8
115	WI460260N0090WOSN050ASENW	2	2	0	0	0	0	0	0	0	0	6
117	WI460260N0090WOSN050ANWSE	0	0	0	0	0	0	0	0	0	0	0
121	WI460270N0090WOSN320ASWSE	8	8	0	0	0	0	0	0	0	0	23
123	WI460270N0090WOSN320ASESE	6	6	0	0	0	0	0	0	0	0	17
137	WI460260N0090WOSN040ANWNW	10	10	0	0	0	0	0	0	0	0	28
138	WI460260N0090WOSN040ANENW	10	10	0	0	0	0	0	0	0	0	28
139	WI460260N0090WOSN040ASWNW	5	5	0	0	0	0	0	0	0	0	14
140	WI460260N0090WOSN040ASENW	0	0	0	0	0	0	0	0	0	0	0
141	WI460260N0090WOSN040ASWNE	28	28	0	0	0	0	0	0	0	0	79
142	WI460260N0090WOSN090ASWNW	9	9	0	0	0	0	0	0	0	0	25
143	WI460260N0090WOSN090ASENW	8	8	0	0	0	0	0	0	0	0	23

144	WI460260N0090WOSN090ANWNW	4	4	0	0	0	0	0	0	0	0	11
145	WI460260N0090WOSN040ASWSW	0	0	0	0	0	0	0	0	0	0	0
146	WI460260N0090WOSN090ANENW	13	13	0	0	0	0	0	0	0	0	37
147	WI460260N0090WOSN040ASESW	1	1	0	0	0	0	0	0	0	0	3
148	WI460260N0090WOSN040ANWSW	2	2	0	0	0	0	0	0	0	0	6
149	WI460260N0090WOSN040ANESW	3	3	0	0	0	0	0	0	0	0	8
150	WI460260N0090WOSN090ANWNE	20	20	0	0	0	0	0	0	0	0	56
151	WI460260N0090WOSN040ASWSE	36	36	0	0	0	0	0	0	0	0	102
152	WI460260N0090WOSN090ANENE	7	7	0	0	0	0	0	0	0	0	20
153	WI460260N0090WOSN040ASESE	1	1	0	0	0	0	0	0	0	0	3
154	WI460260N0090WOSN100ANWSW	20	20	0	0	0	0	0	0	0	0	56
155	WI460260N0090WOSN100ASWNW	8	8	0	0	0	0	0	0	0	0	23
156	WI460260N0090WOSN100ANWNW	0	0	0	0	0	0	0	0	0	0	0
157	WI460260N0090WOSN030ASWSW	0	0	0	0	0	0	0	0	0	0	0
158	WI460260N0090WOSN100ANESW	12	12	0	0	0	0	0	0	0	0	34
159	WI460260N0090WOSN100ASENW	6	6	0	0	0	0	0	0	0	0	17
160	WI460260N0090WOSN100ANWSE	7	7	0	0	0	0	0	0	0	0	20
161	WI460260N0090WOSN100ASWNE	0	0	0	0	0	0	0	0	0	0	0
162	WI460260N0090WOSN100ANENW	0	0	0	0	0	0	0	0	0	0	0
163	WI460260N0090WOSN030ASESW	0	0	0	0	0	0	0	0	0	0	0
164	WI460260N0090WOSN100ANWNE	0	0	0	0	0	0	0	0	0	0	0
165	WI460260N0090WOSN030ASWSE	0	0	0	0	0	0	0	0	0	0	0
166	WI460260N0090WOSN100ANESE	10	10	0	0	0	0	0	0	0	0	28
167	WI460260N0090WOSN100ASENE	2	2	0	0	0	0	0	0	0	0	6
168	WI460260N0090WOSN100ANENE	7	7	0	0	0	0	0	0	0	0	20
169	WI460260N0090WOSN030ASESE	12	12	0	0	0	0	0	0	0	0	34
170	WI460260N0090WOSN110ANWSW	23	23	0	0	0	0	0	0	0	0	65
171	WI460260N0090WOSN110ASWNW	7	7	0	0	0	0	0	0	0	0	20
172	WI460260N0090WOSN110ANESW	8	8	0	0	0	0	0	0	0	0	23
173	WI460260N0090WOSN110ASENW	5	5	0	0	0	0	0	0	0	0	14
174	WI460260N0090WOSN110ANWNW	4	4	0	0	0	0	0	0	0	0	11
175	WI460260N0090WOSN020ASWSW	4	4	0	0	0	0	0	0	0	0	11

176	WI460260N0090WOSN110ANENW	2	2	0	0	0	0	0	0	0	0	6
177	WI460260N0090WOSN020ASESW	1	1	0	0	0	0	0	0	0	0	3
178	WI460260N0090WOSN110ANWSE	10	10	0	0	0	0	0	0	0	0	28
179	WI460260N0090WOSN110ASWNE	6	6	0	0	0	0	0	0	0	0	17
180	WI460260N0090WOSN110ANWNE	5	5	0	0	0	0	0	0	0	0	14
181	WI460260N0090WOSN020ASWSE	1	1	0	0	0	0	0	0	0	0	3
182	WI460260N0090WOSN030ANWSE	0	0	0	0	0	0	0	0	0	0	0
183	WI460260N0090WOSN030ANESE	15	15	0	0	0	0	0	0	0	0	42
184	WI460260N0090WOSN020ANWSW	2	2	0	0	0	0	0	0	0	0	6
185	WI460260N0090WOSN020ANESW	2	2	0	0	0	0	0	0	0	0	6
186	WI460260N0090WOSN020ANWSE	3	3	0	0	0	0	0	0	0	0	8
187	WI460260N0090WOSN020ANESE	3	3	0	0	0	0	0	0	0	0	8
188	WI460260N0090WOSN030ASENE	0	0	0	0	0	0	0	0	0	0	0
189	WI460260N0090WOSN020ASWNW	0	0	0	0	0	0	0	0	0	0	0
190	WI460260N0090WOSN020ASENW	0	0	0	0	0	0	0	0	0	0	0
191	WI460260N0090WOSN020ASWNE	0	0	0	0	0	0	0	0	0	0	0
192	WI460260N0090WOSN090ASENE	1	1	0	0	0	0	0	0	0	0	3
193	WI460260N0090WOSN090ASWSE	0	0	0	0	0	0	0	0	0	0	0
194	WI460260N0090WOSN090ANWSE	1	1	0	0	0	0	0	0	0	0	3
195	WI460260N0090WOSN090ASESE	24	24	0	0	0	0	0	0	0	0	68
196	WI460260N0090WOSN090ANESE	13	13	0	0	0	0	0	0	0	0	37
197	WI460260N0090WOSN100ASWSW	1	1	0	0	0	0	0	0	0	0	3
198	WI460260N0090WOSN150ANENW	2	2	0	0	0	0	0	0	0	0	6
199	WI460260N0090WOSN100ASESW	2	2	0	0	0	0	0	0	0	0	6
200	WI460260N0090WOSN150ANWNE	9	9	0	0	0	0	0	0	0	0	25
201	WI460260N0090WOSN100ASWSE	19	19	0	0	0	0	0	0	0	0	54
202	WI460260N0090WOSN150ANENE	20	20	0	0	0	0	0	0	0	0	56
203	WI460260N0090WOSN100ASESE	0	0	0	0	0	0	0	0	0	0	0
204	WI460260N0090WOSN140ANWNW	4	4	0	0	0	0	0	0	0	0	11
205	WI460260N0090WOSN110ASWSW	14	14	0	0	0	0	0	0	0	0	39
206	WI460260N0090WOSN140ANENW	22	22	0	0	0	0	0	0	0	0	62
207	WI460260N0090WOSN110ASESW	4	4	0	0	0	0	0	0	0	0	11

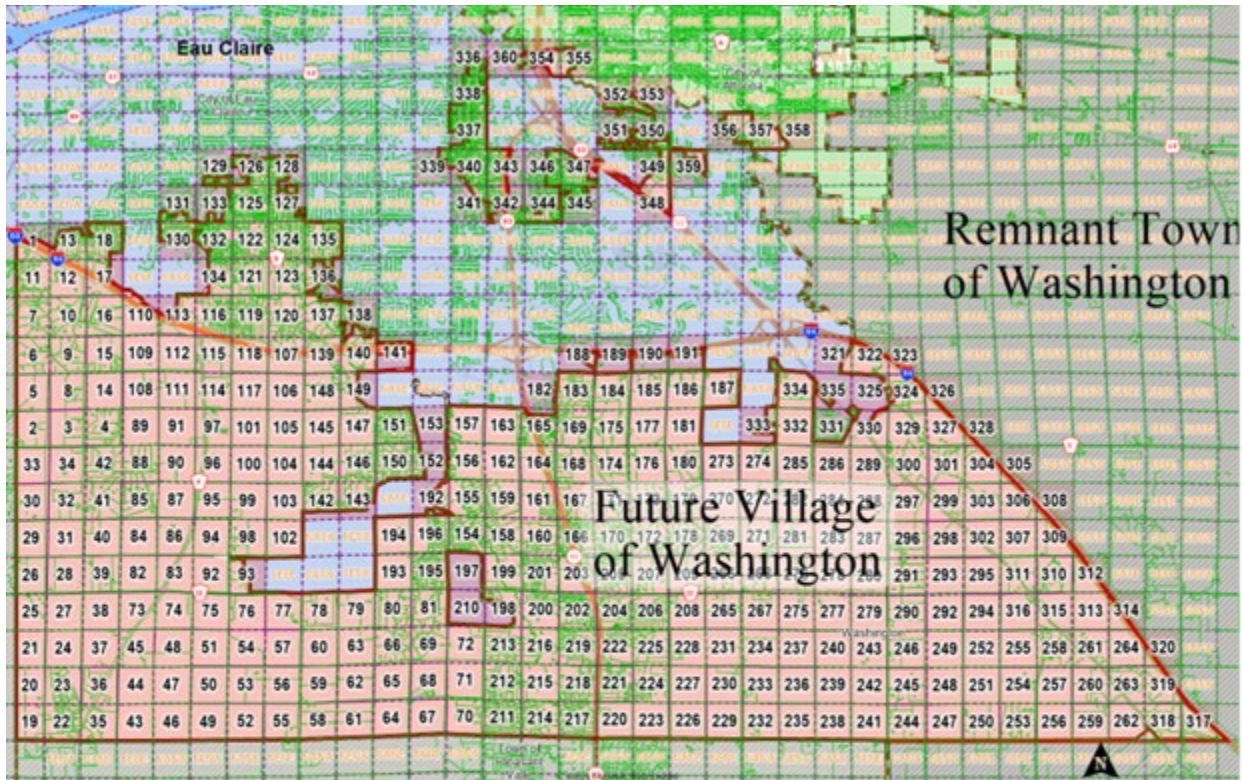
208	WI460260N0090WOSN140ANWNE	1	1	0	0	0	0	0	0	0	0	3
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210	WI460260N0090WOSN150ANWNW	1	1	0	0	0	0	0	0	0	0	3
211	WI460260N0090WOSN150ASESW	29	29	0	0	0	0	0	0	0	0	82
212	WI460260N0090WOSN150ANESW	18	18	0	0	0	0	0	0	0	0	51
213	WI460260N0090WOSN150ASENW	12	12	0	0	0	0	0	0	0	0	34
214	WI460260N0090WOSN150ASWSE	16	16	0	0	0	0	0	0	0	0	45
215	WI460260N0090WOSN150ANWSE	3	3	0	0	0	0	0	0	0	0	8
216	WI460260N0090WOSN150ASWNE	3	3	0	0	0	0	0	0	0	0	8
217	WI460260N0090WOSN150ASESE	16	16	0	0	0	0	0	0	0	0	45
218	WI460260N0090WOSN150ANESE	16	16	0	0	0	0	0	0	0	0	45
219	WI460260N0090WOSN150ASENE	15	15	0	0	0	0	0	0	0	0	42
220	WI460260N0090WOSN140ASWSW	1	1	0	0	0	0	0	0	0	0	3
221	WI460260N0090WOSN140ANWSW	16	16	0	0	0	0	0	0	0	0	45
222	WI460260N0090WOSN140ASWNW	14	14	0	0	0	0	0	0	0	0	39
223	WI460260N0090WOSN140ASESW	0	0	0	0	0	0	0	0	0	0	0
224	WI460260N0090WOSN140ANESW	10	10	0	0	0	0	0	0	0	0	28
225	WI460260N0090WOSN140ASENW	6	6	0	0	0	0	0	0	0	0	17
226	WI460260N0090WOSN140ASWSE	0	0	0	0	0	0	0	0	0	0	0
227	WI460260N0090WOSN140ANWSE	0	0	0	0	0	0	0	0	0	0	0
228	WI460260N0090WOSN140ASWNE	1	1	0	0	0	0	0	0	0	0	3
229	WI460260N0090WOSN140ASESE	1	1	0	0	0	0	0	0	0	0	3
230	WI460260N0090WOSN140ANESE	2	2	0	0	0	0	0	0	0	0	6
231	WI460260N0090WOSN140ASENE	1	1	0	0	0	0	0	0	0	0	3
232	WI460260N0090WOSN130ASWSW	1	1	0	0	0	0	0	0	0	0	3
233	WI460260N0090WOSN130ANWSW	1	1	0	0	0	0	0	0	0	0	3
234	WI460260N0090WOSN130ASWNW	1	1	0	0	0	0	0	0	0	0	3
235	WI460260N0090WOSN130ASESW	1	1	0	0	0	0	0	0	0	0	3
236	WI460260N0090WOSN130ANESW	0	0	0	0	0	0	0	0	0	0	0
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238	WI460260N0090WOSN130ASWSE	0	0	0	0	0	0	0	0	0	0	0
239	WI460260N0090WOSN130ANWSE	0	0	0	0	0	0	0	0	0	0	0

240	WI460260N0090WOSN130ASWNE	0	0	0	0	0	0	0	0	0	0	0
241	WI460260N0090WOSN130ASESE	0	0	0	0	0	0	0	0	0	0	0
242	WI460260N0090WOSN130ANESE	1	1	0	0	0	0	0	0	0	0	3
243	WI460260N0090WOSN130ASENE	1	1	0	0	0	0	0	0	0	0	3
244	WI460260N0080WOSN180ASWSW	3	3	0	0	0	0	0	0	0	0	8
245	WI460260N0080WOSN180ANWSW	4	4	0	0	0	0	0	0	0	0	11
246	WI460260N0080WOSN180ASWNW	2	2	0	0	0	0	0	0	0	0	6
247	WI460260N0080WOSN180ASESW	1	1	0	0	0	0	0	0	0	0	3
248	WI460260N0080WOSN180ANESW	0	0	0	0	0	0	0	0	0	0	0
249	WI460260N0080WOSN180ASENW	0	0	0	0	0	0	0	0	0	0	0
250	WI460260N0080WOSN180ASWSE	3	3	0	0	0	0	0	0	0	0	8
251	WI460260N0080WOSN180ANWSE	0	0	0	0	0	0	0	0	0	0	0
252	WI460260N0080WOSN180ASWNE	0	0	0	0	0	0	0	0	0	0	0
253	WI460260N0080WOSN180ASESE	4	4	0	0	0	0	0	0	0	0	11
254	WI460260N0080WOSN180ANESE	2	2	0	0	0	0	0	0	0	0	6
255	WI460260N0080WOSN180ASENE	0	0	0	0	0	0	0	0	0	0	0
256	WI460260N0080WOSN170ASWSW	0	0	0	0	0	0	0	0	0	0	0
257	WI460260N0080WOSN170ANWSW	0	0	0	0	0	0	0	0	0	0	0
258	WI460260N0080WOSN170ASWNW	6	6	0	0	0	0	0	0	0	0	17
259	WI460260N0080WOSN170ASESW	1	1	0	0	0	0	0	0	0	0	3
260	WI460260N0080WOSN170ANESW	2	2	0	0	0	0	0	0	0	0	6
261	WI460260N0080WOSN170ASENW	3	3	0	0	0	0	0	0	0	0	8
262	WI460260N0080WOSN170ASWSE	0	0	0	0	0	0	0	0	0	0	0
263	WI460260N0080WOSN170ANWSE	5	5	0	0	0	0	0	0	0	0	14
264	WI460260N0080WOSN170ASWNE	0	0	0	0	0	0	0	0	0	0	0
265	WI460260N0090WOSN140ANENE	2	2	0	0	0	0	0	0	0	0	6
266	WI460260N0090WOSN110ASESE	3	3	0	0	0	0	0	0	0	0	8
267	WI460260N0090WOSN130ANWNW	2	2	0	0	0	0	0	0	0	0	6
268	WI460260N0090WOSN120ASWSW	6	6	0	0	0	0	0	0	0	0	17
269	WI460260N0090WOSN110ANESE	7	7	0	0	0	0	0	0	0	0	20
270	WI460260N0090WOSN110ASENE	0	0	0	0	0	0	0	0	0	0	0
271	WI460260N0090WOSN120ANWSW	5	5	0	0	0	0	0	0	0	0	14

272	WI460260N0090WOSN120ASWNW	1	1	0	0	0	0	0	0	0	0	3
273	WI460260N0090WOSN110ANENE	0	0	0	0	0	0	0	0	0	0	0
274	WI460260N0090WOSN120ANWNW	1	1	0	0	0	0	0	0	0	0	3
275	WI460260N0090WOSN130ANENW	1	1	0	0	0	0	0	0	0	0	3
276	WI460260N0090WOSN120ASESW	3	3	0	0	0	0	0	0	0	0	8
277	WI460260N0090WOSN130ANWNE	1	1	0	0	0	0	0	0	0	0	3
278	WI460260N0090WOSN120ASWSE	0	0	0	0	0	0	0	0	0	0	0
279	WI460260N0090WOSN130ANENE	0	0	0	0	0	0	0	0	0	0	0
280	WI460260N0090WOSN120ASESE	2	2	0	0	0	0	0	0	0	0	6
281	WI460260N0090WOSN120ANESW	3	3	0	0	0	0	0	0	0	0	8
282	WI460260N0090WOSN120ASENW	3	3	0	0	0	0	0	0	0	0	8
283	WI460260N0090WOSN120ANWSE	0	0	0	0	0	0	0	0	0	0	0
284	WI460260N0090WOSN120ASWNE	0	0	0	0	0	0	0	0	0	0	0
285	WI460260N0090WOSN120ANENW	0	0	0	0	0	0	0	0	0	0	0
286	WI460260N0090WOSN120ANWNE	0	0	0	0	0	0	0	0	0	0	0
287	WI460260N0090WOSN120ANESE	0	0	0	0	0	0	0	0	0	0	0
288	WI460260N0090WOSN120ASENE	1	1	0	0	0	0	0	0	0	0	3
289	WI460260N0090WOSN120ANENE	1	1	0	0	0	0	0	0	0	0	3
290	WI460260N0080WOSN180ANWNW	2	2	0	0	0	0	0	0	0	0	6
291	WI460260N0080WOSN070ASWSW	6	6	0	0	0	0	0	0	0	0	17
292	WI460260N0080WOSN180ANENW	0	0	0	0	0	0	0	0	0	0	0
293	WI460260N0080WOSN070ASESW	0	0	0	0	0	0	0	0	0	0	0
294	WI460260N0080WOSN180ANWNE	0	0	0	0	0	0	0	0	0	0	0
295	WI460260N0080WOSN070ASWSE	0	0	0	0	0	0	0	0	0	0	0
296	WI460260N0080WOSN070ANWSW	5	5	0	0	0	0	0	0	0	0	14
297	WI460260N0080WOSN070ASWNW	1	1	0	0	0	0	0	0	0	0	3
298	WI460260N0080WOSN070ANESW	0	0	0	0	0	0	0	0	0	0	0
299	WI460260N0080WOSN070ASENW	2	2	0	0	0	0	0	0	0	0	6
300	WI460260N0080WOSN070ANWNW	1	1	0	0	0	0	0	0	0	0	3
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302	WI460260N0080WOSN070ANWSE	0	0	0	0	0	0	0	0	0	0	0
303	WI460260N0080WOSN070ASWNE	0	0	0	0	0	0	0	0	0	0	0

304	WI460260N0080WOSN070ANWNE	1	1	0	0	0	0	0	0	0	0	3	
305	WI460260N0080WOSN070ANENE	0	0	0	0	0	0	0	0	0	0	0	
306	WI460260N0080WOSN070ASENE	0	0	0	0	0	0	0	0	0	0	0	
307	WI460260N0080WOSN070ANESE	0	0	0	0	0	0	0	0	0	0	0	
308	WI460260N0080WOSN080ASWNW	0	0	0	0	0	0	0	0	0	0	0	
309	WI460260N0080WOSN080ANWSW	1	1	0	0	0	0	0	0	0	0	3	
310	WI460260N0080WOSN080ASWSW	3	3	0	0	0	0	0	0	0	0	8	
311	WI460260N0080WOSN070ASESE	3	3	0	0	0	0	0	0	0	0	8	
312	WI460260N0080WOSN080ASESW	0	0	0	0	0	0	0	0	0	0	0	
313	WI460260N0080WOSN170ANENW	0	0	0	0	0	0	0	0	0	0	0	
314	WI460260N0080WOSN170ANWNE	0	0	0	0	0	0	0	0	0	0	0	
315	WI460260N0080WOSN170ANWNW	1	1	0	0	0	0	0	0	0	0	3	
316	WI460260N0080WOSN180ANENE	1	1	0	0	0	0	0	0	0	0	3	
317	WI460260N0080WOSN160ASWSW	1	1	0	0	0	0	0	0	0	0	3	
318	WI460260N0080WOSN170ASESE	4	4	0	0	0	0	0	0	0	0	11	
319	WI460260N0080WOSN170ANESE	1	1	0	0	0	0	0	0	0	0	3	
320	WI460260N0080WOSN170ASENE	0	0	0	0	0	0	0	0	0	0	0	
321	WI460260N0090WOSN010ASWNE	0	0	0	0	0	0	0	0	0	0	0	
322	WI460260N0090WOSN010ASENE	0	0	0	0	0	0	0	0	0	0	0	
323	WI460260N0080WOSN060ASWNW	0	0	0	0	0	0	0	0	0	0	0	
324	WI460260N0080WOSN060ANWSW	7	7	0	0	0	0	0	0	0	0	20	
325	WI460260N0090WOSN010ANESE	0	0	0	0	0	0	0	0	0	0	0	
326	WI460260N0080WOSN060ANESW	0	0	0	0	0	0	0	0	0	0	0	
327	WI460260N0080WOSN060ASESW	1	1	0	0	0	0	0	0	0	0	3	
328	WI460260N0080WOSN060ASWSE	0	0	0	0	0	0	0	0	0	0	0	
329	WI460260N0080WOSN060ASWSW	2	2	0	0	0	0	0	0	0	0	6	
330	WI460260N0090WOSN010ASESE	2	2	0	0	0	0	0	0	0	0	6	
331	WI460260N0090WOSN010ASWSE	0	0	0	0	0	0	0	0	0	0	0	
332	WI460260N0090WOSN010ASESW	0	0	0	0	0	0	0	0	0	0	0	
333	WI460260N0090WOSN010ASWSW	2	2	0	0	0	0	0	0	0	0	6	
334	WI460260N0090WOSN010ANESW	0	0	0	0	0	0	0	0	0	0	0	
335	WI460260N0090WOSN010ANWSE	2	2	0	0	0	0	0	0	0	0	6	
348	WI460270N0090WOSN350ASENW	0	0	0	0	0	0	0	0	0	0	0	
349	WI460270N0090WOSN350ANENW	0	0	0	0	0	0	0	0	0	0	0	
350	WI460270N0090WOSN260ASESW	6	6	0	0	0	0	0	0	0	0	17	
351	WI460270N0090WOSN260ASWSW	7	7	0	0	0	0	0	0	0	0	20	
352	WI460270N0090WOSN260ANWSW	8	8	0	0	0	0	0	0	0	0	23	
353	WI460270N0090WOSN260ANESW	4	4	0	0	0	0	0	0	0	0	11	
354	WI460270N0090WOSN270ASWNE	0	0	0	0	0	0	0	0	0	0	0	
355	WI460270N0090WOSN270ASENE	2	2	0	0	0	0	0	0	0	0	6	
356	WI460270N0090WOSN260ASESE	10	10	0	0	0	0	0	0	0	0	28	
357	WI460270N0090WOSN250ASWSW	11	11	0	0	0	0	0	0	0	0	31	
358	WI460270N0090WOSN250ASESW	0	0	0	0	0	0	0	0	0	0	0	
359	WI460270N0090WOSN350ANWNE	1	1	0	0	0	0	0	0	0	0	3	
360	WI460270N0090WOSN270ASENW	0	0	0	0	0	0	0	0	0	0	0	
Total Housing Units		1,171	1,131	40	-	-	-	-	-	-	-	3,254	
# Quarter Sections		329										% of Incorporation Territory Population	60%
Average Housing Units per Quarter Section		3.56											
Total Population Incorporation Territory												5,423	
Average household size of owner-occupied unit												2.82	
Average household size of renter-occupied unit												1.62	

Source: US Census Bureau, 2022 American Community Survey, Eau Claire County Land Records, Town of Washington, Becker Professional Services.



**Quarter Section Index
Washington Incorporation Territory**

October 7, 2025



Sources: State of Wisconsin, Eau Claire County, Town of Washington, Bodier Professional Services



Appendix C

5 Years of Town of Washington Financial Reports

Treasurer's Report

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2024

REVENUES

Taxes	\$ 1,355,726
Intergovernmental	865,290
Licenses and Permits	88,827
Fines, Forfeitures and Penalties	35,219
Public Charges for Services	182,077
Investment Income	117,746
Miscellaneous	<u>5,752</u>
Total Revenues	<u>2,650,637</u>

EXPENDITURES

Current	
General Government	511,729
Public Safety	343,027
Public Works	417,444
Health and Human Services	96,854
Conservation and Development	136,012
Capital Outlay	<u>1,080,124</u>
Total Expenditures	<u>2,585,190</u>

Net change in fund balances	65,447
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Fund Balance Beginning of Year	<u>\$ 2,419,402</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,484,849</u></u>

Treasurer's Report

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2023

REVENUES

Taxes	\$ 1,345,865
Intergovernmental	1,153,621
Licenses and Permits	83,378
Fines, Forfeitures and Penalties	37,050
Public Charges for Services	101,091
Investment Income	114,464
Miscellaneous	<u>13,416</u>
Total Revenues	<u>2,848,885</u>

EXPENDITURES

Current	
General Government	508,210
Public Safety	317,749
Public Works	505,884
Health and Human Services	82,313
Conservation and Development	11,407
Capital Outlay	<u>1,188,779</u>
Total Expenditures	<u>2,614,342</u>

Fund Balance Beginning of Year	<u>\$ 2,184,859</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,419,402</u></u>

Treasurer's Report

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2022

REVENUES

Taxes	\$ 1,322,649.00
Intergovernmental	548,447.00
Licenses and Permits	87,984.00
Fines, Forfeitures and Penalties	1,015.00
Public Charges for Services	99,487.00
Investment Income	31,299.00
Miscellaneous	<u>7,151.00</u>
Total Revenues	<u>2,098,032.00</u>

EXPENDITURES

Current	
General Government	472,624.00
Public Safety	292,349.00
Public Works	410,244.00
Health and Human Services	79,380.00
Conservation and Development	7,411.00
Capital Outlay	<u>796,392.00</u>
Total Expenditures	<u>2,058,400.00</u>

Excess (deficiency) of revenues over expenditures 39,632.00

OTHER FINANCING SOURCES

Property Sales	130,000.00
Net Change in Fund Balances	169,632.00

Fund Balance Beginning of Year \$ 2,015,227.00

FUND BALANCE - END OF YEAR \$ 2,184,859.00

Treasurer's Report

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2021

REVENUES

Taxes	\$ 1,300,691.00
Intergovernmental	449,372.00
Licenses and Permits	82,736.00
Fines, Forfeitures and Penalties	4,429.00
Public Charges for Services	70,255.00
Investment Income	3,654.00
Miscellaneous	<u>5,966.00</u>
Total Revenues	<u>1,917,103.00</u>

EXPENDITURES

Current	
General Government	457,494.00
Public Safety	273,363.00
Public Works	401,006.00
Health and Human Services	84,441.00
Conservation and Development	4,510.00
Capital Outlay	<u>483,105.00</u>
Total Expenditures	<u>1,703,919.00</u>

Net Change in Fund Balances 213,184.00

Fund Balance Beginning of Year \$ 1,802,043.00
FUND BALANCE - END OF YEAR \$ 2,015,227.00

Treasurer's Report

The 2020 audit of the Town books has been completed and is on file at the Town office for inspection by the public during regular office hours, 8:00 a.m. to 4:00 p.m., Monday through Friday.

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2020

REVENUES

Taxes	\$ 1,274,505.00
Intergovernmental	460,806.00
Licenses and Permits	94,178.00
Fines, Forfeitures and Penalties	7,160.00
Public Charges for Services	105,682.00
Investment Income	21,558.00
Miscellaneous	<u>10,667.00</u>
Total Revenues	<u>1,974,556.00</u>

EXPENDITURES

Current	
General Government	469,217.00
Public Safety	257,154.00
Public Works	404,779.00
Health and Human Services	76,537.00
Conservation and Development	203,793.00
Capital Outlay	<u>597,243.00</u>
Total Expenditures	<u>2,008,723.00</u>

Net Change in Fund Balances (34,167.00)

Fund Balance Beginning of Year	<u>\$ 1,836,210.00</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,802,043.00</u>

Treasurer's Report

The 2019 audit of the Town books has been completed and is on file at the Town office for inspection by the public during regular office hours, 8:00 a.m. to 4:00 p.m., Monday through Friday.

STATEMENT OF REVENUES AND EXPENDITURES FOR YEAR ENDED December 31, 2019

REVENUES

Taxes	\$ 1,239,573.00
Intergovernmental	394,620.00
Licenses and Permits	99,287.00
Fines, Forfeitures and Penalties	5,859.00
Public Charges for Services	80,371.00
Investment Income	48,475.00
Miscellaneous	<u>6,537.00</u>
Total Revenues	<u>1,874,722.00</u>

EXPENDITURES

Current	
General Government	469,519.00
Public Safety	226,145.00
Public Works	460,325.00
Health and Human Services	68,668.00
Conservation and Development	15,386.00
Capital Outlay	<u>664,704.00</u>
Total Expenditures	<u>1,904,747.00</u>

Net Change in Fund Balances (30,025.00)

Fund Balance Beginning of Year	<u>\$ 1,866,235.00</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 1,836,210.00</u></u>

Appendix D

Plowing Agreement with City of Eau Claire

JURISDICTIONAL PLOWING ARRANGMENTS		
TOWN OF WASHINGTON - Plow City of Eau Claire streets		<u>Length</u>
1	Grover Road - East & West of Glen Way	297
2	Grover Road - East & West of Claymore Lane	486
3	Halsey Street - South of E Hamilton Ave (partial)	1,028
4	Patton Street - South of E Hamilton Ave	330
5	Cummings Avenue - North of Lowes Creek Road	600
6	Mitscher Avenue - West of Halsey Street	320
7	Partridge Run - South of Grover Road	300
8	E Clairemont Ave South Frontage Rd - Fairfax St to Blakeley Ave	656
9	E Lexington Blvd - Fairfax Street to Blakeley Avenue	719
10	Beverly Hills Drive - E Lexington Blvd to south of Henry Ave	1,032
11	Henry Avenue - Fairfax Street to east of Blakeley Avenue	506
12	Cypress Street - South of Brian Street	149
13	Hwy 93 E Frontage Rd - South of Old Town Hall Rd to Friedeck Rd	930
14	Ridgeway Drive - E Hamilton Avenue to Springbrooke Drive	1,577
15	Old Town Hall Rd. (partial)	4,700
16	Mischler Rd	3,700
17	Evergreen Terrace	1,900
18	Scully Dr	1,300
Total Feet		20,530
Total Miles		3.9
CITY OF EAU CLAIRE - Plow Town of Washington streets		<u>Length</u>
1	Westover Road - West of State Street	131
2	Cottonwood Road - North of Golf Road (partial)	590
3	Fairfax Street - Two sections between Jannet Ave & Mitscher Ave	1,150
4	London Road - Various sections between Clairemont Ave & Damon St	3,715
5	Miller Street - E Hamilton Avenue to Brian Street (50%)	653
6	Oakwood Hills Parkway - South of Cypress Street	350
7	Harless Road - North of Clay Street	470
8	Drier Road - North of E Hamilton Avenue (partial)	550
9	Clay Street - Between Orange Street & Rose Street	480
10	Harold Street - Between Rose Street & E Hamilton Avenue (partial)	1,000
11	Rose Street - South of Clay Street	250
12	S Hastings Way E Frontage Road - South of Horlacher Lane	1,250
13	Storrs Avenue - South of E Clairemont Avenue & Otter Road	400
14	Otter Road - Between E Clairemont Ave & Storrs Ave	200
15	Lamont Street - Brian St to McElroy St (50%)	368
16	Hwy 93 Ryder Rd - From south city limits to south end	497
17	S. Lowes Creek Rd - From Golf Rd to CTH II	5,550
18	E. Hamilton - Pine Horlacher to Ridgeway	1,150
Total Feet		18,754
Total Miles		3.6
STH 93 Crosswalk @ Brian Street - Mall Drive to S. Valley View Place		

Appendix E

Ambulance Services Agreement

AMBULANCE SERVICE AGREEMENT – Town of Washington

This **AGREEMENT for AMBULANCE SERVICE** is made and entered into this 29th day of November, 2018, by and between the **CITY OF EAU CLAIRE**, a Wisconsin municipality with its principal offices located at 203 S. Farwell Street, Eau Claire, Eau Claire County, Wisconsin 54701 ("CITY"), and the **TOWN OF WASHINGTON**, a Wisconsin municipality with its principal offices located at 5750 Old Town Hall Road, Eau Claire, Eau Claire County, Wisconsin 54701, ("WASHINGTON")(collectively, "PARTIES"); and

WHEREAS, this Agreement constitutes intergovernmental cooperation authorized by Wis. Stat. § 66.0301; and

WHEREAS, WASHINGTON desires to provide emergency medical services to its citizens, pursuant to Wis. Stat. Cha. 256, and Wis. Adm. Code Cha. DHS 110 through 113, as amended from time to time, as may be applicable herein, through contract with CITY; and

WHEREAS, CITY and WASHINGTON have historically engaged in intergovernmental cooperation in a similar manner; and

WHEREAS, such intergovernmental cooperation is desirable for the PARTIES due to improved emergency care and economic efficiencies provided through such cooperation.

NOW, THEREFORE, for and in consideration of the mutual agreements herein contained and other good and valuable consideration, CITY and WASHINGTON agree as follows:

1. **DESCRIPTION OF SERVICES:** CITY shall provide emergency ambulance service in WASHINGTON. For purposes of this agreement, "emergency ambulance service" shall be defined as that ambulance service which is necessary to respond to a condition that in the opinion of the person, his/her family or whoever calls for and/or attend the person, requires immediate medical attention, but shall specifically exclude non-emergency transfer calls.

2. **TERM:** The term of this agreement shall commence at 12:01 a.m. on January 1, 2019 and shall continue until 12:00 a.m. on December 31, 2028, unless terminated as provided in this agreement.

3. **EQUIPMENT AND STAFFING OF AMBULANCE:** CITY currently maintains four (4) fully or combination staffed ambulances and a reserve fleet available to provide service to CITY, WASHINGTON, and other communities of the Greater Eau Claire Area. CITY shall endeavor to provide a response from time of dispatch to requests for emergency medical services covered by this Agreement within fifteen (15) minutes to at least ninety percent (90%) of all requests for emergency medical services covered by this Agreement. Present and future staffing and equipment levels shall be determined by CITY.

4. PAYMENT AND BILLING: Ambulance Services. CITY shall be solely responsible for invoicing and collection of all fees for ambulance service pursuant to its schedule of costs, including mileage. CITY shall invoice a non-resident (Regional EMS Resident) ambulance fee in the amount of \$200.00 for each person receiving ambulance services in WASHINGTON during the term of this Agreement, and compliance with all of its material terms by PARTIES. Said fee shall be in addition to the fee amount charged to Eau Claire residents receiving ambulance services in Eau Claire as established in the Eau Claire Fee and License Schedule. The fee amount charged to Eau Claire residents is subject to change at the discretion of CITY.

Fee. WASHINGTON shall pay to CITY the following per capita fees each year for ten (10) years based on the population of WASHINGTON. The estimated population of WASHINGTON shall be initially determined by the Wisconsin Demographic Services Center as of 1/1/2018; and adjusted annually as revised by the Wisconsin Demographic Services Center. CITY shall bill WASHINGTON January 1 of each year of this agreement with payment to be made by WASHINGTON within thirty (30) days. The per capita fee schedule for WASHINGTON is the following:

2019: \$2 per capita	2024: \$12 per capita
2020: \$4 per capita	2025: \$12.50 per capita
2021: \$6 per capita	2026: \$13.00 per capita
2022: \$8 per capita	2027: \$13.50 per capita
2023: \$10 per capita	2028: \$14.00 per capita

City shall reimburse to WASHINGTON a fee of \$10 per EMS call for every EMS call in which an WASHINGTON first responder responds and assists City crews on an EMS incident within WASHINGTON.

5. HOLD HARMLESS CLAUSE: PARTIES each shall indemnify and hold the other parties hereto harmless from all liabilities, judgments, costs, damages and expenses, actions, or causes of action, including reasonable attorneys' fees and other costs and expenses of litigation which may be asserted against, be charged to, or recovered by reason of or on account of damage to the property of any person; injury to or death of any person; misrepresentation; violation of any law, regulation, requirement or demand of any governmental authority; or any breach of any contractual provision of whatever kind with any third party, arising from that party's performance of its duties under this agreement. It is the intention of PARTIES that each party shall be solely responsible for its own acts, actions and activities under this Agreement.

6. SERVICES AND SUPPLIES: CITY shall provide services and supplies for emergency use as determined by CITY'S Fire Department, and shall establish a reasonable charge to each ambulance user for providing such services and supplies. For purposes of this paragraph, supplies for emergency use shall be defined as those medical supplies which are deemed necessary by the personnel who are staffing ambulances to provide adequate care for the critical emergency scene and during transport to medical facilities.

7. RE-EVALUATION OF CONTRACT, TERMINATION: PARTIES understand that this is a contract of definite term and commitment for ten (10) years. It is understood that in the event of non-renewal, PARTIES may need time to make alternative arrangements. PARTIES shall evaluate the services provided under this Agreement during June of 2028. Agreed-upon changes shall commence on January 1 of 2029 or other date as mutually agreed upon by PARTIES. Either party may elect to terminate this Agreement prior to its conclusion and must give notice to terminate this Agreement by written notice to the other party delivered by first class mail to the municipal clerks, postmarked no later than June 1 of each year of the Agreement with termination of the agreement occurring at the conclusion of the year in which proper notice is given. Termination of this Agreement by either party shall terminate this Agreement as to all parties.

8. AMENDMENTS, FULL TEXT OF AGREEMENT: All agreements and understandings have been embodied in this Agreement and no changes shall be made herein except in writing and duly signed by the authorized representatives of the respective parties.

9. FIRST RESPONDER PROGRAM. WASHINGTON shall maintain a first responder program to assist CITY response in WASHINGTON. The program shall follow the State of Wisconsin emergency medical service training guidelines, as may be amended from time to time, and shall include an automatic defibrillator program.

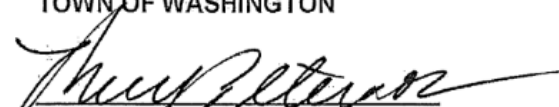
IN WITNESS WHEREOF, the parties have executed this agreement on the date first above written.

CITY OF EAU CLAIRE

TOWN OF WASHINGTON



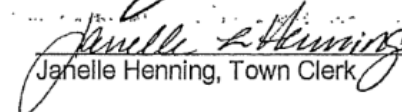
Dale Peters, City Manager



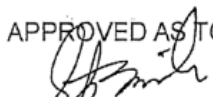
Mike Peterson, Chairperson



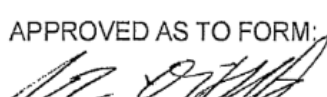
Christian Bell, Fire Chief



Janelle Henning, Town Clerk

APPROVED AS TO FORM:


Stephen Nick, City Attorney

APPROVED AS TO FORM:


Town Attorney

Appendix F

Animal Control Agreement with the Eau Claire Community Humane Association



3900 Old Town Hall Road
Eau Claire, WI 54701
715-839-4747
www.eccha.org

2024 - 2031 Municipal Animal Control Agreement

Between
Town of Washington
And
Eau Claire County Humane Association

IT IS HEREBY AGREED between the Town of Washington (hereinafter referred to as the Municipality and the Eau Claire County Humane Association, Inc. (hereinafter referred to as the Humane Association) that:

I. ANIMAL CONTROL

- A. Pursuant to sec. 173.03 Stats., the Municipality authorizes Humane Officers employed by the Humane Association to carry out the powers and duties of Humane Officers set forth in sec. 173.07, Stats., including without limitation, enforcing animal control ordinances.
- B. The Humane Association agrees to hire and be responsible for the employment, salary and benefits of the Humane Officer(s) who shall at all times act under the direction of the Humane Association pursuant to this agreement.
- C. The Municipality designates Janelle Henning as its liaison with the Humane Association. Requests or directives from this person(s) shall be deemed by the Humane Association as authorized by the Municipality.
- D. The Humane Association further agrees to provide all services in this section seven (7) days a week between the hours of 8:30 am -5:00 pm (except as specifically noted) including:
 - 1. Responding, as appropriate, to all calls and complaints from residents or officials of the Municipality or the Law Enforcement Communications Center regarding stray animal and animal nuisance problems within the municipality.
 - 2. Collecting and impounding all stray, abandoned or other animals, as defined in sec. 173.13(1), Stats. reported and in custody in the Municipality.
 - 3. Attempting to capture injured stray animals that are reported to the Humane Association.
 - 4. Providing a live-trap loan service to Municipal residents.
 - 5. After hours emergency calls will be forwarded to the appropriate Humane Association staff member, through the Eau Claire Non-emergency call center, when help is needed after-hours.
- E. The Municipality and its various departments, employees and agents agree to report to the Humane Association, as soon as possible, any: 1) any reported or observed cases of animal neglect or abuse; 2) any stray dogs or cats observed; 3) carcasses of deceased dogs and cats located, with identification if known.

II. IMPOUNDMENT

- A. The Humane Association agrees to accept for impoundment pursuant to sec. 173.13, Stats.:
 - 1. All stray, abandoned or other animals as defined in sec. 173.13 (1), Stats., delivered to the Humane Association by the Municipality.

2. Stray and abandoned animals found in the Town of Washington, delivered by citizens (Private Citizen Impound) pursuant to sec. 173.13 (1)(c).
 3. Animals captured and collected under Article I (D) above.
- B. Any animal impounded pursuant to this contract shall be returned to its owner or owner representative, or otherwise disposed of, pursuant to sec. 173.23, Stats.
 - C. If the animal is returned to its owner, the daily boarding fees and any reasonable and necessary veterinary costs incurred for the animal shall be paid by the owner to the Humane Association. The impoundment fees (call fee and mileage) will be paid by the Municipality. The Humane Association will provide the owner's name and address to the Municipality so that the Municipality may, in turn, collect the impoundment fees from the owner.
 - D. If the animal is not returned to its owner, the impoundment (call fee and mileage), daily boarding, euthanasia (if applicable) and any reasonable and necessary veterinary fees incurred (within the maximum seven (7) day mandatory impoundment period) for the animal shall be paid by the Municipality.

III. LICENSING

- A. Pursuant to sec. 174.065(1), Stats., the Municipality hereby designates employees of the Humane Association as Deputy Collecting Officials of the municipality for the purpose of selling dog licenses to persons residing in the Municipality and to whom an unlicensed dog is released. The Humane Association shall remit all licenses and license fees so collected to the Municipal Collecting Official, upon request from that Official.
- B. The Municipality agrees to furnish, upon request of the Humane Association, all necessary license forms and tags for use at the Shelter.
- C. The Municipality agrees to verify the issuance of licenses to the Humane Association by telephone or letter as necessary.
- D. In order to facilitate the maintenance of lists of licensed dogs, the Municipality agrees to remit to the County Clerk all fees and receipts for dog licenses sold to date no later than April 30, June 30, and September 30 of each year, with the final remittance by the following January 31.
- E. Optional Delinquent License Collection Service: Upon the request of the municipality and upon receiving a list of delinquent licenses from the municipality, the Humane Association will make two attempts (written or phone contact) to collect said licenses. The municipality will pay the Humane Association \$5.00 for each attempt to collect a delinquent license.

IV. COMPENSATION FOR SERVICES

- A. The Municipality shall compensate the Humane Association a yearly fee that will be calculated using the following per resident fee structure. Each year, no later than January 31, the Municipality shall give the Humane Association an exact population amount of residents. The number of residents will be multiplied by the following fee to determine the annual cost of service that the Municipality must pay to the Association. The Association will bill the municipality in quarterly installments for the fees.

2024 = \$1.10 per resident
 2025 = \$1.25 per resident
 2026 = \$1.30 per resident
 2027 = \$1.40 per resident
 2028 = \$1.45 per resident
 2029 = \$1.50 per resident
 2030 = \$2.00 per resident
 2031 = \$2.00 per resident

V. GENERAL ADMINISTRATIVE PROVISIONS

- A. The terms of this agreement shall be for eight years commencing January 1, 2024 and ending December 31, 2031.
- B. If either party should be in default under any of the provisions, terms and conditions of this agreement and such default shall continue to exist after receipt by the defaulting party of thirty (30) days' written notice, the other party may terminate its performance under this agreement without prejudice to its right to recover damages against the defaulting party.
- C. The Humane Association agrees that it will not assign this agreement or any part thereof without the prior written consent of the Municipality.
- D. In the event that any provision of this agreement shall be held invalid or unenforceable, no other provision of this agreement shall be affected by such holding, and all other remaining provisions of this agreement shall continue in full force and effect pursuant to the terms hereof.
- E. This agreement shall be governed by and construed under the laws of the State of Wisconsin. This agreement is made at Eau Claire County, Wisconsin, and venue for any legal action to enforce the terms of this agreement shall be in Eau Claire County Circuit Court.
- F. Notices under this agreement shall be in writing and delivered or mailed as follows:

Upon the Humane Association to:
Executive Director
Eau Claire County Humane Association
3900 Old Town Hall Road
Eau Claire, WI 54701

Upon the Municipality to:
Ms. Janelle Henning
5750 Old Town Hall Road
Eau Claire, WI 54701
- G. This agreement shall not be modified except by mutual consent of the parties, executed in writing, with the same formalities as this instrument.
- H. The entire agreement of the parties consisting of three (3) typewritten pages is contained herein. This agreement supersedes any and all prior oral agreements and negotiations between the parties relating to the subject matter thereof.

TOWN OF WASHINGTON

EAU CLAIRE COUNTY HUMANE ASSOCIATION


Ms. Janelle Henning, Administrator


Stephanie Sorenson, President, Board of Directors

12/21/23
Date

1/16/24
Date

Appendix G

Property Assessment Services Agreement with Appraisal Services and Data Processing Systems Inc.

AGREEMENT

This agreement is by and between the **Town of Washington** located in Eau Claire County in the State of Wisconsin; and **Appraisal Services and Data Processing Systems, Inc.** (A.S.D.P.S., Inc.), 2025 Fairfax Street, Eau Claire, Wisconsin.

The services to be performed under this agreement are:

1. The 2024, 2025, 2026, 2027 and 2028 annual maintenance assessments of all real and personal property in accordance with Chapter 70 of the Wisconsin Statutes.
2. Procedures to be used to conduct the 2024, 2025, 2026, 2027 and 2028 assessments shall consist of sales and permit analysis, visual inspection of real properties as necessary, valuation of all real and personal properties, preparation of changes for assessment rolls and change notices, mailing of change notices, attendance at Open Book and Board of Review proceedings, and the preparation and submission of all assessment reports. This does not include any attorney fees relating to the assessment of property and appeals. All legal costs will be paid by the Town.
3. The 2028 annual assessment will also include a revaluation. All locally assessable property in the Town of Washington will be revalued to A.S.D.P.S., Inc. best estimate of full value in accordance with Chapter 70 of the Wisconsin State Statutes. For the 2024, 2025, 2026 and 2027 assessment years normal maintenance assessments will be conducted. This agreement may be amended should the year of revaluation need to be accelerated due to Wisconsin Department of Revenue requirements.

The fee for providing these services and the payment schedules are shown on the attached sheet.

Town of Washington, Eau Claire County

By: Robert Dolby 12/16/2023
Chairman Date

Approved: Janeth J. Hennig 11/16/2023
Clerk Date

APPRAISAL SERVICES AND DATA PROCESSING SYSTEMS, INC.

By: Gene G. Johnson 10/24/2023
Gene G. Johnson, President Date

VOID IF NOT SIGNED BEFORE December 31, 2023

Town of Washington, Eau Claire County

Assessment Year	Installment Due Date	Amount of Installment
2024	12 monthly installments of due 15th of each month Beginning 1/15/2024	\$4,040.00
	Total	<u>\$48,480.00</u>
2025	12 monthly installments of due 15th of each month Beginning 1/15/2025	\$4,125.00
	Total	<u>\$49,500.00</u>
2026	12 monthly installments of due 15th of each month Beginning 1/15/2026	\$4,200.00
	Total	<u>\$50,400.00</u>
2027	12 monthly installments of due 15th of each month Beginning 1/15/2027	\$4,300.00
	Total	<u>\$51,600.00</u>
2028	12 monthly installments of due 15th of each month Beginning 1/15/2028	\$4,375.00
	Total	<u>\$52,500.00</u>

Appendix H

Metropolitan Community Support for Incorporation

- Intergovernmental Agreement With Altoona Not to Object
- Letter of Support from Town of Pleasant Valley
- Letter of Support from Town of Union
- Letter of Support from Town of Seymour
- Letter of Support from Village of Lake Hallie
- Letter of Support from Town of Brunswick

INTERGOVERNMENTAL

AGREEMENT

This Intergovernmental Agreement ("Agreement") is entered into by and between the Town of Washington, a Wisconsin municipal corporation ("Town") and the City of Altoona, a Wisconsin municipal corporation ("City") (each, a "Party" and collectively, the "Parties").

RECITALS

- A. The Town of Washington intends to initiate the process to incorporate a portion of the Town into a village.
- B. The Parties have discussed the area that the Town would seek to incorporate and that the City would not oppose the boundary so long as certain conditions are complied with.
- C. The Parties desire to enter into this Agreement regarding the territory which will be included in an incorporation petition of the incorporated village and the City's non-objection to that boundary.
- D. The Parties desire to further begin the process of resolving longstanding boundary disputes between the Town and City with respect to incorporation and annexation of territory from the Town to the City.

AGREEMENT

In consideration of the mutual promises, covenants, and agreements set forth in this Agreement, the Parties agree as follows:

1. Incorporation Petition.

- a. The Town agrees that any petition for incorporation will only include territory highlighted in green on the attached Exhibit A, with the understanding that all such territory is south of I-94, with the exception of the town islands and a small portion of territory to the west of Rudolph Road.
- b. If the Town files a petition seeking to incorporate a portion of the Town of Washington and such petition complies with Section 1(a) above, the City agrees not to (a) file any resolution with the Eau Claire County Circuit Court indicating the City desires to annex territory designated in the Town's incorporation petition; (b) commence litigation adverse to the Town which relates to the incorporation; or (c) otherwise challenge, object to, or oppose the Town's proposed incorporation petition.

2. **Boundary Agreement**

- a. As further consideration for this Agreement, the Parties agree to engage in good-faith negotiations for a boundary agreement between the Town and City with the goal of entering into such an agreement within (1) year of the date of this Agreement.

3. **Default & Remedies.**

- a. In the event either Party breaches or fails to comply with this Agreement, the non-breaching Party may seek specific performance of this Agreement in addition to other remedies available at law or in equity.
- b. In the event the Town breaches this Agreement and the City therefore performs any of the actions listed in Section 1(b) above, the Town agrees such actions by the City shall not constitute a violation of this Agreement and waives its right to and agrees not to challenge said actions on the basis of any required timeline or statute of limitations for the same.

- 4. **Term.** This Agreement shall commence on the date of the last signature below (the “Effective Date”) and continue until there is final adjudication of an incorporation petition referenced in this Agreement, including the conclusion of any appeals arising out of decisions concerning such an incorporation petition. Notwithstanding the foregoing, this Agreement shall terminate if no such incorporation petition has been filed by June 30, 2026.
- 5. **Binding Effect.** This Agreement shall bind and accrue to the benefit of all successors of the Parties. This Agreement is for the exclusive benefit of the Parties and their successors and assigns and shall not be deemed to give any legal or equitable right, remedy, or claim to any other person or entity.
- 6. **Amendment.** This Agreement may only be amended by the mutual written consent of the Parties, subject to the requirements of law.
- 7. **Good Faith and Fair Dealing.** The Parties agree to cooperate in good faith to implement and comply this Agreement.
- 8. **Governing Law & Venue.** This Agreement shall be governed by, construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin. The Parties agree that

any dispute arising out of this Agreement shall be venued in the Wisconsin Circuit Court of Eau Claire County and agree to be subject to the jurisdiction of the same.

9. **Entire Agreement.** The entire agreement of the Parties with respect to the subject matter hereof is contained in this Agreement. This Agreement supersedes any and all oral representations and negotiations regarding the subject of this Agreement between the Parties.
10. **Authority.** Each Party represents that it has the authority to enter into this Agreement and that all necessary procedures have been followed to authorize this Agreement. Each person signing this Agreement represents and warrants that he or she is duly authorized to do so.
11. **Counterparts.** This Agreement may be executed in one or more counterparts and, if executed in more than one counterpart, the executed counterparts shall each be deemed to be an original, but all such counterparts shall together constitute one and the same instrument. Delivery of an executed Agreement may be made by facsimile or electronic mail and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

[SIGNATURES ON FOLLOWING PAGES]

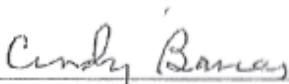
IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY:

CITY OF ALTOONA
Eau Claire County, Wisconsin

By 
Brendan Pratt, Mayor

ATTEST:

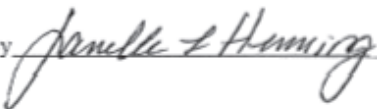

Cindy Bauer, City Clerk

TOWN:

TOWN OF WASHINGTON
Eau Claire County, Wisconsin

By 
Robert Solberg, Town Chair

ATTEST:

By 



S10414 Cty Rd HHI, Eleva, WI 54738
715-878-4645•office@pleasantvalleywi.gov
www.pleasantvalleywi.gov

August 1, 2024

Dan Hanson
Chairman
Town of Pleasant Valley
S10414 Cty Rd HHI
Eleva, WI 54738

RE: LETTER OF SUPPORT FOR THE TOWN OF WASHINGTON'S PETITION
TO INCORPORATE AS A VILLAGE

To Whom It May Concern:

I write on behalf of the Town of Pleasant Valley Town Board to express our strong support for the Town of Washington's petition to incorporate as a village. As a neighboring town, we share a deep commitment to fostering regional growth, enhancing local governance, and ensuring that residents have a strong voice in the character of their towns.

The initiative to incorporate the majority of The Town of Washington as a village is a testament to the collective vision and dedication of its residents and leaders. We have seen overwhelming resident support for this effort, and we believe that this move will bring numerous benefits not only to the Town of Washington but also to the surrounding municipalities, including ours. By becoming a village, the Town of Washington will gain greater autonomy and a more robust framework for addressing local needs and aspirations.

We also believe that the incorporation of the Town of Washington will benefit the entire metropolitan area in terms of governmental relations and the preservation of local character in the face of the aggressively expanding city government. The Town of Washington's incorporation would create another municipal counterbalance to the disproportionate weight that the City of Eau Claire has carried within the metro community.

Our support for this initiative is grounded in the other following key considerations:

1. Enhanced Local Governance on Land Use: Incorporation as a village will empower the Town of Washington to make land use decisions within the extra-territorial jurisdiction areas it currently does not control.

2. **Economic Development:** Village status often brings increased opportunities for economic development. As a village, the Town of Washington will be better able to plan and expedite local projects, particularly for small business development, which will help drive economic growth for the entire region.
3. **Collaborative Opportunities:** As a village, the Town of Washington will be better positioned to collaborate with neighboring municipalities on regional initiatives. This will enhance our collective ability to address shared challenges and leverage common opportunities.
4. **Improved Services and Infrastructure:** The Town of Washington has a long history of productive collaboration with its neighbors for shared services. We believe this will continue, and with incorporation, the Town of Washington and the Village of Washington, will allow them to better manage and improve local services and infrastructure, directly benefiting residents and businesses, and therefore continue its legacy of community cooperation.
5. **Existing and ongoing collaboration:** The Town of Washington has worked closely with the Town of Pleasant Valley for many years.

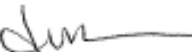
- The longest relationship is Township Fire Department Inc (TFD). The Town of Washington has been an integral part of the success of TFD which has served the communities of Brunswick, Union, Seymour, Pleasant Valley and Washington since 1955.
- A more recent collaboration is the expansion of fiberoptic internet services in sections of the Towns of Washington and Pleasant Valley. The Towns of Washington and Pleasant Valley worked closely with Charter Internet and a grant from the PCC was awarded to complete these efforts.
- The Towns of Washington and Pleasant Valley have a long history of collaborating on road maintenance projects by sharing equipment and employee labor as needed.

We expect the Town of Washington and the future incorporated Village of Washington to continue these collaborations well into the future.

We are confident that the incorporation of the Town of Washington as a village will strengthen the town's ability to continue its long history as a well-governed, vibrant, and prosperous community into the future. The Town of Pleasant Valley is committed to supporting this process and looks forward to continuing our strong partnership with the Town of Washington as it embarks on this important journey.

Please feel free to contact me if you require any further information.

Sincerely,

p.p. 

Dan Hanson – Chairman
Town of Pleasant Valley
715-577-7362
gdhanson@charter.net

August 2, 2024

Jennifer Meyer
Town of Union Chair
1506 N. Town Hall Rd.
Eau Claire, WI 54703

To Whom It May Concern:

I write on behalf of the Town of Union to express our strong support for the Town of Washington's petition to incorporate as a village. As a neighboring town, we share a deep commitment to fostering regional growth, enhancing local governance, and ensuring that residents have a strong voice in the character of their towns.

The initiative to incorporate the majority of The Town of Washington as a village is a testament to the collective vision and dedication of its residents and leaders. We have seen overwhelming resident support for this effort, and we believe that this move will bring numerous benefits not only to the Town of Washington but also to the surrounding municipalities, including ours. By becoming a village, the Town of Washington will gain greater autonomy and a more robust framework for addressing local needs and aspirations.

We also believe that the incorporation of the Town of Washington will benefit the entire metropolitan area in terms of governmental relations and the preservation of local character in the face of the aggressively expanding city government. The Town of Washington's incorporation would create another municipal counterbalance to the disproportionate weight that the City of Eau Claire has carried within the metro community.

Our support for this initiative is grounded in the other following key considerations:

1. **Enhanced Local Governance on Land Use:** Incorporation as a village will empower the Town of Washington to make land use decisions within the extra-territorial jurisdiction areas it currently does not control.
3. **Economic Development:** Village status often brings increased opportunities for economic development. As a village, the Town of Washington will be better able to plan and expedite local projects, particularly for small business development, which will help drive economic growth for the entire region.

4. Collaborative Opportunities: As a village, the Town of Washington will be better positioned to collaborate with neighboring municipalities on regional initiatives. This will enhance our collective ability to address shared challenges and leverage common opportunities.


5. Improved Services and Infrastructure: The Town of Washington has a long history of productive collaboration with its neighbors for shared services. We believe this will continue, and with incorporation, the Town of Washington and the Village of Washington, will allow them to better manage and improve local services and infrastructure, directly benefiting residents and businesses, and therefore continue its legacy of community cooperation.

6. Collaborative Fire Department: Township Fire Department, Inc. was established in 1955 and is a Wisconsin nonstock corporation formed by the Towns of Seymour, Washington, Union, Pleasant Valley and Brunswick. The Towns have agreed to Bylaws for Township Fire Department, Inc., which are a type of contract with respect to the operation of the corporation. In 1983, a "First Responder" unit was organized called Emergicare. The success of both organizations is testimony to years of continued organizational community service.

We are confident that the incorporation of the Town of Washington as a village will strengthen the town's ability to continue its long history as a well-governed, vibrant, and prosperous community into the future. The Town of Union is committed to supporting this process and looks forward to continuing our strong partnership with the Town of Washington as it embarks on this important journey.

Please feel free to contact me if you require any further information.

Sincerely,



Town of Union Chair

(715)456-5903

meyerjennifer@wwt.net

TOWN OF SEYMOUR
6500 TOWER DRIVE
EAU CLAIRE, WISCONSIN 54703
715.834.4999 Office; 715.834.3687 Fax
www.townofseymour.org

Robert Solberg, Chair
Town of Washington
5750 Old Town Hall Road
Eau Claire, WI 54701

RE: Letter of Support for the Town of Washington's Petition to Incorporate as a Village

I write on behalf of the Town of Seymour to express our strong support for the Town of Washington's petition to incorporate as a village. As a neighboring town, we share a deep commitment to fostering regional growth, enhancing local governance, and ensuring that residents have a strong voice in the character of their towns.

The initiative to incorporate the majority of The Town of Washington as a village is a testament to the collective vision and dedication of its residents and leaders. We have seen overwhelming resident support for this effort, and we believe that this move will bring numerous benefits not only to the Town of Washington but also to the surrounding municipalities, including ours. By becoming a village, the Town of Washington will gain greater autonomy and a more robust framework for addressing local needs and aspirations.

We also believe that the incorporation of the Town of Washington will benefit the entire metropolitan area in terms of governmental relations and the preservation of local character in the face of the aggressively expanding city government. The Town of Washington's incorporation would create another municipal counterbalance to the disproportionate weight that the City of Eau Claire has carried within the metro community.

Our support for this initiative is grounded in the other following key considerations:

1. **Enhanced Local Governance on Land Use:** Incorporation as a village will empower the Town of Washington to make land use decisions within the extra-territorial jurisdiction areas it currently does not control.
2. **Economic Development:** Village status often brings increased opportunities for economic development. As a village, the Town of Washington will be better able to plan and expedite local projects, particularly for small business development, which will help drive economic growth for the entire region.
3. **Collaborative Opportunities:** As a village, the Town of Washington will be better positioned to collaborate with neighboring municipalities on regional initiatives. This will enhance our collective ability to address shared challenges and leverage common opportunities.

Jessica Janssen, Chair 715.577.3840; Kerry Parker, Supervisor 715.577.2010; Ken Schick, Supervisor 715.832.0017

4. Improved Services and Infrastructure: The Town of Washington has a long history of productive collaboration with its neighbors for shared services. We believe this will continue, and with incorporation, the Town of Washington and the Village of Washington, will allow them to better manage and improve local services and infrastructure, directly benefiting residents and businesses, and therefore continue its legacy of community cooperation.

We are confident that the incorporation of the Town of Washington as a village will strengthen the town's ability to continue its long history as a well-governed, vibrant, and prosperous community into the future. The Town of Seymour is committed to supporting this process and looks forward to continuing our strong partnership with the Town of Washington as it embarks on this important journey.

Please feel free to contact me if you require any further information.

Sincerely,

A handwritten signature in dark ink that reads "Jessica Janssen /-je". The signature is written in a cursive, flowing style.

Jessica Janssen,
Chair
Town of Seymour, Eau Claire County



Janelle L. Henning
Administrator
Town of Washington
5750 Old Town Hall Rd
Eau Claire, WI 54701

To Whom It May Concern:

We write on behalf of the Village of Lake Hallie to express our strong support for the Town of Washington's petition to incorporate as a village. As a village in the metropolitan area, we share a deep commitment to fostering regional growth, enhancing local governance, and ensuring that residents have a strong voice in the character of their towns.

The initiative to incorporate the majority of The Town of Washington as a village is a testament to the collective vision and dedication of its residents and leaders. We have seen overwhelming resident support for this effort, and we believe that this move will bring numerous benefits not only to the Town of Washington but also to the surrounding municipalities, including ours. By becoming a village, the Town of Washington will gain greater autonomy and a more robust framework for addressing local needs and aspirations.

We also believe that the incorporation of the Town of Washington will benefit the entire metropolitan area in terms of governmental relations and the preservation of local character in the face of the aggressively expanding city government. The Town of Washington's incorporation would create another municipal counterbalance to the disproportionate weight that the City of Eau Claire has carried within the metro community.

Our support for this initiative is grounded in the other following key considerations:


1. **Enhanced Local Governance on Land Use:** Incorporation as a village will empower the Town of Washington to make land use decisions within the extra-territorial jurisdiction areas it currently does not control.
2. **Economic Development:** Village status often brings increased opportunities for economic development. As a village, the Town of Washington will be better able to plan and expedite local projects, particularly for small business development, which will help drive economic growth for the entire region.
3. **Collaborative Opportunities:** As a village, the Town of Washington will be better positioned to collaborate with neighboring municipalities on regional initiatives. This will enhance our collective ability to address shared challenges and leverage common opportunities
4. **Improved Services and Infrastructure:** The Town of Washington has a long history of productive collaboration with its neighbors for shared services. We believe this will continue, and with incorporation, the Town of Washington and the Village of Washington, will allow them to better manage and improve local services and infrastructure, directly benefiting residents and businesses, and therefore continue its legacy of community cooperation. . The Town of Washington has been an active participant and



We are confident that the incorporation of the Town of Washington as a village will strengthen the town's ability to continue its long history as a well-governed, vibrant, and prosperous community into the future. The Village of Lake Hallie is committed to supporting this process and looks forward to continuing our strong partnership with the Town of Washington as it embarks on this important journey.

Please feel free to contact the Village if you require any further information.

Sincerely,
Village of Lake Hallie



Gary Spilde
Village President



Kenneth Greenwood III
Village Board Trustee



Bradly Hudson
Village Board Trustee



Brad Berg
Village Board Trustee



Peter Lehmann
Village Board Trustee

Town of Brunswick

Eau Claire County, Wisconsin

LETTER OF SUPPORT FOR THE TOWN OF WASHINGTON'S PETITION TO INCORPORATE AS A VILLAGE

Debra Grinde
Clerk
Town of Brunswick
Eau Claire County

To Whom It May Concern:

I write on behalf of the Town of Brunswick to express our strong support for the Town of Washington's petition to incorporate as a village. As a neighboring town, we share a deep commitment to fostering regional growth, enhancing local governance, and ensuring that residents have a strong voice in the character of their towns.

The initiative to incorporate the majority of The Town of Washington as a village is a testament to the collective vision and dedication of its residents and leaders. We have seen overwhelming resident support for this effort, and we believe that this move will bring numerous benefits not only to the Town of Washington but also to the surrounding municipalities, including ours. By becoming a village, the Town of Washington will gain greater autonomy and a more robust framework for addressing local needs and aspirations.

We also believe that the incorporation of the Town of Washington will benefit the entire metropolitan area in terms of governmental relations and the preservation of local character in the face of the aggressively expanding city government. The Town of Washington's incorporation would create another municipal counterbalance to the disproportionate weight that the City of Eau Claire has carried within the metro community.

Our support for this initiative is grounded in the other following key considerations:

1. **Enhanced Local Governance on Land Use:** Incorporation as a village will empower the Town of Washington to make land use decisions within the extra-territorial jurisdiction areas it currently does not control.
2. **Participation in the Township Fire Department** greatly enhances our response rates for service as it has for decades.

3. **Economic Development:** Village status often brings increased opportunities for economic development. As a village, the Town of Washington will be better able to plan and expedite local projects, particularly for small business development, which will help drive economic growth for the entire region.

Appendix I

Memorandum of Understanding for Law Enforcement Services

Memorandum of Understanding between the Eau Claire County Sheriff's Office and Town of Washington

This purpose of this memorandum of understanding ("MOU") is regarding the possibility of the Eau Claire County Sheriff's Office (Sheriff's Office) providing enhanced law enforcement services to the Town of Washington (Town). This agreement is between the Eau Claire County Sheriff's Office and the Town of Washington and is entered into this 19th day of December, 2024.

SERVICES PROVIDED BY THE PARTIES

- A. The Sheriff's Office currently provides law enforcement services for Eau Claire County.
- B. The Sheriff's Office currently provides parking enforcement to the Town of Washington and receives the revenue received for fines as a result of citation(s) issued.
- C. The Town currently leases storage space to the Sheriff's Office for two (2) SWAT vehicles.
- D. The Town currently provides a meeting room and break room facilities for the Sheriff's Office and Regional SWAT Team during times when the Town property is not in use.

PURPOSE OF THE MEMORANDUM OF UNDERSTANDING

- A. The Town wishes to obtain enhanced law enforcement services provided by the Sheriff's Office within the Town's boundaries.
- B. It is the intent of both parties to explore the possibility of negotiating the terms of and entering into a contract between the Sheriff's Office and the Town for the Sheriff's Office to provide contracted for enhanced law enforcement services to the Town.

AGREEMENT

In consideration of the Services Provided by the Parties, Purpose of the Memorandum of Understanding, and mutual benefits provided hereunder, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. The parties will explore the possibility of negotiating the terms of and entering into a contract between the Sheriff's Office and the Town with the terms to contain the rate for an hours per week basis that acknowledges the ability of the Sheriff to reassign the assigned deputy to respond to emergency situations elsewhere within the county.

2. It is the intent of the parties to include in said contract the existing mutual services that are currently in place between the Town and Sheriff's Office as described in this MOU.
3. The cost for providing the contracted for enhanced law enforcement services to the Town will take into consideration wages and benefit rates, fine revenue estimates, and facility utilization rates.
4. It is the intent of both parties to finalize the final contract in 2025.
5. If no contract is entered into by both parties, this memorandum will expire on December 31, 2025.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding, which is effective as of the date of execution, and by so signing certify that they authorized by their respective authority to enter into this MOU on their entities' behalf.

TOWN:
TOWN OF WASHINGTON

By: *Janelle L. Henning*
Janelle L. Henning, Town Administrator

ATTEST:

Jackie Vold
Jackie Vold, Deputy Clerk

SHERIFF'S OFFICE:
EAU CLAIRE COUNTY SHERIFF'S OFFICE

By: *Dave Riewestahl*
Dave Riewestahl, Eau Claire County Sheriff

APPROVED
By Dave Riewestahl at 1:51 pm, Dec 19, 2024

Appendix J

Memorandum of Understanding for Planning and Development Services

Memorandum of Understanding
Eau Claire County Department of Planning and Development and Town of Washington

This memorandum of understanding ("MOU") regarding services by the Eau Claire Department of Planning & Development (P&D) is entered into this 20th day of August, 2024 between the Town of Washington ("Town") and P&D.

RECITALS

- A. P&D currently provides land use planner and reports for the Town.
- B. P&D currently provides all building inspections for the Town.
- C. The Town is in the process of evaluating incorporating a portion of the Town into a village.

AGREEMENT

In consideration of the Recitals and mutual benefits provided hereunder, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1. The parties will work on an agreement for above services in the event that a portion of the Town incorporates into a village.
- 2. The cost for providing these services to the Village will be based on wage rates and fee revenue estimates.
- 3. The parties will work to finalize said agreement in 2024.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the year and date first set forth above, and by so signing, certify that they authorized by their respective parties to enter into this MOU on their behalf.

TOWN:
TOWN OF WASHINGTON

By Janelle L. Henning
Janelle L. Henning, Town Administrator

ATTEST:
Jackie Vold
Jackie Vold, Deputy Clerk

P&D:
EAU CLAIRE COUNTY DEPARTMENT OF
PLANNING AND DEVELOPMENT

By Rodney J. Eslinger
Rodney Eslinger, Department Director

ATTEST:
Chad Borge
Signature
Chad Borge
Printed Name

Appendix K

Memorandum of Understanding for Fire Protection Services

Memorandum of Understanding Township Fire, Inc. and Town of Washington

This memorandum of understanding (“MOU”) regarding future membership of Township Fire Department, Inc. (“Township Fire”), is entered into this 22nd day of July, 2024 between the Town of Washington and Township Fire, Inc.

RECITALS

- A. Township Fire provides fire protection services for several towns in Eau Claire County.
- B. The Town of Washington (“Town”) is a member of Township Fire.
- C. The Town is in the process of evaluating incorporating a portion of the Town into a village (“Village”).
- D. The Town wants to ensure that if a portion of its territory incorporates into a Village that all of the current territory will remain served by Township Fire and that the future village would become a member of Township Fire.
- E. Township Fire desires to have both the Town of Washington and any future village be part of Township Fire.

AGREEMENT

In consideration of the Recitals, and the mutual promises, obligations and benefits provided hereunder, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1. In the event that a portion of the Town incorporates into a Village, Township Fire will provide fire service to the remainder of the Town and to the Village created from the Town. The costs for providing fire protection service to the Town and Village will be apportioned according to Township Fire’s standard formula for apportioning the costs of fire protection services to its members.
- 2. The parties will work to amend Township Fire’s bylaws, articles of incorporation, and any other documents to include both the Town and Village as members of Township Fire.
- 3. The parties will work cooperatively to make any other needed changes to Township Fire’s operations to include the future Village as a member and provide fire protection services to the Village.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the year and date first set forth above, and by so signing this Agreement, certify that they have been duly authorized by their respective entities to execute this Agreement on their behalf.

TOWN:

TOWN OF WASHINGTON
Eau Claire, Wisconsin

By Robert Solberg
Robert Solberg, Town Chair

ATTEST:

Janelle Henning
Janelle Henning, Town Administrator

TOWNSHIP FIRE DEPARTMENT, INC.:

By [Signature] President 7/22/24

By [Signature] Secretary 7/22/2024

Appendix L

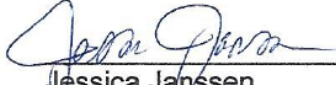
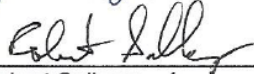
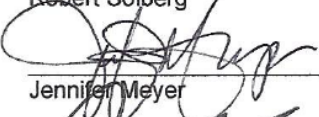
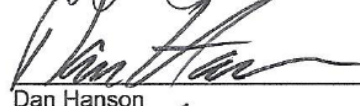
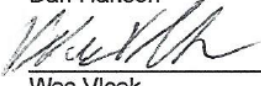
TFD Inc 2024 Budget Resolution, 2023 Income Statement and Balance Sheet, Articles of Incorporation and Bylaws

Township Fire Department, Inc.

RESOLUTION 2024 FUNDING

BE IT RESOLVED that beginning January 1, 2024, the operating budget of the corporation shall be funded by each identified active member as follows:

Identified Active Members	2024 Contribution	Percent of Total Assessment Income
Seymour	\$80,406.00	14.9%
Washington	\$200,070.00	37%
Union	100,602.00	18.6%
Pleasant Valley	\$112,050.00	20.8%
Brunswick	46,872.00	8.7%

Seymour		11-27-2023
	Jessica Janssen	Date
Washington		11-27-2023
	Robert Solberg	Date
Union		11-27-2023
	Jennifer Meyer	Date
Pleasant Valley		11-27-23
	Dan Hanson	Date
Brunswick		11-27-2023
	Wes Vicek	Date

Township Fire Department, Inc.
Balance Sheet - 12/31/23

ASSETS		LIABILITIES & EQUITY	
Current Assets		Liabilities	
Checking/Savings		Current Liabilities	
1015 · RCU - CHECKING	302,809.79	2000 · Accounts Payable	<u>58,225.79</u>
1030 · RCU - SAVINGS (Equipment Reserves)	321,705.45		
1035 · RCU- Business Savings-Opener	<u>12.21</u>	Total Accounts Payable	<u>58,225.79</u>
Total Checking/Savings	<u>624,527.45</u>		
Accounts Receivable		Other Current Liabilities	
1060 - Accounts Receivable	<u>9,088.00</u>	2101 · Payroll Liabilities	1,175.76
		2300 · Federal Payroll W/H	688.69
Total Accounts Receivable	<u>9,088.00</u>	2310 · State Payroll W/H	<u>344.43</u>
		Total Other Current Liabilities	<u>2,208.88</u>
Other Current Assets	<u>0.00</u>		
Total Current Assets	<u>633,615.45</u>	Total Current Liabilities	<u>60,434.67</u>
Fixed Assets		Equity	
1630 · Building Dispatch	135,605.79	3000 · Opening Bal Equity	1,171,677.16
1640 · Furniture and Fixtures	4,000.00	2601 · Capital Inv Seymour	28,695.45
1650 · Radio & Communications Equip.	165,409.31	2602 · Capital Inv Washington	45,618.19
1670 · Fire Department Equipment	79,331.57	2603 · Capital Inv Union	28,695.45
1680 · Fire Trucks	5,367,670.47	2604 · Capital Inv Pleas. Valley	32,195.45
1685 · Equipment on Trucks	28,563.29	2605 · Capital Inv Brunswick	28,234.00
1693 · SCBA Units	8,574.36	3900 · Retained Earnings	1,615,125.75
1696 · Special Rescue Equipment	68,035.96	Net Income	<u>90,447.04</u>
1697 · Phone & Fax Equipment	10,527.85		
1700 · Emergicare Equipment Assets	13,052.30	Total Equity	<u>3,040,688.49</u>
1820 · Accumulated Depreciation	<u>-3,413,263.19</u>		
Total Fixed Assets	<u>2,467,507.71</u>	TOTAL LIABILITIES & EQUITY	<u><u>3,101,123.16</u></u>
TOTAL ASSETS	<u><u>3,101,123.16</u></u>		

Township Fire Department
Income Statement 12/31/23

Income

4001 · Town of Seymour	77,700.00
4002 · Town of Washington	194,775.00
4003 · Town of Union	102,900.00
4004 · Town of Pleasant Valley	104,475.00
4005 · Town of Brunswick	45,150.00
4020 · State of WI 2% Insurance Refund	114,562.71
4060 · Interest Income	7,392.75
4075 · DNR Fire Reimbursement	0.00
4080 · State of WI Highway Fires	17,770.00
4110 · EC County Water Rescue	6,000.00
4146 · Group Home Inspections	450.00
4146 · Donations - Non Specified	6,830.00
4200 · Tower Income	120,015.68
4500 · Miscellaneous Income	131.23
4515 · State and Federal Grants	48,392.38
4900 · Town Expense Reimbursements	21,047.41
4999 · Uncategorized Income	6,145.12

Total Income

873,737.28

Gross Profit

873,737.28

Expense

5000 · Repairs to Trucks & Equipment	75,723.20
5100 · Radio, Pagers, Monitor Repairs	4,567.03
5105 · Radio Maintenance Agreement	4,061.32
5106 · Radio Operating Expense	630.81
5110 · HazMat Miscellaneous Expenses	321.12
5111 · Gas Scope Maintenance	570.00
5140 · Motor Fuel	12,767.46
5160 · Dispatch Center Maintenance	4,081.25
5196 · Special Rescue Expenses	6,403.13
6000 · Station Equip. Maintenance	6,727.89
6005 · Postage and Shipping	242.16
6011 · SCBA Maintenance	3,730.00
6020 · Office Supplies	2,723.74
6030 · Emergicare Expense	5,582.13
6035 · AED Batteries	884.53
6050 · Insurance	73,930.00
6080 · Dues and Subscriptions	220.00
6090 · Attorney Fees	147.00
6100 · Electric/Heat Dispatch Center	3,602.82
6105 · Water-Dispatch Center	178.44
6110 · Telephone	5,759.92
6140 · Computer Expense	937.76
6200 · Information and Public Relations	1,260.00
6210 · Fire Prevention	925.53
6230 · Fire Investigation	3,336.93
6280 · Outside Fire Costs	252.78
6999 · Uncategorized Expenses	3,613.41

6240 · Inspections All Stations	3,361.38
6560 · Payroll Taxes	17,492.87
7500 · Dispatcher	30,000.00
7502 · Dispatch Relief Help	6,867.00
7555 · Unemployment Compensation	1,086.93
7560 · Volunteer Firefighters	64,935.46
7565 · Vol Central Meeting Pay	800.00
7570 · Training Pay	41,495.28
7575 · Emergicare Runs	36,123.75
7581 · Office Manager	17,626.64
7588 · Board President Expense	1,800.00
7595 · Personnel Committee	1,582.86
7600 · Fire Chief Expense Account	6,000.00
7615 · Assistant Chief	4,200.00
7625 · Chief 3	3,600.00
7630 · Chief 4	3,600.00
7650 · Station Officer Expense Account	6,447.00
7664 · Chief Training Officer Expense	3,600.00
7665 · Chief Fire Inspector Expense	1,200.00
7668 · Information Officer Expense	420.00
7699 · Chiefs' Convention	109.75
7700 · Schools & Training	13,137.26
7850 · Safety Committee	258.45
7803 · Board Operating Expense	321.18
7805 · Miscellaneous Expense	42.90
8000 · Depreciation Expense	221,968.96

Total Expense

711,258.03

Net Ordinary Income

\$ 162,479.25

Other Expense

9600 · Building Dispatch Center	924.99
9602 · Radio&CommAssetExp.	9,043.61
9604 · StationEquip.AssetExp	9,787.37
9606 · Fire Truck Purchase	2,996.58
9609 · Turn Out Gear Asset Exp.	39,779.88
9615 · Emergicare Equip Asset Exp.	5,910.34
9620 · Computer Assess Expense	3,589.44

Total Other Expense

72,032.21

Net Other Income

-72,032.21

Net Income

90,447.04

Township Fire Department, Inc.
Balance Sheet - 12/31/23

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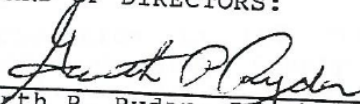
RESOLUTION AMENDING BYLAWS OF
TOWNSHIP FIRE DEPARTMENT, INC.

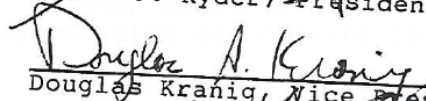
The Board of Directors of the Township Fire Department, Inc., hereby amends the Bylaws of Township Fire Department, Inc. as follows:


The Bylaws attached hereto shall constitute the Bylaws of the Township Fire Department, Inc., replacing Bylaws adopted March 24, 1962. The Bylaws dated March 24, 1962, are hereby specifically repealed and replaced by the attached Bylaws.


Adopted this 28th day of AUGUST, 1989.

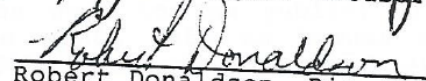
TOWNSHIP FIRE DEPARTMENT, INC.
BOARD OF DIRECTORS:


Garth P. Ryder, President


Douglas Kranig, Vice President


Dale Southard, Secretary


Ralph Guettinger, Treasurer


Robert Donaldson, Director

AMENDMENT

VOL 467 PAGE 665

BE IT RESOLVED that Section One (1) Article Ten (10) of the Articles of Incorporation of TOWNSHIP FIRE DEPARTMENT, INC. be amended to provide as follows:

1. (a) ACTIVE MEMBERS: Active membership in the corporation shall be limited to townships located in Eau Claire County, Wisconsin, or in adjoining counties which have been accepted, unanimously, into membership and who have made such contribution as may be established by the by-laws or the Board of Directors which members so qualified shall have one vote for each full Two Hundred Thousand Dollars (\$200,000.00) of equalized valuation (as determined in accordance with Section 70.61 of the Wisconsin Statutes) and remaining major fraction thereof of corporation fire service area within the member township, but in no case shall a township have less than one vote. This weighted vote based on equalized value shall apply only to the operating budget. On all non-operating budget matters, each active member township shall have one vote.

(b) OWNERSHIP: Ownership of all corporate property shall, at all times, vest with the active members and shall be under the control and management of the Board of Directors.

(c) PROPORTIONATE CONTRIBUTION:

1. OPERATING BUDGET: The operating budget contribution by active members shall at all times, be established on a proportionate basis which basis shall be determined and established by the Board of Directors from time to time after considering the portion of the active member's protected equalized value in relation to the total equalized value protected by the corporation within its total fire service area.

2. CAPITAL ASSETS: The capital asset contribution by active members shall, at all times, be established on a proportionate unit basis which unit basis shall be determined and established by the Board of Directors from time to time. Such proportionate contribution, based on units, shall be the basis for

distribution in the event of the withdrawal of a contributing member or upon the dissolution of the corporation. Except as provided in this amendment, no active member shall forfeit its proportionate capital asset interest which it may have in the assets of the corporation as reflected by its capital asset contribution.

(d) MINIMUM CONTRIBUTION: No active member shall be accepted or retained as a member unless its proportionate capital asset contribution is made so as to provide for equitable distribution in the event of a withdrawal of a member or the dissolution of the corporation.

(e) WITHDRAWAL OF ACTIVE MEMBER: Any active member may, with the unanimous consent of the Board of Directors, withdraw from membership in which event it shall be entitled to a distribution equal to eighty (80) percent of its proportionate capital interest in the assets of the corporation either in money or in kind.

In the event any member desires to withdraw without the unanimous consent of the Board of Directors, such member may withdraw from membership voluntarily by giving written notice to the secretary and to the president of the corporation no later than August 1 of the year next preceding the year of its proposed withdrawal. The value of such proportionate share shall be determined by the Board of Directors as of the effective date of the notice; and such proportionate share in the assets shall become payable in money or in kind, without interest in five equal annual installments commencing one year from the effective date of the notice.

(f) DISSOLUTION: Dissolution of the corporation may be effected upon the unanimous vote of all active members in which event the assets of the corporation shall be distributed either in kind or after liquidation, to the members on the basis of the proportionate capital asset contribution interest made by active members.

(g) TERMINATION OF MEMBERSHIP: The termination of membership of any active member can be effected upon the unanimous vote of the remaining active members without

AMENDMENT

VOL 467 PAGE 685

BE IT RESOLVED that Section One (1) Article Ten (10) of the Articles of Incorporation of TOWNSHIP FIRE DEPARTMENT, INC. be amended to provide as follows:

1. (a) ACTIVE MEMBERS: Active membership in the corporation shall be limited to townships located in Eau Claire County, Wisconsin, or in adjoining counties which have been accepted, unanimously, into membership and who have made such contribution as may be established by the by-laws or the Board of Directors which members so qualified shall have one vote for each full Two Hundred Thousand Dollars (\$200,000.00) of equalized valuation (as determined in accordance with Section 70.61 of the Wisconsin Statutes) and remaining major fraction thereof of corporation fire service area within the member township, but in no case shall a township have less than one vote. This weighted vote based on equalized value shall apply only to the operating budget. On all non-operating budget matters, each active member township shall have one vote.

(b) OWNERSHIP: Ownership of all corporate property shall, at all times, vest with the active members and shall be under the control and management of the Board of Directors.

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1. OPERATING BUDGET: The operating budget contribution by active members shall at all times, be established on a proportionate basis which basis shall be determined and established by the Board of Directors from time to time after considering the portion of the active member's protected equalized value in relation to the total equalized value protected by the corporation within its total fire service area.

2. CAPITAL ASSETS: The capital asset contribution by active members shall, at all times, be established on a proportionate unit basis which unit basis shall be determined and established by the Board of Directors from time to time. Such proportionate contribution, based on units, shall be the basis for

BYLAWS

TOWNSHIP FIRE DEPARTMENT, INC.

INTRODUCTION

TOWNSHIP FIRE DEPARTMENT, INC., is a non-stock, non-profit fire department consisting of townships that are members thereof, each of which townships are represented on the Board of Directors and are governed by the Articles of Incorporation, applicable laws of the State of Wisconsin, and the Bylaws. The fire fighters of TOWNSHIP FIRE DEPARTMENT, INC., shall provide fire protection and related safety services to the member towns and are governed by the orders and directions of the Board of Directors.

SECTION 1 OFFICES

The principal office of the corporation in the State of Wisconsin shall be located in the Town of Washington, County of Eau Claire. The corporation may have such other offices, either within or without the State of Wisconsin, as the Board of Directors may designate or as the business of the corporation may require from time to time.

SECTION 2 MEMBERS

Article 1 Annual Meeting

During February of each year, the Board of Directors shall set a date during the month of March or April for an annual meeting of the members. The annual meeting shall be open to the public, and each member township shall be given one equal vote on issues brought before the meeting, unless the Articles of Incorporation provide for a different vote due to the subject matter of the issue. Motions may be made, seconded and voted upon only by the Town Chairmen or their delegates, although discussion may be open to the floor in the discretion of the presiding officer.

Article 2 Special Meetings

Special meetings of the members, for any purpose or purposes, may be called by the President and he shall call a special meeting upon the request of three or more Directors. All procedures applicable to the annual meeting shall be followed at special meetings.

Article 3 Place of Meeting

The Board of Directors may designate any place for annual or special meetings.

Article 4 Notice of Meeting

Notice stating the place, day, and hour of special meetings and the purpose or purposes for which the meeting is called shall be given to Town Chairmen by written notice or by telephone twenty-four (24) hours in advance.

Article 5 Quorum

A majority of the members of the corporation entitled to vote shall constitute a quorum at a meeting of members.

Article 6 Member Defined

For purposes of these Bylaws, the term, "member", refers to the Towns of Washington, Pleasant Valley, Brunswick, Seymour and Union.

SECTION 3 BOARD OF DIRECTORS

Article 1 General Powers

The business and affairs of the corporation shall be managed by its Board of Directors.

Article 2 Number, Tenure, and Qualifications

The number of Directors of the corporation shall be Five (5). Each member township shall have one Director. The Town Chairman of each member township shall automatically represent his township on the Board of Directors, and shall serve unless he appoints, with his Town Board's approval, someone else to represent his township on the Board of Directors. Each Director shall serve as a Director at all times while he is Town Chairman, or at all times that the person who appointed him/her remains Town Chairman.

Article 3 Regular Meetings

The Board of Directors shall hold regular, monthly meetings, and shall provide, by resolution, the time and place for the holding of such meetings.

Article 4 Special Meetings

Special meetings of the Board of Directors may be called by or at the request of the President or any three Directors.

Article 5 Notice

Notice of any special meeting shall be given at least twenty-four (24) hours previous thereto by written notice, by telephone, or in person, unless such notice is waived by all Directors.

Article 6 Quorum

Three Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors; but, though less than such quorum is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Article 7 Majority Vote

Except as provided otherwise by the Articles of Incorporation, the business of the Board of Directors shall be conducted by majority vote of the Directors present. However, all items of business referred to in the Articles of Incorporation shall be decided by the rules and procedures set forth in the Articles of Incorporation.

Article 8 Removal

Any appointed Director who is not a Town Chairman may be removed from office by resolution of the Town Board of the township he/she represents, without cause.

Article 9 Vacancies

In the event that any vacancy occurs on the Board of Directors, the Town Chairman of the affected township shall automatically serve on the Board of Directors. If there is no Town Chairman, the remaining Town Board members of that Township shall select a Director to represent that Township until a new Town Chairman takes office.

Article 10 Compensation

The Board of Directors, by affirmative vote of a majority of the Directors then in office, and irrespective of any personal interest of any of its members, may establish reasonable compensation of all directors for serving as a Director.

Article 11 Presumption of Assent

A Director who is present at a meeting of the Board of Directors or a committee thereof at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof.

SECTION 4 OFFICERS

Article 1 Number

The principal officers shall be a President, a Vice President, a

Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors.

Article 2 Election and Term of Office

The officers elected by the Board of Directors shall be elected by the Board of Directors at the first meeting of the Board of Directors after the Spring election of the odd numbered years.

Article 3 Removal

Any officer or agent elected or appointed by the Board of Directors may be removed from said office by the Board of Directors whenever, in its sole judgment, the best interests of the department will be served thereby.

Article 4 Vacancies

A vacancy in any principal office because of death, resignation, removal, disqualification, or otherwise, shall be filled by the Board of Directors for the unexpired portion of the term.

Article 5 President

The President shall be the principal executive officer of the department and, at the direction of the Board of Directors, shall in general supervise and control all of the business and affairs of the department. He shall, when present, preside at all meetings of the members and of the Board of Directors. He may sign, with the Secretary or any other proper officer of the department thereunto authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments necessary to properly carry out any transactions or other business authorized by the Board of Directors. (See also Section 5.).

Article 6 Vice President

In the absence of the President, or in the event of his death, inability, or refusal to act, the Vice President shall perform the duties of the President and, when so acting, shall have all the powers of and be subject to all the restrictions upon the President.

Article 7 Secretary

The Secretary shall:

(a) Keep the minutes of the members' and of the Board of Directors' meetings in one (1) or more books provided for that purpose;

(b) See that all notices are duly given in accordance with the provisions of these bylaws or as required by law;

(c) Be custodian of the corporate records and of the seal of the department, and see that the seal of the corporation is affixed to all documents the execution of which on behalf of the department under its seal is duly authorized and required;

(d) In general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Article 8 Treasurer

Unless the Board of Directors requires otherwise, the Treasurer shall have charge and custody of and be responsible for all funds and securities of the department; receive and give receipts for moneys due and payable to the corporation from any source whatsoever; deposit all such moneys in the name of the department in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of these bylaws; and, in general, perform all of the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

SECTION 5 CONTRACTS, LOANS, CHECKS, AND DEPOSITS

Article 1 Contracts

The Board of Directors may authorize any officer, officers, agent, or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authorization may be general or confined to specific instances.

Article 2 Loans

No loans shall be contracted on behalf of the corporation and no evidences of indebtedness shall be issued in its name unless authorized by or under the authority of a resolution of the Board of Directors. Such authorization may be general or confined to specific instances.

Article 3 Checks, Drafts

All checks, drafts, or other orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the corporation shall be signed by such officer, officers, agent or agents, of the department by or under the authority of resolution of the Board of Directors or as provided in Section 4 herein.

Article 4 Deposits

All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the department in such banks, trust companies, or other depositaries as may be selected by or under the authority of the Board of Directors.

SECTION 6 FISCAL YEAR

The fiscal year of the corporation shall begin on the 1st day of January and end on the 31st day of December in each year.

SECTION 7 SEAL

The Board of Directors shall provide a department seal which shall be circular in form and shall have inscribed thereon the name of the department and the words "Corporation Seal, Wisconsin."

SECTION 8 AMENDMENTS

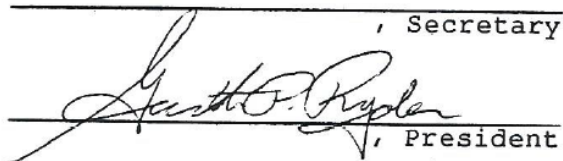
Article 1 Board of Directors

The Board of Directors may from time to time, by vote of a majority of its members, adopt, amend, or repeal any and all of the bylaws of this corporation except such bylaws as may have been adopted by the members of this department.

Article 2 Members

The members may from time to time, by vote of a majority, adopt, amend, or repeal any and all of the bylaws of this corporation.

Adopted this 28th day of AUGUST, 1989.

_____, Secretary

_____, President

Appendix M

PETITIONERS FOR INCORPORATION OF THE VILLAGE OF WASHINGTON

The undersigned are electors and freeholders in the Town of Washington who own real property in that portion of the Town of Washington sought to be incorporated as the Village of Washington. Do not sign unless you are at least 18 years of age, U.S. Citizen, not a convicted felon and have resided at your current address in the Town of Washington for at least 10 days and are a freeholder in the portion of the Town of Washington sought to be incorporated.

(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Dramus Peuse	<i>[Signature]</i>	6999 Peuse Rd	3-14-25
Kelly Mueller	<i>[Signature]</i>	4119 Ridgedale Rd.	3-14-25
WAYNE J ZOGLEMAN	<i>[Signature]</i>	3541 KAREN CT	3-14-25
RYAN SWATKOWSKI	<i>[Signature]</i>	2120 ASTLEY LANE	3/14/25
Georgina Leach	<i>[Signature]</i>	6360 White Tail Drive	3/14/25
MIKE MUELLER	<i>[Signature]</i>	4106 RIDGEDALE RD	3/14/25
CHARLES McLEOD	<i>[Signature]</i>	3610 TAMARACK LN	3/14/25
TOM QUIGLEY	<i>[Signature]</i>	6702 JIMBER LN	3-14-25
Paul Szepieniec	<i>[Signature]</i>	5030 Deerfield Rd.	3-14-25
Jeannine Szepieniec	<i>[Signature]</i>	5030 Deerfield Rd	3/14/25
Peter Carona	<i>[Signature]</i>	6360 White Tail DR	3/14/25
Jacqueline M Myers	<i>[Signature]</i>	3517 ALF AVE	3/14/2025
DONALD L MYERS	<i>[Signature]</i>	3517 ALF AVE	3/14/2025

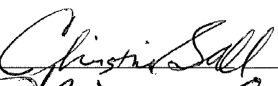

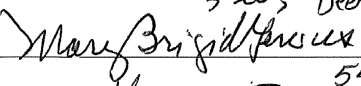
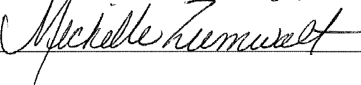
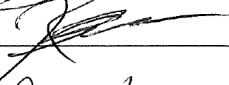
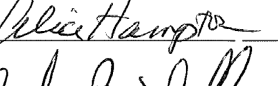
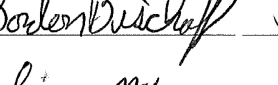
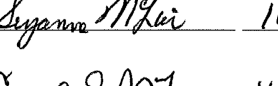
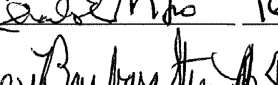
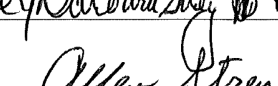
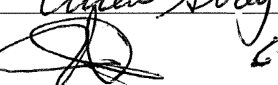
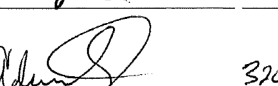

PETITIONERS FOR INCORPORATION OF
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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Renee Jablonka	<i>Renee Jablonka</i>	3719 Vold Ct.	3-14-25
Beverly A. Paul	<i>Beverly A. Paul</i>	6230 Laro Rd	3-14-25
Gary G. Paul	<i>Gary G. Paul</i>	6230 Laro Rd	3-14-25
Margaret Melrose	<i>Margaret Melrose</i>	5650 Pinewood Rd	3-14-25
Martha Kuba	<i>Martha Kuba</i>	4971 Ridgedale Rd	3-14-25
Jacqueline Vold	<i>Jacqueline Vold</i>	3742 Vold Ct.	3-14-2025
Mary Mueller	<i>Mary Mueller</i>	4001 Ridgedale Rd	3.14.25
Donald Henning	<i>Donald Henning</i>	4900 Sheeder Rd.	3/14/25
Kara Welsch	<i>Kara Welsch</i>	4970 Sheeder Rd	3/14/25
Josiah Welsch	<i>Josiah Welsch</i>	4970 Sheeder Rd	3/14/25
Lezz Raymond	<i>Lezz Raymond</i>	5831 Inwood Dr	3/14/25
Don Raymond	<i>Don Raymond</i>	5831 Inwood Dr	3/14/25
Casey Johnson	<i>Casey Johnson</i>	1611 Susan Dr.	3/14/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Christine Ball		5999 Cater Rd	3-14-25
GARY BALL		5999 CATER RD	3-14-25
MARY BRIGID GEROUX		5203 Deerfield Rd. 5440 Deerfield Rd.	3-14-25
Michelle Zumwalt		5440 Deerfield Rd.	3-14-25
Keith V. Miller		5640 Wild Roshar	3-14-25
Alice Hampton		5150 Deerfield Rd	3/14/25
Gordon Bischoff		5150 Deerfield Rd	3/14/25
Suzanne McLain		1613 Birdlawn Rd.	3/14/25
Charles E. McLain		1613 Birdlawn Rd	3/14/25
Barbara Strey		4390 Ridgedale Rd	3/14/25
ALLEN STREY		4390 RIDGEDALE rd	3/14/25
Jessie White		6731 Lakes Creek Ct LL	3/14/25
Adam Schultz		3202 DEERFIELD RD	3/14/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
ALBERT HOLAND	<i>Albert Holand</i>	5051 SHEEDER RD	3/14/25
CATHERINE SUZTAN	<i>Catherine Suztan</i>	1481 BLACKBERRY E.C. 01	3/14/2025
Jeff Gatz	<i>Jeff Gatz</i>	5960 Wild Rose Ln	3/14/25
Kathryn Zierden	<i>Kathryn Zierden</i>	4509 Trilogy Road	3/14/25
Cynthia Hunt	<i>Cynthia Hunt</i>	3611 Pine Pl	3/14/25
Anne Ryan	<i>Anne Ryan</i>	5940 WILD ROSE LN 6908 MEWHORTER CT	3/14/25
Jean Behnke Wisniewski	<i>Jean Behnke Wisniewski</i>	Jean Behnke Wisniewski	3/14/25
Heidi Blade	<i>Heidi Blade</i>	6790 Lowes Creek Ct., E.C.	3/14/25
MIKE VOLD	<i>Mike Vold</i>	3742 VOLD CT E.C.	3/14/25
Karen Noeldner	<i>Karen Noeldner</i>	4301 Terri Ct E.C. 01	3-14-25
Randy Noeldner	<i>Randy Noeldner</i>	4301 Terri Ct. E.C. 01	3-14-25
Susan Van deLoe	<i>Susan Van deLoe</i>	3805 Patton St.	3-14-25
Mary Fisher	<i>Mary Fisher</i>	4350 S. Lowes Creek Rd	3/14/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Dan Fisher	Daniel G Fisher	4350 S. Lowes Cr Rd	3/14/25
Janice Brown	Janice Brown	3721 Halsey St	3/14/25
ROBERT P BROWN	Robert P Brown	3721 HALSEY ST	3/14/25
Leah Horne	Leah Horne	3500 Garfield Rd	3/14/25
Janice West	Janice West	2113 Andrew Dr	3-14-25
STEVEN BURCHER	Steven Burch	6132 ANDREW DR	3-14-25
Deborah S. Nissen	Debbie S. Nissen	6132 Andrew Dr.	3-14-25
Michael L Buraquio	Michael Buraquio	6018 Whites Oak Ln	3-14-25
Ben Seibel	Ben Seibel	6963 Timber Ridge Cr.	3-14-25
Carole Halberg	Carole Halberg	800 Blackoak Road	3-14-25
WAYNE HALBERG	Wayne Halberg	800 BLACKOAK RD	3-14-25
Ginger Hooper	Ginger Hooper	5450 Chokecherry Rd	3/14/25 54701
Cynthia Cramer	Cynthia Cramer	3405 Creekside Ct	54701

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
DAVID CRAMER	<i>David Cramer</i>	3405 Creekside Ct.	3-14-25
John Jurjen	<i>John Jurjen</i>	3223 Deerfield Rd.	3/14/25
Martin Sievert	<i>Martin Sievert</i>	4290 Trilogy Rd	3/14/25
Kathryn White	<i>Kathryn White</i>	6731 Lowes Creek Ct	3/14/25
Mariena Kent	<i>Mariena Kent</i>	2335 Trillium Dr.	3/14/25
Edgar Hicks	<i>Edgar Hicks</i>	118 Canterbury Rd	3/14/25
Elizabeth Hicks	<i>Elizabeth Hicks</i>	118 Canterbury Rd	3/14/25
JANE CHRISTENSEN	<i>Jane Christensen</i>	6600 Pease Rd.	3/14/25
MATT MARCHESE	<i>Matt Marchese</i>	608 E. LOWES CREEK RD	3/14/25
Joyce Marchese	<i>Joyce Marchese</i>	608 E. Lowes Creek Rd EC	3/14/25
Clifford A Albertson	<i>Clifford A Albertson</i>	5508 Mischler DR EC	3-14-25
Cassie Draper	<i>Cassie Draper</i>	1617 Birdlawn EC	3-14-25
Pamela Kloppman	<i>Pamela Kloppman</i>	6000 Cora Rd E.C. 54701	3/14/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Keith A. Kloppman	<i>Keith A. Kloppman</i>	6000 BUFF RD Eau Claire	3/14/2025
DEBORAH HANESSE	<i>Deborah Hanesse</i>	3321 Aylot E.C. 54701	3/14/2025
THERESA McMAHON	<i>Theresa McMahon</i>	3321 Aylot E.C. 54701	3/14/2025
MARY JO WAGNER	<i>Mary Jo Wagner</i>	315 Tartan Place, EC	3/14/25
Robert Henrich	<i>Robert Henrich</i>	5735 Wild Rose Ln	3/14/25
Carol Riske	<i>Carol S. Riske</i>	5203 Sheeder Rd.	03/14/25
ARNOLD RISKÉ	<i>Arnold H Riske</i>	5203 SHEEDER RD	03/14/25
JONATHAN ZIERDEN	<i>Jonathan Zierden</i>	4569 Trilogy Rd. Eau Claire 54701	03/14/25
Richard Harkness	<i>Richard Harkness</i>	4886 Talmadge Rd	3/14/25
Constance L. Harkness	<i>Constance L. Harkness</i>	4886 Talmadge Rd	3/14/25
Donna Murr	<i>Donna Murr</i>	3718 Tamara Dr. Eau Claire WI	3/14/25
John Melrose	<i>John Melrose</i>	5650 Pinewood Rd	3-14-25
Karen Meier-Tomesh	<i>Karen Meier</i>	4355 Holum Rd	3-14-25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Claudia Martin	<i>CMartin</i>	3725 Garfield Rd	3/14/25
TOM GEARY	<i>T Geary</i>	4424 MEADOW Lane	3/14/25
LORETTA OLSON	<i>L Olson</i>	5447 S. LOWES CK Rd	3/14/2025
CAROL CRAIG	<i>Craig</i>	891 Blackoak Rd,	3/14/2025
PATRICK MACKEN	<i>Patrick Macken</i>	1425 ELDERBERRY LN	3/14/2025
Amy Szymoniak	<i>Amy Szymoniak</i>	6749 Hillview Rd	3-14-2025
Jaci Quigley	<i>Jaci Quigley</i>	6702 Timberlane	3-14-2025
LEE MANLUM	<i>L Manlum</i>	5169 SWEEPER RD	3-14-2025
Jennifer Gullicksrud	<i>Jennifer Gullicksrud</i>	5525 Sinclair Dr.	3-14-2025
VALERIE HENRICH	<i>Valerie Henrich</i>	5235 Wind Rose	3-14-2025
Nancy Flanagan	<i>Nancy Flanagan</i>	5116 Graff Rd	3-14-25
Bill FLANAGAN	<i>W-Flanagan</i>	5116 GRAFF RD	3/17/25
Arl Melissa Marjamaa	<i>Melissa Marjamaa</i>	1270W Deerfield	3/14/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Dianne Faldet	<i>Dianne Faldet</i>	5404 Sindeler Drive	3/11/25
ARND FALDET	<i>Arnd Faldet</i>	5404 SINDELER DR DRIVE	3/11/25
JAMES F. EGAN, JR	<i>James F. Egan, Jr.</i>	6250 LARS RD	3/14/2025
JAMES P. EGAN	<i>James P. Egan</i>	6250 LARS RD.	3/14/2025
Deanna Egan	<i>Deanna Egan</i>	214 E Lowes Creek	3/14/2025
STEVEN EGAN	<i>Steven Egan</i>	214 E. Lowes Creek Rd	3/14/25
Daniel J. Jackson	<i>Daniel J. Jackson</i>	402 Ridgedale Rd	3-14-25
Lisa Goetz	<i>Lisa Goetz</i>	5960 Wild Rose Lane	2-14-25
THOMAS HUNT	<i>Thomas Hunt</i>	3011 PINE PL.	3/14/25
DONALD DIBRUMBY	<i>Donald D. Brumby</i>	3040 PINE PLACE	3/14/25
JANET BRUMBY	<i>Janet Brumby</i>	3640 PINE PL	3-14-25
Cynthia Wing Reed	<i>Cynthia Wing Reed</i>	139 E Lowes Creek Rd	3-14-25
Ann & Jeany Ann Geary	<i>Ann & Jeany Ann Geary</i>	4424 Meadow Lane	3-14-25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Deborah Rowe	Deborah Rowe	5451 Vista Ct E	3/14/25
Edward Hayes	Edward Hayes	6375 White tail Dr.	3/14/25
NORNE GROTSJAHN,	Norred Grotzahn	5408 SINDCLAR DR	3/14/25
Marvin Grotzahn	Marvin Grotzahn	5408 Sindelar R.D.	3/14/25
Linda Schmitt	Linda D. Schmitt	1531 Birch Hills Dr	3/14/25
Patrick Schmitt	Pat J. Schmitt	1531 Birch Hills Dr.	3/14/25
Kristofer Sunden	[Signature]	3313 Deerfield RD	3/14/25
Pamela A Rindo	Pamela A Rindo	5920 Crocus Ln	3/14/25
Michael J Rindo	Michael J Rindo	5920 crocus Ln	3/14/25
Wynter Stearns	Wynter Stearns	5935 Wild Rose Ln.	3/14/25
Keith Stearns	Keith Stearns	5935 Wild Rose Lane	3-14-25
Shawn Creveston	[Signature]	5026 Sheeder rd	3-14-25
Joanne Herbanson	Joanne Herbanson	5990 Graf Rd	3-14-25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Steve Herberson	<i>[Signature]</i>	5990 Graff Rd	3/14/25
Ronald P. Farmer	<i>[Signature]</i>	6395 US Highway 53	3/14/25
Ben Cotton	<i>[Signature]</i>	7204 Timber Ridge Ln	3/14/25
Pam Cotton	<i>[Signature]</i>	7204 Timber Ridge Ln	3/14/25
Michael Gebus	<i>[Signature]</i>	3210 Pomona Dr	3/14/25
Carolyn Kuhnert	<i>[Signature]</i>	6137 Graff Rd	3/14/25
J. Thomas K. Guelzow	<i>[Signature]</i>	5304 Gougeon	3/14/25
PATRICIA D. GUELZOW	<i>[Signature]</i>	5304 Gougeon Rd	3-14-25
JULIE EATON	<i>[Signature]</i>	2171 Trillium Dr.	3-14-25
Larry Eaton	<i>[Signature]</i>	2171 Trillium Dr.	3/14/25
Beverly Nelson	<i>[Signature]</i>	3630 Tamarack Ln	3/14/25
Daniel Helgeson	<i>[Signature]</i>	4070 Talmadge Rd	3/14/25
Andrew Praper	<i>[Signature]</i>	1617 Birdlawn Rd	3/14/25

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Deb RYSER	Deb Ryser	4923 Shellamie Dr.	3/14/25
Janelle Henning	Janelle Henning	4900 Sheeder Rd.	3/14/25
Teresa Koziol	Teresa Koziol	6135 Wild Rose Lane	3-14-2025
Thomas Koziol	Thomas Koziol	6135 Wild Rose Lane	3-14-2025
Jane Wood	Jane Wood	5896 Crocus Ln	3-14-2025
BRIAN WOOD	Brian Wood	5896 CROCUS LN	3/14/25
Kathryn J Scott	Kathryn J Scott	3320 AIF Ct.	3/14/25
William R. Scott	William R. Scott	3320 AIF Ct.	3/14/25
Ann Steinbrecher	Ann Steinbrecher	2327 Trillium Drive	3/14/25
DAVID STEINBRECHER	David Steinbrecher	2327 TRILLIUM DR	3/14/25
Steve Mueller	Steve Mueller	4119 Arilloelake Rd.	3/17/25
Todd Bruchert	Todd Bruchert	7216 Giese Road	3/17/25
Kim Hrdlicka	Kim Hrdlicka	4991 S. Lowes Creek Rd	3-17-25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Jeffery Hellecke	<i>Jeffery Hellecke</i>	4996 S Lowe's Creek Rd	3-17-25
vate Symonick	<i>Vate Symonick</i>	6749 Hillview Rd Eau Claire	3-17-25
Peggy Blomenberg	<i>Peggy Blomenberg</i>	5150 Ridgedale Rd E2 54701	3/17/25
Michelle Olson	<i>Michelle Olson</i>	6901 Shang Dr. EC 54701	3/17/25
GARY A. HAYDEN	<i>Gary Hayden</i>	5804 W. Lowes Creek Rd	3/17/25
Judith K. Hayden	<i>Judith K. Hayden</i>	5804 W. Lowes Creek Rd E/C	3/17/25
Deborah J. Schultz	<i>Deborah J. Schultz</i>	3606 Tamarack Ln. Eau Claire WI 54701	3-17-25
James A. Schultz	<i>James A. Schultz</i>	3606 Tamarack Ln. EC	3-17-25
Jacqueline Buchert	<i>Jacqueline Buchert</i>	2216 Giese Rd EC 54701	
Janice M. Fuerstenberg	<i>Janice M. Fuerstenberg</i>	6657 Timber Ln. 54701	3-17-2025
Roy M. Fuerstenberg	<i>Roy M. Fuerstenberg</i>	6657 Timber Ln 54701	3/17/25
Marcus J. Torgersen	<i>Marcus J. Torgersen</i>	5202 Steiner Rd 54701	3/17/25
Amy Al-Hashlamoun	<i>Amy Al-Hashlamoun</i>	5575 Graff Rd. 54701	3/17/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Janet Carlson	<i>Janet Carlson</i>	2121 Ashley LN	3/17/2025
Bruce Coleman	<i>Bruce Coleman</i>	3626 Tamarack LN	3-17-25
Nanette Coleman	<i>Nanette Coleman</i>	3626 Tamarack Ln	3-17-25
John Bughes	<i>John Bughes</i>	3667 Tamarack Dr	3-17-25
John Woodcock	<i>John Woodcock</i>	5890 Ridgedale RD	3-17-25
Robert Hooper	<i>Robert Hooper</i>	5450 Chokecherry Rd	3-17-25
Dan Baumann	<i>Dan Baumann</i>	4014 Talmadge Rd	3-19-25
MIKE SCHEPPKE	<i>Mike Scheppe</i>	6730 WEST HOWES CREEK	3/17/25
LESLIE BATES	<i>Leslie Bates</i>	3631 TAMARACK LANE	3/17/25
Jeffrey Bates	<i>Jeffrey Bates</i>	3631 Tamarack Lane	3/17/25
Janet Amundson	<i>Janet Amundson</i>	231 Heather Rd	3/17/25
Bruce Amundson	<i>Bruce Amundson</i>	231 HEATHER Rd	3/17/25
Peggy Casper	<i>Peggy Casper</i>	4123 Talmadge Rd	3/17/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Charles Kudwa	<i>[Signature]</i>	6137 Grout Rd	3-17-25
Linda Geraghty	<i>[Signature]</i>	6250 Inwood Dr	3-17-25
James Geraghty	<i>[Signature]</i>	6250 Inwood Dr	3-17-25
Randall J Caspi	<i>[Signature]</i>	4193 Talmae Rd	3/17/25
Jonathan Chapman	<i>[Signature]</i>	130 Deerfield Rd	3/17/25
Bonnie Fetzek	<i>[Signature]</i>	2326 Trillium Dr.	3-17-25
David Fetzek	<i>[Signature]</i>	2326 Trillium Dr	3/17/25
Kathryn Saffert	<i>[Signature]</i>	6700 Lowes Creek Ct	3-17-25
David Saffert	<i>[Signature]</i>	6700 Lowes Creek Ct.	3/17/25
Joy Schumacher	<i>[Signature]</i>	509 Deerfield Rd.	3/17/25
Thomas M. Schmitt	<i>[Signature]</i>	1901 Birch Hills	3/17/25
Barbara J. Schmitt	<i>[Signature]</i>	1901 Birch Hills Dr, ⁵⁴⁷¹ Eau Claire	3/17/25
Roxanne M. Scheppte	<i>[Signature]</i>	6730 W. Lowes Creek Rd.	3-17-25
Roxanne Scheppte	<i>[Signature]</i>		

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Robert M. Yarrington		1148 Blackoak Rd. 54701	3/17/2025
Diak Louwer		6202 Deerfield Road	3/17/25
Anne R Carter	Anne R Carter	435 Winstone Rd EC 54701	3.17.25
Douglas A Carter		435 Winstone Rd EC 54701	3-17-25
David Zimmolt	David Zimmolt	5440 Deerfield Rd EC 54701	3-17-25
Kristi Louwer		6202 Deerfield Rd EC 54701	3-17-25
Emily Thompson	Emily Thompson	8125 Deerfield Rd EC 54701	3-17-25
David Kincaid		4579 Meadowbrook Ct, EC 54701	3-17-25
Peggy Kincaid	Peggy Kincaid	4579 Meadowbrook Ct EC 54701	3/17/25
Greg Blaser		822 E Lowes Creek Rd 54701	3-17-25
Kristie Weber	Kristie Weber	6076 Hillside Park Rd. Eau Claire	3-17-25
Kim Wellnitz		3737 Briarway, Eau Claire,	54701 3/17/25
Jeff Smith		3735 Patton St, Eau Claire	54701 3/17/25





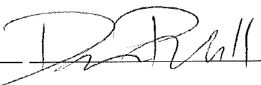

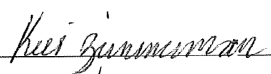


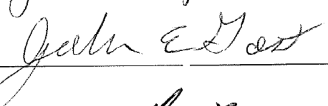

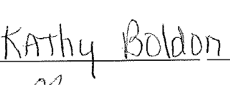
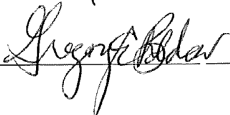
PETITIONERS FOR INCORPORATION OF
THE VILLAGE OF WASHINGTON

The undersigned are electors and freeholders in the Town of Washington who own real property in that portion of the Town of Washington sought to be incorporated as the Village of Washington. Do not sign unless you are at least 18 years of age, U.S. Citizen, not a convicted felon and have resided at your current address in the Town of Washington for at least 10 days and are a freeholder in the portion of the Town of Washington sought to be incorporated.

(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Paul Robertson	<i>Paul Robertson</i>	2820 Meadowlark RD	3-17-25
Chad Larson	<i>Chad Larson</i>	3204 Brookwood Dr.	3-17-25
Maggie Covill	<i>Maggie Covill</i>	6420 Whitetail Dr.	3-17-25
CHELY L. ULBERG	<i>Cheyl L. Ulberg</i>	5835 Wild Rose Ln	3-17-25
GEORGE J. SMITH	<i>George J. Smith</i>	1600 Birch Hills Dr	3/17/25
ROBERT D. SMITH	<i>Robert D. Smith</i>	1600 Birch Hills Dr	3/17/25
Carol Brad	<i>Carol & Brad</i>	5003 Old Town Hill Rd	3-17-25
DAVID BRAD	<i>David Brad</i>	5003 Old Town Hill Rd	3-17-25
Nancy Accola	<i>Nancy Accola</i>	1127 E. Hawk Creek Rd, EC	3-17-25
Cheryl Yarrington	<i>Cheryl Yarrington</i>	1148 Blackoak Rd, EC	3/17/25
Mary Steinmetz	<i>Mary Steinmetz</i>	6000 Wild Rose Ln.	3/17/25
Kelly Steinmetz	<i>Kelly Steinmetz</i>	6000 Wild Rose Ln.	3-17-2025
Kurt Walbeck	<i>Kurt Walbeck</i>	6014 Talridge Rd. Fox Creek, WI	3/17/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
LARRY ACCOZZA		1122 E. LOWES CREEK	03/17/25
Ruth A Collis		2610 Newharter Rd	03/17/25
MICHAEL J COLLIS		2610 MARSHFIELD	17 MAR 2025
MICHAEL MATTON		3120 DAVIS DR	3/17/25
Dawn Randall		3998 Talmadge Rd.	3/17/25
Kelsie Burcala		7134 Timber Ridge Ln	3-17-25
Keri Zimmerman		6799 Otter Creek Rd	3/17/25
Ann Hayes		6375 Whitetail Dr	3/17/25
Joanne Kulig-Gast		3524 McElroy St	3/17/25
John F GAST		3524 MCELROY ST	3/17/25
Allen B. Zimmerman		5749 UTILITY	3-17-25
Kathy Boldon		6209 Gruff Rd	3-17-25
Gregory Boldon		6209 Gruff	3-17-25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Lisa Noeldner	Lisa Noeldner	4626 Talmadge Rd.	3/17/25
Tim Noeldner	Tim Noeldner	4626 Talmadge Rd	3/17/2025
Ellen Anderson	Ellen Anderson	5987 Graff Rd	3/17/2025
Peter Schlieve	Peter Schlieve	3655 Halsey St	3/17/25
Peter King	Peter A King	4575 20th Town Hall Rd	3/17/25
Darin Weber	Darin Weber	6076 Hillside Park Rd.	3/17/25
JEFFREY ALANBE	Jeffrey Alanbe	3711 Gunnes Road	3/17/25
Aviad Fuchs	Aviad Fuchs	6420 White Tail Dr	3/17/25
Rhonda Kerpan	Rhonda Kerpan	5844 Inwood Dr	3/17/25
Dennis Kerpan	Dennis Kerpan	5844 Inwood DR	3/17/25
David Connell	David Connell	6881 Timber Ridge Cir.	3/17/25
Denise Connell	Denise A. Connell	6881 Timber Ridge Cir.	3/17/25
R. Leslie Duffy	R. Leslie Duffy	5440 woodcrest highlands rd	3/17/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Kenneth H. Anderson	Kenneth H. Anderson	3740 GlenWay, Eau Claire, WI 54701	3-17-25
Denise Bender	Denise Bender	2228 Trillium Dr EC 54701	3-17-25
Paula Menard	Paula Menard	5139 Old Town Hill Rd	3-17-25 3-17-25
MaryKay Hanson	MaryKay Hanson	3734 Halsey St. 54701	54701
TIMOTHY J. HANSON	Timothy J. Hanson	3734 HALSEY ST.	3-17-25
Rara Madis-Schilling	Rara Madis-Schilling	4150 TAMARA DR.	3/17/25
George Metz	George Metz	3411 Halsey St.	3/17/25
Donna Kmetz	Donna Kmetz	3411 Halsey St.	3/17/25
Dan Schilling	Dan Schilling	4150 TAMARA DR.	2/17/25
ANDREW REED	Andrew Reed	129 ELOWESCK	3/17/2025
Darlene L. Cliff	Darlene L. Cliff	4681 Talbridge Rd.	3/17/2025
PAT MURPHY	Pat Murphy	6844 Timber Ridge Cir	3/17/2025
Karla Amann	Karla Amann	6860 Timber Ridge Circle	3/17/2025

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
Robert Solberg	<i>Robert Solberg</i>	4036 Whowsy Creek Rd	3/17/25
Jeff Adams	<i>Jeff Adams</i>	3006 Flatcreek Rd	
CAROL HALE WILSON	<i>Carol Hale Wilson</i>	3672 Tamarack Ln	3/17/25
Jessica N. Peuse	<i>Jessica N. Peuse</i>	6999 Peuse Rd	3/17/25
Luke Douber	<i>Luke Douber</i>	7210 Giese Rd	3/17/25
Kate Daber	<i>Kate Daber</i>	7210 Giese Rd.	3/17/25
Susan Zimmerman	<i>Susan Zimmerman</i>	5619 US Hwy 53 Bouclair	3/17/25
JEROME Zimmerman	<i>Jerome D. Zimmerman</i>	5619 US Hwy 53 Bouclair	3/17/25
Janelle Henning	<i>Janelle Henning</i>	1900 Sander Rd	3/17/25 3/17/25
Michael MABO	<i>Michael MABO</i>	6010 White Owl Lane E.A	
Dolly Stevens	<i>Dolly Stevens</i>	6124 Andrew Dr.	3/17/25
Nathan Kent	<i>Nathan Kent</i>	1335 Trillium Dr	3/17/25
Patricia Burt	<i>Patricia Burt</i>	6215 White Owl Ln	3/17/25

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
LeAnn Walbeck	[Signature]	6014 Talmadge Rd	3/17/25
Sarah Smith	[Signature]	3735 Patton ST	3/17/25
Carolyn Zimmerman	[Signature]	5747 USA 53	3-17-25
Alvin Benning	[Signature]	5650 Vista Ct	3-17-25
John J. Borst	[Signature]	3212 Brookwood Dr	3-17-25
Mary Jane Borst	[Signature]	3212 Brookwood Dr.	3-17-25
Ryan Schweikert	[Signature]	5499 Woodcrest Highlands	3-17-25
Mary Schweikert	[Signature]	5499 Woodcrest Highlands	3-17-25
Sherrie Ring	[Signature]	4575 Old Town Hall Rd	3-17-25
Jan Sloan	[Signature]	6464 Otter Creek Rd	3-17-25
Robert Sloan	[Signature]	6464 Otter Creek Rd	3-17-25
Steven Andersen	[Signature]	5987 Graft Rd.	3/17/25
Megan Westphal	[Signature]	4430 Meadow Ln.	3/17/25

PETITIONERS FOR INCORPORATION OF
THE VILLAGE OF WASHINGTON

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(Print)	(Signature)	(Street Number & Street)	(Date of Signature)
MICHAEL WESTPHAL	<i>Michael Westphal</i>	4430 MEADOW LN	3/17/2025
MIKE MARTINER	<i>Mike Martin</i>	5947 GRAFF RD.	3/17/25
Larissa Smith	<i>Larissa Smith</i>	129 Gray Friar Ln	3/17/25
Erik Smith	<i>Erik Smith</i>	129 Gray Friar Ln	3/17/25
Michael Zimmerman	<i>Michael Zimmerman</i>	6799 Otter Creek Rd	3-17-25
Joseph Barcala	<i>Joseph Barcala</i>	713A Timber Ridge LN	3-17-25
Dylan Ring	<i>Dylan Ring</i>	4971 Sheeder Rd	3/17/25
Grant Anderson	<i>Grant Anderson</i>	5810 Inwood Drive	3/17/25
Dorette M. Pulse	Dorette M. Pulse	5905 Crocus Ln 54701	3.17.25
Mark Christenson	<i>Mark Christenson</i>	6680 PEPPER RD	3/17/25
Brian Binczak	<i>Brian Binczak</i>	1815 Susan Dr	3/17/25
Rachel Binczak	<i>Rachel Binczak</i>	1815 Susan Dr	3/17/25

Appendix N

Case 2025CV000163

Document 36

Filed 08-04-2025

Page 1 of 2

FILED
08-04-2025
Clerk of Circuit Court
Eau Claire County, WI
2025CV000163

DATE SIGNED: August 4, 2025

Electronically signed by Honorable Jon Theisen
Circuit Court Judge

STATE OF WISCONSIN

CIRCUIT COURT

EAU CLAIRE COUNTY

In the Matter of INCORPORATION
OF A PORTION OF LANDS COMPRISING
THE TOWN OF WASHINGTON,
EAU CLAIRE COUNTY,
As a Village Pursuant to the Provisions of
Chapter 66 of the Wisconsin Statutes

Case No. 2025CV163

ORDER REFERRING INCORPORATION PETITION TO INCORPORATION REVIEW BOARD

WHEREAS, a Petition for Incorporation of a Portion of Lands Comprising the Town of Washington, was filed in the Circuit Court for Eau Claire County; and

WHEREAS, a hearing as required under the provisions of §66.0203(3), Stats., was held on July 23, 2025; and

WHEREAS, prior to the hearing, the City of Eau Claire was admitted as a party pursuant to §66.0203(5), Stats. and filed with the Circuit Court a certified copy of a resolution of willingness to annex adopted pursuant to §66.0203(6), Stats.; and

WHEREAS, the Petitioners appeared by Attorney Rick Manthe, and,

WHEREAS, the City of Eau Claire appeared by Attorneys H. Stanley Riffle and Blake Herbison; and

WHEREAS, the Court having conducted its statutory review of the petition under §66.0205, Stats., enters the following Order:

IT IS ORDERED that the standards under §66.0205, Stats., are met by the incorporation petition.

1

IT IS FURTHER ORDERED that the petition be referred to the Incorporation Review Board pursuant to § 66.0203(8)(b), Stats.

BY THE COURT

This is a final order from which appeal may follow as a matter of right under Wis. Stat. § 808.03(1).

Appendix O

Case 2025CV000163

Document 33

Filed 07-24-2025

Page 1 of 1

FILED
07-24-2025
Clerk of Circuit Court
Eau Claire County, WI
2025CV000163

DATE SIGNED: July 24, 2025

Electronically signed by Honorable Jon Theisen
Circuit Court Judge

STATE OF WISCONSIN

CIRCUIT COURT

EAU CLAIRE COUNTY

**IN THE MATTER OF INCORPORATION
OF A PART OF THE TOWN OF WASHINGTON**

Case No. 25-CV-163

ORDER

Based on the stipulation between the Petitioners and Intervenor, City of Eau Claire, it is hereby ordered that Exhibit A of the July 22, 2025 stipulation regarding the legal description shall replace the legal description referenced in paragraph 8 of the petition for incorporation and attached to the petition for incorporation as "Appendix B."

FILED
07-22-2025
Clerk of Circuit Court
Eau Claire County, WI
2025CV00163

STATE OF WISCONSIN CIRCUIT COURT EAU CLAIRE COUNTY

**IN THE MATTER OF INCORPORATION
OF A PART OF THE TOWN OF WASHINGTON Case No: 25-CV-163**

STIPULATION

The Petitioners and Intervenor, City of Eau Claire, by their respective counsel, stipulate that the attached legal description (contained in "Exhibit A" attached hereto), is the correct legal description for the territory subject to the Petition filed herein, and should be substituted, in its entirety, for the legal description referenced in paragraph 8 of the Petition and attached to the Petition as "Appendix B." This stipulation and attached Exhibit A is intended to replace and supersede the stipulation filed by the parties on July 21, 2025.

Respectfully submitted this 22nd day of July 2025.

STAFFORD ROSENBAUM LLP
Attorneys for Petitioners
Electronically signed by:

Electronically signed by Rick Manthe
Rick Manthe

P.O. ADDRESS:
222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, WI 53701-1784
608.259.2684

MUNICIPAL LAW & LITIGATION GROUP, s.c.
Attorneys for Defendant
Electronically signed by:

Electronically signed by H. Stanley Riffle
H. Stanley Riffle

P.O. ADDRESS:

730 N Grand Avenue
Waukesha, Wisconsin 53186
Telephone: 262-548-1340
Facsimile: 262-548-9211

Exhibit A

Village of Washington Proposed Boundary

(As of July 22, 2025)

Land located in Sections 25, 26, 27, 31, 32, 33, 34 and 35, all in Township 27 North (T27N), Range 9 West (R9W), in Sections 1 thru 18, all in Township 26 North (T26N), Range 9 West (R9W) and in Sections 6, 7, 8, 16, 17 and 18, all in Township 26 North (T26N), Range 8 West (R8W) being part of the Town of Washington, Eau Claire County, Wisconsin comprised of 4 parcels and being further described as follows:

Parcel A

Beginning at the southwest corner of Section 18, T26N, R9W;

1. Thence S.89° 38' 06"E. 2307.32 feet to the south quarter corner of Section 18, T26N, R9W;
2. Thence S.89° 38' 10"E. 2637.39 feet to the southeast corner of Section 18, T26N, R9W;
3. Thence N.89° 44' 13"E. 2638.48 feet to the south quarter corner of Section 17, T26N, R9W;
4. Thence N.89° 45' 23"E. 2657.78 feet to the southeast corner of Section 17, T26N, R9W;
5. Thence N.87° 52' 08"E. 2634.24 feet to the south quarter corner of Section 16, T26N, R9W;
6. Thence N.87° 49' 19"E. 2606.58 feet to the southeast corner of Section 16, T26N, R9W;
7. Thence S.88° 15' 17"E. 2761.42 feet to the south quarter corner of Section 15, T26N, R9W;
8. Thence S.88° 16' 13"E. 2761.36 feet to the southeast corner of Section 15, T26N, R9W;
9. Thence S.89° 29' 39"E. 2636.04 feet to the south quarter corner of Section 14, T26N, R9W;
10. Thence S.89° 29' 52"E. 2634.32 feet to the southeast corner of Section 14, T26N, R9W;
11. Thence S.89° 31' 38"E. 2637.66 feet to the south quarter corner of Section 13, T26N, R9W;
12. Thence S.89° 32' 12"E. 2635.39 feet to the southeast corner of Section 13, T26N, R9W;
13. Thence N.89° 57' 54"E. 2669.49 feet to the south quarter corner of Section 18, T26N, R8W;
14. Thence S.89° 51' 19"E. 2681.22 feet to the southeast corner of Section 18, T26N, R8W;

15. Thence N.89° 33' 22"E. 2647.78 feet to the south quarter corner of Section 17, T26N, R8W;
16. Thence N.89° 33' 04"E., along the south line of the SE¼ of said Section 17, a distance of 950.86 feet more or less;
17. Thence N.53° 53' 03"E. 570.66 feet more or less to a point 66 feet from the southwesterly right of way line of U.S.H. 53;
18. Thence N.38° 56' 43"W., parallel with said southwesterly line, 111.74 feet more or less;
19. Thence N.51° 03' 17"E. 66.00 feet more or less to said southwesterly line;
20. Thence S.38° 56' 43"E. 115.00 feet more or less to an angle point in said southwesterly line;
21. Thence S.74° 06' 13"E. 29.52 feet more or less to an angle point in said southwesterly line;
22. Thence S.38° 56' 43"E., along said southwesterly line, 463.75 feet more or less to its intersection with the south line of said SE¼ of Section 17;
23. Thence N.89° 33' 04"E. 862.79 feet more or less to the southeast corner of said Section 17;
24. Thence S.88° 32' 37"E., along the south line of Section 16, T26N, R8W, 1637.16 feet to a point in the right of way of Interstate 94;
25. Thence N.48° 04' 12"W., along a line that is NOT the reference line for Interstate 94, a distance of 1431.75 feet;
26. Thence northwesterly, along a line that is NOT the reference line for Interstate 94 and along the arc of a curve concave northeasterly, the long chord which bears N.41° 54' 29"W. 799.90 feet and having a radius of 3725.96 feet;
27. Thence N.35° 44' 45"W., along a line that is NOT the reference line for Interstate 94, 6016.63 feet;
28. Thence northwesterly, along a line that is NOT the reference line for Interstate 94 and along the arc of a curve concave southwesterly, the long chord which bears N.40° 02' 51"W. 2598.86 feet and having a radius of 17324.21 feet;
29. Thence N.44° 20' 56"W., along a line that is NOT the reference line for Interstate 94, 6363.87 feet;
30. Thence northwesterly, along a line that is NOT the reference line for Interstate 94 and along the arc of a curve concave southwesterly, the long chord which bears N.58° 06' 06"W. 2724.18 feet and having a radius of 5729.58 feet to the east line of the SW¼-NE¼, Section 1, T26N, R9W;
31. Thence S.01° 11' 44"W., along said east line 159.64 feet;
32. Thence S.33° 37' 32"W. 672.77 feet more or less;
33. Thence S.07° 33' 38"W. 417.78 feet more or less to the east-west quarter line of said Section 1;
34. Thence S.88° 02' 01"E., along said quarter line 1268.96 feet more or less to the beginning of a meander line said point lying N.88° 02' 01 "W., along the boundary line, 76 feet more or less from the bank of Otter Creek;
35. Thence S.08° 56' 06"E., along said meander line, 508.18 feet;
36. Thence S.60° 31' 47"E., along said meander line, 450.32 feet more or less to the end of said meander line on the east line of said Section 1, said point lying S.00° 50' 12"W., 225 feet, along the boundary line, from the bank of Otter Creek;

37. Thence S.00° 50' 11"W., along the east line of said Section 1, a distance of 469.66 feet to a point on the north right of way line of County Highway I and the beginning of a curve;
38. Thence southwesterly, along said north line and along the arc of a curve concave southeasterly, the long chord which bears S.72° 06' 57"W. 204.73 feet and having a radius of 1029.93 feet
39. Thence S.81° 05' 57"W., along said north line, 115.07 feet;
40. Thence southwesterly, along said north line and along the arc of a curve concave southeasterly, the long chord which bears S.54° 25' 01"W. 222.65 feet and having a radius of 1064.93 feet
41. Thence S.19° 13' 54"W., along said north line, 137.89 feet;
42. Thence S.41° 32' 11"W., along said north line, 285.32 feet;
43. Thence S.33° 52' 27"W., along said north line, 150.00 feet;
44. Thence S.42° 38' 32"W., along said north line 101.31 feet more or less to its intersection with the northeasterly line of U.S.H. 53;
45. Thence N.44° 04' 25"W., along said northeasterly line, 431.95 feet;
46. Thence N.24° 39' 54"E. 367.05 feet;
47. Thence N.88° 09' 59"W. 81.03 feet;
48. Thence S.42° 49' 11"E. 11.59 feet;
49. Thence S.26° 29' 50"W. 302.69 feet more or less to the northeasterly line of U.S.H. 53;
50. Thence N.44° 04' 25"W., along said northeasterly line, 1.67 feet;
51. Thence S.26° 37' 59"W. 961.49 feet;
52. Thence N.88° 26' 03"W. 1073.74 feet more or less to the west line of the SW¼-SE¼, Section 1;
53. Thence N.01° 35' 52"E., along said west line and the west line of the NW¼-SE¼, Section 1, a distance of 2055.01 feet;
54. Thence S.39° 27' 29"E. 205.71 feet;
55. Thence southeasterly, along the arc of a curve concave northeasterly, the long chord which bears S.39° 37' 37"E. 68.73 feet and having a radius of 11652.19 feet;
56. Thence S.39° 47' 46"E. 9.11 feet more or less to an easterly line of Certified Survey Map Number 2143 recorded in Volume 11, Page 332;
57. Thence S.34° 47' 46"W. 120.80 feet more or less to an inside corner of said Certified Survey Map;
58. Thence S.43° 35' 21"E. 656.67 feet to an inside corner of said Certified Survey Map;
59. Thence N.46° 24' 38"E. 221.26 feet more or less to the southwesterly right of way line of U.S.H. 53;
60. Thence N.42° 32' 48"W., along said southwesterly line, 250.44 feet more or less to an angle point in said southwesterly line;
61. Thence N.46° 50' 42"W., along said southwesterly line, 303.57 feet more or less to an angle point in said southwesterly line;
62. Thence N.72° 54' 32"W., along said southwesterly line, 120.20 feet more or less to the beginning of a curve in said southwesterly line;

63. Thence northwesterly, along said southwesterly line and along the arc of a curve concave northeasterly, the long chord which bears N.39° 40' 56"W. 98.14 feet and having a radius of 11619.19 feet;
64. Thence N.39° 26' 25"W., along said southwesterly line, 243.68 feet more or less to its intersection with the west line of the NW¼-SE¼;
65. Thence N.01° 35' 52"E., along said west line and said southwesterly line of U.S.H. 53, 59.20 feet more or less to an angle point in said southwesterly line;
66. Thence N.44° 04' 25"W., along said southwesterly line, 141.49 feet more or less to the beginning of a curve in said southwesterly line;
67. Thence northwesterly, along the arc of a curve concave northeasterly, the long chord which bears N.41° 05' 53"W. 304.20 feet and having a radius of 2930.03 feet to the east-west quarter line of said Section 1;
68. Thence N.88° 01' 13"W., along said east-west quarter line, 787.73 feet more or less to a point 1095.27 feet from the monumented center of said Section 1;
69. Thence N.43° 01' 41"W. 54.71 feet more or less to the north right of way line of Old Town Hall Road;
70. Thence N.87° 53' 44"W., along said north line, 206.80 feet more or less to the intersection with the east right of way line of Graff Road extended northerly;
71. Thence S.01° 19' 09"W., along said extension and along said east line, 1331.20 feet more or less to its intersection with the north line of Lot 1, Certified Survey Map Number 148 recorded in Volume 1, Page 180 extended easterly;
72. Thence N.87° 57' 07"W., along said extension and along said north line, 389.45 feet more or less to the northwest corner of said Lot 1;
73. Thence S.00° 40' 02"W., along the west line of said Lot, a distance 607.37 feet to a point 66 feet from the south line of said Lot 1;
74. Thence S.87° 51' 51"E., parallel with the south line of said Lot, 358.53 feet more or less to the east line of the SW¼-SW¼ of Section 1;
75. Thence S.01° 59' 44"W., along said east line, 66.00 feet to its intersection with the north line of Lot 2 of said Certified Survey Map Number 148 extended easterly;
76. Thence N.87° 54' 48"W., along said extension and along said north line, 760.01 feet more or less to the northwest corner of said Lot 2;
77. Thence S.01° 04' 07"W. 312.75 feet to the southwest corner of said Lot 2;
78. Thence S.88° 54' 11"E., along the south line of said Lot 2 and its extension easterly, 755.04 feet more or less to the east line of the SW¼-SW¼;
79. Thence S.01° 59' 44"W. 391.86 feet more or less to the southeast corner of said SW¼-SW¼;
80. Thence N.88° 22' 29"W. 1358.49 feet to the southwest corner of said Section 1;
81. Thence S.88° 44' 37"W. 1325.54 feet to the southwest corner of the SE¼-SE¼, Section 2, T26N, R9W;
82. Thence N.02° 23' 51"E. 1335.80 feet to the northwest corner of the SE¼-SE¼;
83. Thence N.88° 51' 57"E. 1323.40 feet to the northeast corner of the SE¼-SE¼;
84. Thence N.02° 18' 49"E. 1332.85 feet to the east quarter corner of said Section 2;
85. Thence S.88° 59' 18"W. 1321.27 feet to the southwest corner of the SE¼-NE¼, Section 2;
86. Thence N.02° 25' 24"E., along the west line of said SE¼-SE¼, 38.23 feet more or less to the centerline of Old Town Hall Road;

87. Thence S.88° 55' 45"W., along said centerline, 368.68 feet;
88. Thence S.02° 25' 17"W. 33.06 feet to the south line of Old Town Hall Road;
89. Thence S.88° 55' 45"W., along said south line, 2227.78 feet;
90. Thence N.02° 49' 11"E. 552.67 feet to the south line of Interstate Highway 94;
91. Thence S.89° 28' 46"E., along said south line, 594.54 feet to an angle point in said south line;
92. Thence N.82° 55' 18"E. 507.28 feet to an angle point in said south line;
93. Thence S.80° 24' 55"E. 573.00 feet to an angle point in said south line;
94. Thence N.79° 06' 46"E. 840.29 feet to an angle point in said south line;
95. Thence N.70° 13' 02"E., along said south line, 115.60 feet to its intersection with west line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 2;
96. Thence N.02° 25' 24"E., along the west line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$, 146.83 feet more or less to the reference line of Interstate 94;
97. Thence S.80° 45' 53"W., along said reference line, 203.65 feet more or less to the beginning of an arc in said reference line;
98. Thence westerly, along said reference line and along the arc of a curve concave northerly, the long chord which bears S.86° 11' 23"W. 2166.76 feet and having a radius of 11459.19 feet;
99. Thence N.88° 23' 07"W., along said reference line, 2258.88 feet more or less to a point N. 01° 38' 22"E. from the west corner of Lot 1, Certified Survey Map Number 1679 recorded in Volume 9, Page 107;
100. Thence S.01° 38' 22"W. 115.90 feet to said west corner;
101. Thence S.46° 33' 17"E., along the southwesterly line of said Lot, 481.68 feet to an angle point in said southwesterly line;
102. Thence S.54° 02' 45"E., along the southwesterly line of said Lot, 288.09 feet to an angle point in said southwesterly line;
103. Thence S.76° 29' 30"E., along said southwesterly line, 79.48 feet to the southwest corner of Lot 2, Certified Survey Map Number 1679;
104. Thence N.03° 11' 14"E. 500.47 feet to the northwest corner of said Lot 2;
105. Thence S.88° 22' 56"E. 26.71 feet to an angle point in the north line of said Lot;
106. Thence S.84° 44' 27"E. 551.11 feet to an angle point in the north line of said Lot;
107. Thence S.89° 30' 02"E. 724.82 feet to the northeast corner of said Lot on the east line of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 2;
108. Thence S.02° 50' 56"W., along said east line, 553.59 feet more or less to the south right of way line of Old Town Hall Road;
109. Thence S.89° 47' 11"W., along said south line, 219.35 feet more or less to a jog in said south line;
110. Thence S.00° 12' 49"E., along said jog, 24.51 feet more or less;
111. Thence S.87° 19' 48"W., along said south line, 1092.94 feet more or less to the west line of NW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 2;
112. Thence N.03° 11' 33"E., along said west line, 50.54 feet more or less to the east quarter corner of Section 3, T26N, R9W;
113. Thence N.88° 35' 46"W., along the extension easterly of a south line of Parcel F Certified Survey Map Number 42 recorded in Volume 1, Page 41, a distance of 1332.94 feet to and inside corner of said Parcel F and the northwest corner of Lot 8, plat of Brynwood;

114. Thence S.03° 01' 55"W. 668.43 feet more or less to a southeast corner of Parcel F;
115. Thence N.88° 09' 47"W. 99.77 feet more or less to the northeast corner of Lot 1 Certified Survey Map Number 729 recorded in Volume 4, Page 13;
116. Thence S.03° 05' 31"W. 668.26 feet to the southeast corner of said Lot 1 on the north line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 3;
117. Thence S.87° 58' 28"E. 99.39 feet more or less to the northeast corner of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$;
118. Thence S.03° 05' 43"W., along the east line of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$, 250.07 feet more or less to a point 250 feet south of the north line of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$;
119. Thence N.88° 07' 17"W., parallel with said north line, 960.00 feet more or less to the easterly right of way line of S.T.H. 93;
120. Thence N.40° 04' 04"W., along said east right of way line, 336.14 feet more or less to the north line of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$;
121. Thence N.88° 07' 17"W., 140.04 feet more or less to the northeast corner of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$;
122. Thence N.88° 16' 03"W., along the north lines of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$ and SW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 3, a distance of 2627.95 feet more or less to the northwest corner of said SW $\frac{1}{4}$ -SW $\frac{1}{4}$;
123. Thence S.01° 24' 55"W. 1310.36 feet to the northwest corner of Section 10, T26N, R9W;
124. Thence S.00° 53' 58"W. 1314.44 feet to the northwest corner of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 10 and to the beginning of a meander line at the end of the boundary line that bears S. 87° 39' 09"E., along the north line of said SW $\frac{1}{4}$ -NW $\frac{1}{4}$, 95 feet more or less to the thread of an unnamed tributary to Lowes Creek;
125. Thence S.45° 31' 11"W., along said meander line, 757.83 feet to a point on the easterly right-of-way line of South Lowes Creek, said point lying N.45° 31' 11"E. 25 feet more or less from the thread of an unnamed tributary to Lowes Creek;
126. Thence S.01° 34' 15"W., along said meander line, which ends at said thread, and along said easterly line, 106.62 feet;
127. Thence S.16° 28' 50"E., along said easterly line, 47.93 feet;
128. Thence S.23° 20' 44"E., along said easterly line, 86.76 feet more or less to the beginning of a curve in said easterly line;
129. Thence southeasterly, along said easterly line and along the arc of a curve concave northeasterly, the long chord which bears S.45° 49' 10"E. 543.61 feet and having a radius of 596.62 feet;
130. Thence S.72° 55' 17"E., along said easterly line, 189.80 feet more or less to the beginning of a curve in said easterly line;
131. Thence southeasterly, along said easterly line and along the arc of a curve concave southwesterly, the long chord which bears S.63° 53' 45"E. 212.29 feet and having a radius of 676.62 feet;
132. Thence S.53° 07' 37"E., along said easterly line, 64.19 feet more or less to its intersection with the south line of the NW $\frac{1}{4}$ of said Section 10;
133. Thence N.87° 23' 19"W. 338.60 feet more or less to the east quarter corner of Section 9, T26N, R9W;

134. Thence S.87° 57' 41"W., along the south line of the NW¼, Section 9, a distance of 379.00 feet more or less to its intersection with the westerly right-of-way line of South Lowes Creek Road;
135. Thence N.16° 43' 11"W., along said westerly line, 214.74 feet;
136. Thence S.87° 57' 41"W. 194.52 feet;
137. Thence S.00° 53' 58"W. 208.00 feet more or less to the south line of said NW¼;
138. Thence S.87° 57' 41"W., along said south line, 1894.05 feet to the northeast corner of the SW¼ of said Section 9;
139. Thence S.00° 18' 57"E., along the east line of said SW¼, 2647.28 feet to the southeast corner of said SW¼;
140. Thence S.88° 02' 22"W. 2642.12 feet to the southwest corner of said Section 9;
141. Thence N.89° 04' 56"W., along the south line of the SE¼ of Section 8, T26N, R9W, 1906.92 feet;
142. Thence N.01° 07' 29"W. 762.12 feet;
143. Thence S.89° 57' 54"W. 212.07 feet;
144. Thence N.00° 58' 53"E. 444.46 feet;
145. Thence S.89° 26' 19"W. 495.22 feet more or less to the west line of said SE¼;
146. Thence N.00° 56' 51"E., along said west line, 66.08 feet;
147. Thence N.89° 23' 23"E. 665.26 feet;
148. Thence N.89° 29' 28"E. 1969.50 feet to the southwest corner of the NW¼-SW¼ of Section 9, T26N, R9W;
149. Thence N.00° 37' 33"E. 1322.67 feet to the west quarter corner of said Section 9;
150. Thence N.00° 06' 08"E., along the west line of said Section 9, a distance of 290.50 feet more or less to the southwest corner of said Wood Crest Highlands 2nd Addition;
151. Thence N.88° 33' 52"E. 633.86 feet more or less to the southwest corner of Certified Survey Map Number 144 recorded in Volume 1, Page 174 and the southeast corner of Wood Crest Highlands 2nd Addition;
152. Thence N.88° 23' 51"E. 683.18 feet to the southwest corner of said Certified Survey Map Number 2245 recorded in Volume 12, Page 143 and the southeast corner of Certified Survey Map Number 999, recorded in Volume 5, Page 204-205;
153. Thence N.88° 25' 21"E. 726.08 feet to an angle point in the south line of said Certified Survey Map Number 2245;
154. Thence N.83° 52' 51"E. 252.46 feet to the southeast corner of said Certified Survey Map Number 2245;
155. Thence N.01° 34' 32"W. 249.88 feet more or less to the northeast corner of said Certified Survey Map Number 2245;
156. Thence N.88° 24' 33"E., along the southerly right-of-way line of Rainetta Drive and its extension easterly, 307.21 feet more or less to the east line of the SE¼-NW¼, Section 9;
157. Thence N.00° 18' 57"W., along said east line, 550.20 feet more or less to the northerly right of way line of Evergreen Terrace;
158. Thence northeasterly, along said northerly line and along the arc of a curve concave southeasterly, the long chord which bears N.52° 09' 14"E. 88.01 feet and having a radius of 173.00 feet;
159. Thence N.66° 53' 20"E., along said northerly line, 182.49 feet;

160. Thence northeasterly, along said northerly line and along the arc of a curve concave northwesterly, the long chord which bears N.62° 13' 08"E. 143.62 feet and having a radius of 882.00 feet;
161. Thence N.57° 32' 56"E., along said northerly line, 181.55 feet more or less;
162. Thence N.87° 08' 22"E., along said northerly line, 1322.41 feet more or less to its intersection with the west right of way line of South Lowes Creek Road;
163. Thence N.11° 00' 08"W., along said west line, 370.61 feet;
164. Thence N.78° 30' 43"E. 392.93 feet;
165. Thence N.11° 00' 17"W. 402.60 feet;
166. Thence S.78° 30' 43"W. 392.91 feet more or less to the west right of way line of South Lowes Creek Road;
167. Thence N.11° 00' 08"W., along said west line, 469.77 feet more or less to an angle point in said west line;
168. Thence N.11° 02' 38"W., along said west line, 602.62 feet more or less to an angle point in said west line;
169. Thence N.14° 22' 38"W., along said west line, 657.70 feet more or less to an angle point in said west line;
170. Thence N.52° 50' 23"W., along the southwesterly line of South Lowes Creek Road, 78.29 feet more or less to an angle point in said southwesterly line;
171. Thence S.88° 41' 18"W., along the south line of South Lowes Creek Road, 1204.62 feet more or less to an angle point in said south line;
172. Thence N.78° 05' 55"W. along the southwesterly line of South Lowes Creek Road, 96.46 feet more or less to the beginning of a curve in said southwesterly line;
173. Thence northwesterly, along said southwesterly line and along the arc of a curve concave northeasterly, the long chord which bears N.63° 15' 10"W. 390.53 feet and having a radius of 762.10 feet;
174. Thence N.48° 24' 26"W., along said southwesterly line, 306.50 feet more or less to the north corner of Lot 2, Certified Survey Map Number 1037, recorded in Volume 5, Page 274;
175. Thence N.01° 14' 06"E. 954.15 feet more or less to the northeast corner of Certified Survey Map Number 1960, recorded in Volume 10, Page 343 on the east-west quarter line of Section 4, T26N, R9W;
176. Thence N.88° 42' 51"E., along said east-west quarter line, 651.31 feet more or less to the southwest corner of the SW¼-NE¼, Section 4;
177. Thence N.01° 22' 52"E., along the west line of said SW¼-NE¼, 625.22 feet more or less to the south right of way line of Interstate 94;
178. Thence N.89°35'38"E., along said south right of way line, 865.00 feet more or less to an angle point in said south line;
179. Thence N.87°18'12"E., along said south right of way line, 436.24 feet more or less to northwest corner of Certified Survey Map Number 3570 recorded in Volume 20, Page 141 on the east line of said SW¼-NE¼;
180. Thence N.02° 00' 28"E., along the east line of said SW¼-NE¼, 369.98 feet more or less to the north right of way line of Interstate 94;
181. Thence N.87° 20' 57"W., along said north line, 445.52 feet more or less to an angle point in said north line;

182. Thence S.89° 35' 53"W., along said north line, 858.77 feet more or less to its intersection with the east line of the SE¼-NW¼, Section 4;
183. Thence N.01° 22' 52"E., along said east line and the east line of the NE¼-NW¼, Section 4, a distance of 440.28 feet more or less to its intersection with the south line of Meadow Lane;
184. Thence N.87° 40' 48"W., along said south line, 225.17 feet more or less to the northeast corner of Lot 19, Block 1, Lowes Creek Meadows Subdivision;
185. Thence S.00° 51' 12"W. 250.00 feet to the southeast corner of said Lot;
186. Thence N.89° 08' 48"W. 199.93 feet to the southwest corner of said Lot;
187. Thence N.00° 51' 09"E. 255.12 feet more or less to the northwest corner of said Lot;
188. Thence N.87° 40' 48"W., along the south line of Meadow Lane, 65.87 feet more or less to the beginning of a curve;
189. Thence northerly, along the southwesterly line of Meadow Lane and along the arc of a curve concave northeasterly, the long chord which bears N.42° 40' 47"W. 248.90 and having a radius of 176.00 feet;
190. Thence N.02° 19' 12"E., along the west line of Meadow Lane, 70.73 feet more or less to the northeast corner of Lot 16, Block 1, Lowes Creek Meadows Subdivision;
191. Thence N.89° 05' 48"W. 209.79 feet to the northwest corner of said Lot 16;
192. Thence S.00° 54' 12"W., along the west line of said Lot 16 and along the west line of Lot 17, Block 1, Lowes Creek Meadows Subdivision, 340.90 feet more or less to an angle point in the west line of said Lot 17;
193. Thence S.36° 57' 12"W., along said west line, 453.50 feet to the beginning of a meander line of Lowes Creek;
194. Thence N.34° 10' 12"W. 99.53 feet more or less to the end of said meander line and to a point on a line parallel with the west line of the SE¼-NW¼ and NE¼-NW¼ of said Section 4, said parallel line being 115.5 feet east of said west line;
195. Thence N.01° 05' 22"E., along said parallel line, 562.23 feet more or less to a point 327.33 feet north of the south line of said NE¼-NW¼;
196. Thence S.88° 50' 54"W., parallel with the south line of said NE¼-NW¼, 115.50 feet to the west line of said NE¼-NW¼;
197. Thence N.01° 05' 22"E., along said west line, 71.47 feet more or less to the east right of way line of Lowes Creek Road;
198. Thence northerly, along said east line and along the arc of a curve concave westerly, the long chord which bears N.13° 05' 25"E. 66.13 feet more or less and having a radius of 572.31 feet more or less, to its intersection with the south line of Lot 9, Block 1, Lowes Creek Meadows Subdivision extended westerly;
199. Thence S.89° 05' 48"E., along said extension and along said south line, 330.93 feet more or less to the southwest corner of Lot 15, Block 1, Lowes Creek Meadows Subdivision;
200. Thence N.01° 13' 12"E. 120.00 feet to the northwest corner of said Lot 15;
201. Thence S.89° 05' 48"E. 303.75 feet more or less to the northeast corner of said Lot 15;
202. Thence northerly, along the west right of way line of Meadow Lane and along the arc of a curve concave westerly, the long chord which bears N.02° 35' 01"W. 120.22

and having a radius of 1762.80 feet, to the southeast corner of Lot 13, Block 1, Lowes Creek Meadows Subdivision;

203. Thence N.89° 05' 48"W. 295.77 feet more or less to the southwest corner of said Lot 13;

204. Thence N.01° 13' 12"E. 120.00 feet more or less to the northwest corner of said Lot 13;

205. Thence N.02° 07' 12"W., along the east lines of Lots 7 and 6, Block 1, Lowes Creek Meadows Subdivision, 360.50 feet more or less to the northeast corner of said Lot 6;

206. Thence N.89° 05' 48"W., along the north line of said Lot 6 and its extension westerly, 357.09 feet more or less to the west right of way line of Lowes Creek Road;

207. Thence N.01° 05' 22"E., along said west line, 114.13 feet more or less to a point that is 173 feet south of the north line of the NW¼-NW¼, Section 4;

208. Thence N.89° 34' 18"W., parallel with said north line, 677.39 feet more or less to a point 713.4 feet west of the east line of said NW¼-NW¼;

209. Thence S.01° 05' 22"W. 65.19 feet more or less to a point that is east of the intersection of the thread of Lowes Creek and a line that is 764.4 feet west of the northeast corner of said NW¼-NW¼, as measured along the north line of said NW¼-NW¼, and parallel with the east line of said NW¼-NW¼;

210. Thence N.89° 34' 20"W. 49.95 feet more or less to said intersecting point;

211. Thence N.01° 05' 22"E., along said parallel line, 238.18 feet more or less to said north line of the NW¼-NW¼;

212. Thence N.89° 35' 02"W., along said north line, 449.92 feet more or less to the beginning of a meander line along Lowes Creek;

213. Thence N.00° 39' 24"W., along said meander line, 107.70 feet more or less to the end of said meander line on the northwesterly line of Neuser Estates;

214. Thence N.76° 43' 38"E., along said north line, 219.70 feet more or less to an angle point in said northwesterly line;

215. Thence N.43° 13' 57"E., along said northwesterly line, 500.00 feet more or less to the southwesterly right of way line of Lowes Creek Road;

216. Thence N.46° 46' 03"W., along said southwesterly line, 44.75 feet more or less to its intersection with the west right of way line of Cummings Avenue extended southerly;

217. Thence N.00° 45' 27"E., along said extension 89.48 feet more or less to the intersection of the west right of way line of Cummings Avenue with the northeasterly right of way line of Lowes Creek Road;

218. Thence N.46° 46' 03"W., along said northeasterly line of Lowes Creek Road, 402.07 feet more or less to its intersection with the west line of Lot 2, Certified Survey Map Number 464 recorded in Volume 2, Page 303, extended southerly;

219. Thence N.00° 45' 16"E., along said extension and along said west line of Lot 2, a distance of 308.08 feet more or less to the northwest corner of said Lot 2;

220. Thence S.89° 36' 38"E., along the north line of said Lot 2 and its extension easterly, 362.14 feet more or less to its intersection with the east right of way line of Cummings Avenue;

221. Thence S.00° 42' 58"W., along said east line, 252.72 feet more or less to the northwest corner of Lot 2, Certified Survey Map Number 578 recorded in Volume 3, Page 116;

222. Thence S.88° 42' 00"E., along the north line of said Lot 2, 263.82 feet;
223. Thence S.00° 43' 54"W., parallel with the east line of said Lot 2, a distance of 343.84 feet more or less to a point 33 feet south of the south line of said Lot 2;
224. Thence N.89° 35' 50"W., parallel with said south line, 98.83 feet more or less;
225. Thence S.00° 57' 57"W. 169.08 feet more or less to a point that is N.55° 32' 19"E. 18.10 feet from a point on the northeasterly right of way line of Lowes Creek Road, said point being on the northeasterly right of way line of Lowes Creek Road and being 203.11 feet southeasterly of the northeast corner of Lowes Creek Road and Cummings Avenue;
226. Thence S.55° 32' 19"W. 18.10 feet to said point;
227. Thence S.46° 46' 03"E., along the northeasterly right of way line of Lowes Creek Road, 609.56 feet more or less to the west right of way line of Cottonwood Drive;
228. Thence N.00° 34' 13"E., along said west right of way line, 460.58 feet more or less to a point that is 494.28 feet north of the south line of the SW¼-SW¼, Section 33, T27N, R9W;
229. Thence N.89° 34' 06"W., parallel with said south line, 296.54 feet;
230. Thence N.00° 34' 04"E., parallel with the west right of way line of Cottonwood Drive, 822.01 feet more or less to the north line of said SW¼-SW¼;
231. Thence S.89° 38' 09"E. 329.58 feet more or less to the northeast corner of said SW¼-SW¼;
232. Thence N.00° 34' 13"E. 1316.68 feet more or less to the northeast corner of the NW¼-SW¼, Section 33;
233. Thence N.89° 42' 11"W. 692.36 feet more or less to the centerline of Cummings Avenue;
234. Thence S.00° 45' 19"W., along the extension of said centerline, 33.00 feet more or less to the south right of way line of Mitchell Avenue;
235. Thence N.89° 42' 11"W. 659.03 feet more or less to the west right of way line of Nimitz Street;
236. Thence N.00° 37' 12"E., along said west line, 207.06 feet more or less to the southeast corner of Lot 8, Block 4, King's Addition;
237. Thence N.89° 45' 08"W. 297.75 feet more or less to the southwest corner of said Lot 8;
238. Thence N.00° 37' 12"E. 139.50 feet more or less to the northwest corner of said Lot 8;
239. Thence S.89° 45' 08"E. 297.75 feet more or less to the northeast corner of said Lot 8;
240. Thence N.00° 37' 12"E., along the west line of Nimitz Street, 139.50 feet more or less to the southeast corner of Lot 6, Block 4, King's Addition;
241. Thence N.89° 45' 08"W. 297.75 feet more or less to the southwest corner of said Lot 6;
242. Thence N.00° 37' 12"E., along the west lines of Lots 6 and 5, Block 4, King's Addition, 279.01 feet more or less to the southeast corner of Lot 15, Block 4, King's Addition;
243. Thence N.89° 45' 08"W., along the south line of said Lot 15 and its extension westerly, 357.75 feet more or less to the northeast corner of corner of Lot 5, Block 3, King's Addition on the west right of way line of Halsey Street;

244. Thence S.00° 37' 12"W. 139.50 feet more or less to the southeast corner of said Lot 5;
245. Thence N.89° 45' 08"W. 297.76 feet more or less to the southwest corner of said Lot 5;
246. Thence N.00° 37' 12"E., along the west lines of Lots 5, 4, 3 and 2, Block 3, King's Addition, a distance of 543.01 feet more or less to a point on the west line of said Lot 2 that is 15 feet south of the north line of said Lot 2;
247. Thence S.89° 45' 08"E., parallel with said north line, 297.76 feet more or less to the east line of said Lot 2;
248. Thence S.00° 37' 12"W. 124.50 feet more or less to the southeast corner of said Lot 2;
249. Thence S.89° 45' 08"E. 357.75 feet more or less from said southeast corner, across Halsey Street and the north line of Lot 16, Block 4, King's Addition to the northeast corner of said Lot 16;
250. Thence N.00° 37' 12"E., along the east lines of corner of Lots 17 and 18, Block 4, King's Addition 279.01 feet more or less to the south right of way line of Mitscher Avenue;
251. Thence N.89° 45' 08"W., along said south line, 357.75 feet more or less to the west right of way line of Halsey Street and the northeast corner of Lot 1, Block 3, King's Addition;
252. Thence S.00° 37' 12"W. 139.50 feet to the southeast corner of said Lot 1;
253. Thence N.89° 45' 08"W. 297.76 feet to the southwest corner of said Lot 1;
254. Thence N.00° 37' 04"E., along the west line of said Lot 1, across Mitscher Avenue and along the west line of Certified Survey Map Number 3548 recorded in Volume 20, Page 91, 342.61 feet more or less to the northwest corner of said Certified Survey Map Number 3548;
255. Thence S.89° 42' 22"E. 297.75 feet more or less to the northeast corner of said Certified Survey Map Number 3548;
256. Thence N.00° 37' 12"E., along the west right of way line of Halsey Street, 142.75 feet more or less to the intersection with the south line of Lot 16, Block 2, King's Addition;
257. Thence S.89° 42' 22"E., along said extension, 60.00 feet to the east right of way line of Halsey Street;
258. Thence N.00° 37' 12"E., along said east line, 142.75 to the northwest corner of said Lot 16;
259. Thence S.89° 42' 22"E. 297.75 feet to the northeast corner of said Lot 16;
260. Thence N.00° 37' 12"E. 142.75 feet to the southeast corner of Lot 18, Block 2, King's Addition;
261. Thence N.89° 42' 22"W. 297.75 feet to the southwest corner of said Lot 18;
262. Thence N.00° 37' 12"E. 142.75 feet to the northwest corner of said Lot 18;
263. Thence S.89° 42' 22"E. 297.75 feet to the northeast corner of said Lot 18;
264. Thence N.00° 37' 12"E. 285.50 feet more or less to the northeast corner of Lot 20, Block 2, King's Addition;
265. Thence N.89° 42' 22"W. 297.75 feet to the northwest corner of said Lot 20;
266. Thence S.00° 37' 12"W. 142.75 feet to the southwest corner of said Lot 20;

267. Thence N.89° 42' 22"W. 60.00 feet the west right of way line of Halsey Street and the northeast corner of Lot 8, Block 1, King's Addition;
268. Thence S.00° 37' 12"W. 142.75 feet to the southeast corner of said Lot 8;
269. Thence N.89° 42' 22"W. 297.75 feet to the southwest corner of said Lot 8;
270. Thence N.00° 37' 12"E., along the west lines of Lots 8 and 7, Block 1, King's Addition, 285.50 feet more or less to the northeast corner of Lot 20, Block 1, King's Addition;
271. Thence N.89° 42' 22"W. 302.13 feet to the northwest corner of said Lot 20;
272. Thence S.00° 47' 08"W., along the east right of way line of Patton Street, 40.22 feet more or less to its intersection with the north line of Lot 26, First Assessor's Plat Town Of Washington extended easterly;
273. Thence N.89° 47' 21"W., along said extension and along said north line, 381.31 feet more or less to the northeast corner of the west half of said Lot 26;
274. Thence S.00° 08' 38"W., along the east line of said west half of Lot 26 and along the east line of the west half of the north half of Lot 27, First Assessor's Plat Town Of Washington, 98.13 feet more or less to the southeast corner of said west half of the north half of Lot 27;
275. Thence N.89° 51' 22"W., along the south line of the north half of said Lot 27 and its extension westerly 396.20 feet more or less to its intersection with the west right of way line of State Street;
276. Thence N.00° 37' 07"E., along said west line, 136.60 feet more or less to the southeast corner of Lot 37, First Assessor's Plat Town Of Washington;
277. Thence N.89° 42' 24"W., along the south line of said Lot 37, a distance of 580.84 feet more or less to the northeast corner of the plat of Evergreen Park;
278. Thence S.00° 22' 53"W., along the east line of said Evergreen Park, 367.83 feet more or less to the northwest corner of the plat of Forest Glen Estates;
279. Thence S.89° 44' 29"E. 579.51 to the northeast corner of said Forest Glen Estates;
280. Thence S.00° 36' 24"W. 199.99 feet to the southeast corner of Lot 10, Forest Glen Estates;
281. Thence N.89° 44' 00"W. 268.00 feet to an inside corner of said Forest Glen Estates on the east line of Lot 12, Forest Glen Estates;
282. Thence S.00° 36' 10"W., along the east line of said Forest Glen Estates, 142.33 feet more or less to an angle point in the north right of way line of Westover Road
283. Thence S.89° 44' 24"E., along said north line, 6.00 feet to its intersection with the west line of Lot 41, First Assessor's Plat Town Of Washington extended northerly;
284. Thence S.00° 27' 03"W., along said extension, 15.86 feet more or less to a point 35 feet north of the south right of way line of Westover Road;
285. Thence S.89° 44' 24"E., parallel with said south line, 268.19 feet more or less to the east line of said Lot 41 extended northerly;
286. Thence S.00° 34' 03"W., along the west right of way line of State Street, 307.05 feet more or less to the northeast corner of Lot 50, First Assessor's Plat Town Of Washington;
287. Thence N.89° 48' 29"W., along the north line of said Lot 50, a distance of 667.59 feet more or less to the southwest corner of Lot 14, First Assessor's Plat Town Of Washington;

288. Thence N.00° 20' 01"E., along the west line of said Lot 14, a distance of 267.59 feet more or less to the south right of way line of Westover Road;
289. Thence N.89° 44' 24"W., along said south line, 441.00 feet more or less to the east line of Lot 11, First Assessor's Plat Town Of Washington;
290. Thence S.00° 20' 01"W., along said east line, 226.72 feet more or less to a point 40 feet north of the south line of said Lot 11;
291. Thence N.89° 43' 54"W., parallel with said south line, 90.00 feet more or less to the west line of said Lot 11;
292. Thence N.00° 20' 01"E., along said west line, 226.71 feet more or less to the south right of way line of Westover Road;
293. Thence N.89° 44' 24"W., along said south line, 399.52 feet more or less to a point 234.25 east of the east right of way line of Ellis Street;
294. Thence S.00° 21' 36"W. 266.65 feet more or less to a point on the north line of Lot 21, First Assessor's Plat Town Of Washington, said point being 234.06 feet east of the east right of way line of Ellis Street;
295. Thence S.89° 43' 54"E., along said north line and the north line of the plat of Garden Park, 898.01 feet more or less to the northeast corner of Garden Park;
296. Thence S.00° 30' 32"W. 785.35 feet more or less to the southeast corner of Lot 15, Garden Park;
297. Thence N.89° 43' 37"W. 190.88 feet to the northeast corner of Lot 17, Garden Park;
298. Thence S.00° 29' 11"W. 285.94 feet to the southeast corner of Lot 18, Garden Park;
299. Thence N.89° 45' 18"W. 33.20 feet to the northeast corner of Outlot 1, Garden Park;
300. Thence S.00° 29' 31"W., along the east line of said Outlot 1 and its extension southerly, 300.92 feet more or less to its intersection with the south line of Grover Road;
301. Thence N.89° 45' 31"W., along said south line of Grover Road, 286.29 feet more or less to its intersection with the west line of Lot 1, Garden Park extended southerly;
302. Thence N.00° 37' 25"W. 425.98 feet more or less to an inside corner on the west line of Lot 3, Garden Park;
303. Thence N.89° 42' 25"W. 229.51 feet more or less to a point 360 north of the south line Lot 21, First Assessor's Plat Town Of Washington and 210 feet west of the east line of said Lot 21;
304. Thence S.00° 31' 25"W., parallel with the east line of said Lot 21, a distance of 426.14 feet more or less to the south right of way line of Grover Road;
305. Thence N.89° 45' 31"W., along said south line, 484.10 feet more or less to its intersection with the west right of way line of Ellis Street extended southerly;
306. Thence N.00° 34' 45"E. 66.23 feet more or less to the intersection of the north right of way of Grover Street and the west right of way line of Ellis Street;
307. Thence N.89° 40' 30"W., along said north line 280.90 feet more or less to the west line of Lot 19, First Assessor's Plat Town Of Washington;
308. Thence N.00° 34' 05"E., along said west line, 473.56 feet more or less to the south right of way line of Dorbe Street;
309. Thence N.89° 55' 00"W., along said south line, 17.68 feet more or less to the east line of Lot 17, First Assessor's Plat Town Of Washington;

310. Thence S.00° 22' 49"W., along said east line, 214.19 feet more or less;
311. Thence N.89° 48' 51"W. 110.00 feet to a point 110 feet west of said east line;
312. Thence N.00° 22' 49"E., parallel with said east line, 172.00 feet more or less to the south line of Dorbe Street;
313. Thence S.55° 22' 58"W., along said south line, 72.83 feet more or less to the beginning of a curve in said south line;
314. Thence southwesterly, along said south line and along the arc of a curve concave northerly, the long chord which bears S.72° 48' 43"W. 134.26 feet and having a radius of 224.12 feet;
315. Thence N.89° 45' 32"W., along said south line, 49.42 feet more or less to the northeast corner of Certified Survey Map Number 545 recorded in Volume 3, Page 52;
316. Thence S.00° 26' 30"W. 178.29 feet to the southeast corner of said Certified Survey Map;
317. Thence N.89° 43' 24"W. 167.10 feet to the southwest corner of said Certified Survey Map;
318. Thence N.00° 25' 34"E. 79.93 feet to an inside corner on the west line of said Certified Survey Map;
319. Thence N.89° 43' 24"W. 20.00 feet to the east line of Lot 16-A, First Assessor's Plat Town Of Washington;
320. Thence S.00° 25' 34"W., along said east line, 103.41 feet more or less to a point 35 feet north of the south line of said Lot 16-A;
321. Thence N.89° 45' 31"W., parallel with said south line, 127.08 feet more or less to the west line of said Lot 16-A;
322. Thence N.00° 24' 43"E., along said west line, 201.65 feet more or less to the south right of way line of Dorbe Street;
323. Thence N.89° 45' 32"W., along said south line, 290.78 feet more or less to the east right of way line of Stein Boulevard;
324. Thence S.00° 24' 43"W., along said east line and its extension southerly, 416.00 feet more or less to the south right of way of Grover Road;
325. Thence N.89° 01' 25"W. 9.01 feet more or less to the northwest corner of the plat of Corydon West Subdivision;
326. Thence S.00° 55' 32"W. 636.07 feet to the southwest corner of said Corydon West Subdivision;
327. Thence S.89° 45' 31"E. 1265.02 feet to the southeast corner of said Corydon West Subdivision;
328. Thence N.00° 21' 29"E., along the east line of Corydon West Subdivision, 367.71 feet more or less to the intersection with the north line of Lot 4, Block 1, plat of Corydon Park extended westerly;
329. Thence S.89° 45' 31"E., along said extension and said north line, 215.84 feet more or less to the northeast corner of said Lot 4;
330. Thence S.00° 21' 29"W. 89.40 feet to the southeast corner of said Lot 4;
331. Thence N.89° 45' 31"W. 150.00 feet to the southwest corner of said Lot 4;
332. Thence S.00° 21' 29"W. 278.40 feet to the southwest corner of Lot 7, Block 1, Corydon Park;
333. Thence S.45° 25' 31"E. 493.85 feet to the westerly corner of Lot 12, Block 1, Corydon Park;

334. Thence N.44° 34' 29"E. 130.00 feet to the northerly corner of said Lot 12;
335. Thence S.45° 25' 31"E. 100.00 feet to the easterly corner of said Lot 12;
336. Thence S.44° 34' 29"W. 130.00 feet to the southerly corner of said Lot 12;
337. Thence S.45° 25' 31"E. 30.00 feet to an angle point in the west line of Corydon Park;
338. Thence S.00° 24' 36"W., along said west line and the east line of the west 480 feet of the SE¼-SW¼, Section 32, T27N, R9W, 1509.90 feet more or less to the south line of said SE¼-SW¼;
339. Thence N.89° 49' 36"W., along said south line and along the north line of the NW¼-NW¼, Section 5, T26N, R9W, 1140.53 feet more or less to the northeast corner of the west half of said NW¼-NW¼;
340. Thence S.00° 16' 54"W., along the east line of said NW¼-NW¼, 898.93 feet to the northerly right of way line of Interstate 94;
341. Thence northwesterly, along said northerly line and the arc of a curve concave northeasterly, the long chord which bears N.67° 25' 47"W. 1007.49 feet more or less and having a radius of 5554.65 feet;
342. Thence N.26° 03' 34"W., along said northerly line, 59.66 feet to the beginning of a curve in said northerly line;
343. Thence northwesterly, along said northerly line and the arc of a curve concave northeasterly, the long chord which bears N.60° 07' 36"W. 308.23 feet more or less and having a radius of 5519.65 feet;
344. Thence N.00° 01' 18"W. 117.69 feet more or less along said northerly line to the beginning of a curve in said northerly line;
345. Thence northwesterly, along said northerly line and the arc of a curve concave northeasterly, the long chord which bears N.55° 36' 10"W. 430.03 feet more or less and having a radius of 5419.65 feet;
346. Thence N.53° 19' 45"W., along said northerly line, 125.25 feet more or less to an angle point in said northerly line;
347. Thence N.86° 17' 55"W., along said northerly line 220.51 feet more or less to an angle point in said northerly line;
348. Thence N.53° 19' 45"W. 146.69 feet more or less to the beginning of a curve in said northerly line;
349. Thence northwesterly, along said northerly line and the arc of a curve concave southwesterly, the long chord which bears N.55° 12' 18"W. 512.58 feet more or less and having a radius of 7829.49 feet to the intersection with the west line of the plat of Partridge Run extended southerly;
350. Thence N.00° 11' 37"E., along said extension line, 1001.30 feet more or less to the southwest corner of Partridge Run;
351. Thence S.89° 53' 18"E. 233.72 feet to the southwest corner of Lot 5, Partridge Run;
352. Thence S.89° 48' 53"E. 235.00 feet to the southeast corner of said Lot 5;
353. Thence N.00° 11' 07"E. 205.00 feet to the northeast corner of said Lot 5;
354. Thence S.89° 48' 53"E. 2.52 feet more or less to the southeast corner of Lot 4, Partridge Run;
355. Thence N.00° 11' 07"E. 861.99 feet to the northeast corner of Partridge Run;

356. Thence S.89° 43' 23"W., along the south right of way line of Grover Road, 1244.59 feet more or less to the east right of way line of Glen Crest Court;
357. Thence S.00° 25' 48"E., along said east line, 120.00 feet to the beginning of curve;
358. Thence southerly, along said east line and along the arc of a curve concave westerly, the long chord which bears S.00° 38' 55"E. 99.97 feet and having a radius of 60.00 feet to the northeast corner of Lot 3, plat of Glen Crest;
359. Thence S.34° 14' 15"E. 270.91 feet to the southeast corner of said Lot 3;
360. Thence S.89° 34' 12"W. 331.47 feet to the southeast corner of Lot 2, Glen Crest;
361. Thence N.53° 30' 16"W., along the west line of said Lot 2, a distance 58.40 feet to an angle point in said west line;
362. Thence N.00° 05' 37"W., along said west line 103.00 feet to an angle point in said west line;
363. Thence N.31° 05' 37"W., along said west line 127.00 feet more or less to the southeast corner of Lot 10, plat of Ohm's Acres;
364. Thence S.89° 57' 17"W. 202.41 feet to the southwest corner of said Lot 10;
365. Thence S.00° 02' 36"E., along the east right of way line of Partridge Run, 5.46 feet to its intersection with the south line of Lot 1, Ohm's Acres extended easterly;
366. Thence S.89° 57' 24"W., along said extension and along said south line, 256.52 feet more or less to the southwest corner of said Lot 1;
367. Thence S.00° 02' 35"E., along the west line of Lot 2, Ohm's Acres, 59.96 feet more or less to the southeast corner of Certified Survey Map Number 1198 recorded in Volume 6, Page 208;
368. Thence S.81° 46' 05"W. 287.62 feet more or less to the southwest corner of said Certified Survey Map;
369. Thence S.16° 17' 03"W., along the east line of the plat of Forest Knoll, 650.00 feet more or less to the northerly right of way line of Interstate 94;
370. Thence N.60° 42' 38"W., along said northerly line, 889.06 feet more or less to its intersection with the former west right of way line of Old Grover Road;
371. Thence S.14° 35' 06"W., along said former west line 258.34 feet more or less to its intersection with the reference line for Interstate 94;
372. Thence N.60° 43' 45"W., along said reference line, 617.96 feet more or less to its intersection with the west line of the SW¼, Section 31, T27N, R9W;
373. Thence S.00° 00' 30"W. 2222.30 feet more or less to the northwest corner of Section 6, T26N, R9W;
374. Thence S.00° 14' 48"W. 2805.14 feet to the west quarter corner of said Section 6;
375. Thence S.00° 19' 22"W. 2651.79 feet to the northwest corner of Section 7, T26N, R9W;
376. Thence S.00° 11' 00"W. 2637.36 feet to the west quarter corner of said Section 7;
377. Thence S.00° 11' 00"W. 2637.36 feet to the northwest corner of Section 18, T26N, R9W;
378. Thence S.00° 02' 17"E. 2649.84 feet to the west quarter corner of said Section 18;
379. Thence S.00° 32' 14"W. 2642.27 feet to the point of beginning.

Said parcel include all lands between the described meander lines and the adjacent creeks.

Excepting from the above-described parcel the following:

Beginning at the Northwest Corner of said Section 15, T26N, R9W;

Thence S01° 49'00"W along the West line of said NW1/4 of the NW1/4, 61.62 feet to the south right of way line of County Highway II;

Thence continuing S01 °49'00"W along the West line of said NW1/4 of the NW1/4, 1232.74 feet to the Southwest corner of said NW1/4 of the NW1/4;

Thence S86°54'13"E along the South line of the NW/4 of said Section 15, 1306.45 feet to the Westerly right of way line of South Lowes Creek Road;

Thence continuing S86°54'13"E, along said South line, 67.49 feet to the easterly right of way line of South Lowes Creek Road;

Thence continuing S86°54' 13"E, along said south line, 819.23 feet to the "Tree Line";

Thence N03°05'26"E 22.80 feet;

Thence N60°19'34"E 248.00 feet;

Thence N00°30'53"W 172.24 feet;

Thence N16°01 '53"W 284.68 feet;

Thence N38°53'39"W 129.28 feet;

Thence N43°19'55"W 255.06 feet;

Thence N75°58'02"W 107.65 feet to the southeast corner of Lot 5 of Certified Survey Map Number 2002 recorded in Volume 11 of Certified Survey Maps, Page 21, as Document No. 847804;

Thence N86°38'30"W, along the south line of said Lot 5, 722.69 feet to the easterly right of way line of South Lowes Creek Road;

Thence N00°16'46"E, along said easterly right of way line, 100.14 feet to the southwest corner of Lot 1 of Certified Survey Map Number 1903 recorded in Volume 10 of Certified Survey Maps, Page 214, as Document No. 823581;

Thence continuing N00°16'46"E, along said Easterly right of way line, 268.03 feet;

Thence N50°53'19"E 65.31 feet to the southerly right of way line of County Highway II;

Thence N02°53'43"W 66.06 feet to the northerly right of way line of County Highway II;

Thence N53°39'51"W, along the easterly right of way line of South Lowes Creek Road, 58.57

feet;

Thence N00°22'41"E, along said easterly right of way line, 198.97 feet to the Northwest corner of Lot 1 of Certified Survey Map Number 1621 recorded in Volume 8 of Certified Survey Maps, Page 352, as Document No. 766133;

Thence N00°22'41"E, along said easterly right of way line, 738.35 feet;

Thence along the arc of a curve concave westerly having a radius of 644.60 feet and whose chord bears N12°28'12"W 286.68 feet;

Thence along the arc of a curve concave westerly having a radius of 1055.94 feet and whose chord bears N25°19'50"W 0.45 feet to the north line of the SW1/4 of the SW1/4 of said Section 10;

Thence N87°09'41"W, along said north line, 75.61 feet to the westerly right of way line of South Lowes Creek Road;

Thence continuing N87°09'41"W, along said North line, 1137.02 feet to the Northwest corner of the SW1/4 of the SW1/4 of said Section 10;

Thence S02°40'22"E, along the West line of said SW1/4 of the SW1/4, 1318.54 feet to the North right of way line of County Highway II;

Thence continuing S02°40'22"E, along said West line, 4.42 feet to the point of beginning.

Parcel B:

Commencing at the north quarter corner of Section 35, T27N, R9W; thence S.89° 58' 07"E., along the north line of the NE¼ of Section 35, a distance of 1321.52 feet to the northeast corner of the NW¼-NW¼ of Section 35; thence S.00° 01' 01"W., along the east line of the NW¼-NW¼, 33.00 feet to its intersection with the south line of Hamilton Avenue and the point of beginning;

380. Thence S.00° 01' 01"W., along the said east line, 944.81 feet more or less to its intersection with the east line of Gateway Drive;

381. Thence N.45° 11' 16"W., along said east line, 201.81 feet;

382. Thence northerly, along said east line and along the arc of a curve concave northeasterly, the long chord which bears N.23° 55' 33"W. 537.01 feet and having a radius of 740.43 feet;

383. Thence N.02° 39' 49"W., along said east line, 35.52 feet more or less to its intersection with the south line of Lot 1 Certified Survey Map Number 914 recorded in Volume 5, Page 39 extended easterly;

384. Thence N.89° 38' 21"W., along said extension and along said south line, 433.54 feet more or less to the southwest corner of said Lot 1;

385. Thence N.00° 12' 32"E. 273.94 feet to the northwest corner of said Lot 1 and the south right of way line of Hamilton Avenue;

386. Thence N.89° 58' 07"W., along said south line, 526.02 feet to its intersection with the east line of the NE¼-NW¼, Section 35 and the northeast corner of Certified Survey Map Number 407 recorded in Volume 2, Page 218;

387. Thence S.00° 07' 04"E., the east line of said Certified Survey Map Number 407 and the east line of said NE¼-NW¼, 1282.17 feet to the northeast corner of the SE¼-NW¼, Section 35
388. Thence S.00° 07' 54"E., along the east line of said SE¼-NW¼, 1081.19 feet more or less to its intersection with U.S.H. 53 reference line;
389. Thence northwesterly, along said reference line and along the arc of a curve concave southwesterly, the long chord which bears N.52° 31' 53"W. 774.08 feet and having a radius of 5729.65 feet;
390. Thence N.56° 23' 18"W., along said reference line, 2437.86 feet more or less to the west line of Section 35, T27N, R9W;
391. Thence S.00° 16' 43"E., along said west line of Section 35 a distance of 221.74 feet more or less to the southwesterly right of way line of U.S.H. 53;
392. Thence N.57° 41' 01"W., along said southwesterly line, 295.05 feet more or less to the southeasterly line of Alf Avenue;
393. Thence S.43° 07' 08"W., along said southeasterly line, 118.62 feet to its intersection with the east line of Cypress Street;
394. Thence S.00° 12' 22"E., along said east line, 354.31 feet to the southwest corner of Certified Survey Map Number 3049 recorded in Volume 17, Page 127;
395. Thence N.89° 45' 01"E. 330.52 feet to the southeast corner of said Certified Survey 3049;
396. Thence S.00° 16' 43"E., along the west line of Section 35, a distance of 260.00 feet more or less to a point 4 feet north of the south line Lot 5, Block 1, Alf's First Addition;
397. Thence S.89° 45' 01"W., parallel with said south line, 330.19 feet more or less to the east line of Cypress Street;
398. Thence S.00° 21' 08"E. 7.83 feet more or less, along said east right of way line of Cypress Street to the extended south line of Brian Street;
399. Thence N.89° 50' 52"W. 176.00 feet more or less along said south line of Brian Street to the west line of Lot 17, Block 2, Robbinsdale Subdivision;
400. Thence S.00° 21' 08"E. 149.70 feet more or less, to the southwest corner of said Lot 17;
401. Thence S.89° 53' 38"E., along the south line of Lot 17 and its extension easterly, 176.00 feet more or less to the east line of Cypress Street;
402. Thence S.00° 21' 08"E., along said east line, 405.50 feet more or less to a point 132 feet north of the southwest corner of Lot 8, Block 1 Alf's First Addition;
403. Thence S.89° 42' 38"E., parallel with the south line of said Lot 8, a distance of 175.01 feet to a point 175 feet east of the west line of said Lot 8;
404. Thence S.00° 21' 08"E., parallel with said west line, 132.01 feet to the south line of said Lot 8;
405. Thence N.89° 42' 38"W., along said south line, 175.01 feet to the east line of Cypress Street;
406. Thence S.00° 21' 08"E., along said east line and its extension southerly, 66.44 feet more or less to the south line of McElroy Street;
407. Thence N.89° 47' 09"W., along said south line, 964.05 feet more or less to a point 6.05 feet west of the southerly extension of the east line of Lamont Street;

408. Thence S.00° 21' 07"E., parallel with the west line of the SE¼-NE¼, Section 34, T27N, R9W, 30.00 feet;
409. Thence N.89° 47' 09"W. 26.95 feet more or less to said west line;
410. Thence S.00° 21' 07"E., along said west line, 502.01 feet to the northeast corner of the NW¼-SE¼, Section 34, T27N, R9W;
411. Thence N.89° 46' 36"W. 1319.55 feet more or less to the northeast corner of the NE¼-SW¼, Section 34, T27N, R9W;
412. Thence N.89° 47' 27"W., along the north line of said NE¼-SW¼, 650.00 feet more or less to the southeast corner of Certified Survey Map Number 2419, recorded in Volume 13, Page 158, and the west right of way line of S.T.H. 93;
413. Thence N.04° 23' 26"W. 441.99 feet more or less to a northeast corner of Lot 2 of said Certified Survey Map Number 2419 and the southeast corner of Mall Drive;
414. Thence N.88° 13' 08"W. 60.35 feet to the southwest corner of Mall Drive;
415. Thence N.04° 23' 26"W. 62.68 feet to the northeast corner of said Lot 2;
416. Thence S.89° 50' 12"W., 221.12 feet to the northwest corner of said Lot 2;
417. Thence S.00° 09' 54"E. 54.85 feet to an inside corner on the west line of said Lot 2;
418. Thence N.88° 13' 08"W. 34.10 feet to a northwest corner on the west line of said Lot 2;
419. Thence S.04° 27' 24"E., along the west line of said Lot 2, a distance of 146.38 feet more or less to the north line of Lot 10, Block 5, Second Assessor's Plat To The Town Of Washington;
420. Thence N.87° 48' 30"W., along said north line and its extension westerly, 232.67 feet more or less to the west right of way line of London Road;
421. Thence S.19° 06' 58"E., along said west line, 329.81 feet more or less to its intersection with the south line of Lot 3, of said Certified Survey Map Number 2419 extended westerly;
422. Thence N.89° 46' 36"W., along the north line of said NE¼-SW¼, Section 34, a distance of 214.45 feet more or less to the southeast corner of Lot 53, Blakeley's Addition;
423. Thence N.00° 14' 35"W., along the east line of said Lot 53, a distance of 600.49 feet more or less to the intersection with the westerly extension of the south line of Lot 6, Block 5, Second Assessor's Plat To The Town Of Washington;
424. Thence N.89° 51' 15"E., along said extension and along said south line 269.57 feet more or less to a point 197.08 feet east of the southwest corner of said Lot 6;
425. Thence N.00° 24' 09"W. 125.10 feet more or less to the north line of said Lot 6;
426. Thence N.88° 42' 51"W., along said north line and its westerly extension, 296.58 feet more or less to the west right of way line of London Road;
427. Thence N.00° 37' 31"E., along said west line, 61.14 feet more or less to the northeast corner of Lot 42, Blakeley's Addition;
428. Thence N.89° 28' 28"W. 297.00 feet to the northwest corner of said Lot 42;
429. Thence S.01° 35' 27"W. 132.04 feet more or less to the north line of Lot 43, Blakeley's Addition;

430. Thence N.89° 51' 50"W., along said north line, 178.00 feet more or less to the east line of Lot 36, Blakeley's Addition;
431. Thence N.00° 02' 11"W., along said east line, 368.58 feet more or less to the southeast corner of Lot 35, Blakeley's Addition;
432. Thence N.33° 02' 54"W., along the west line of said Lot 35, a distance of 400.44 feet more or less to a point which is 50 feet south of the northwest corner thereof;
433. Thence N.05° 57' 49"E., along the west line, 50.00 feet more or less to the north line of vacated Brian Street;
434. Thence N.89° 38' 04"W. 100.71 feet;
435. Thence N.01° 38' 58"W., parallel with the east line of Lot 12, Blakeley's Addition, 232.52 feet more or less to the north line of said Lot 12;
436. Thence N.89° 38' 37"W., along said north line, 141.46 feet more or less to a point 330 feet east of the east right of way line of Fairfax Avenue;
437. Thence N.00° 04' 12"W., parallel with said east line, 100.00 feet;
438. Thence N.89° 38' 37"W., parallel with the south line of Lot 11, Blakeley's Addition 129.66 feet more or less to a point 200 feet east of the east right of way line of Fairfax Avenue;
439. Thence N.00° 03' 37"W., parallel with said east line, 230.01 feet more or less to the north line of Lot 10, Blakeley's Addition;
440. Thence N.89° 38' 37"W. 200.01 feet to the northwest corner of said Lot 10;
441. Thence S.87° 14' 47"W. 66.21 feet to the northeast corner of Lot 1, Block 1, plat of Oak Park Acres;
442. Thence N.88° 45' 46"W. 132.00 feet to the southeast corner of Lot 5, Block 1, Oak Park Acres;
443. Thence N.00° 02' 46"W., along the east lines of lots 5 and 6, Block 1, Oak Park Acres, 265.00 feet to the northeast corner of said Lot 6;
444. Thence N.88° 45' 46"W. 236.00 feet to the southeast corner of Lot 7, Block 1, Oak Park Acres;
445. Thence N.00° 02' 46"W., along the east lines of Lots 7 and 8, Block 1, Oak Park Acres, 395.00 feet more or less to the south line of Section 28, T27N, R9W;
446. Thence S.88° 45' 46"E., along said south line, 401.02 feet more or less to the southwest corner of Section 27 T27N, R9W;
447. Thence S.89° 48' 43"E., along the south line of said Section 27, a distance of 33.00 feet;
448. Thence N.00° 08' 19"W., parallel with the west line of said Section 27, a distance of 152.85 feet to the southwest corner of Certified Survey Map Number 3591 recorded in Volume 20, Page 192;
449. Thence S.89° 48' 40"E. 119.85 feet to a corner on the south line of said Certified Survey Map;
450. Thence N.00° 12' 10"W. 20.00 feet to an inside corner on the south line of said Certified Survey Map;
451. Thence S.89° 50' 03"E. 350.52 feet to the southeast corner of said Certified Survey Map;
452. Thence N.00° 20' 24"W. 135.69 feet to the northeast corner of said Certified Survey Map;

453. Thence N.88° 41' 17"E. 124.09 feet to the southeast corner of Certified Survey Map Number 122 recorded in Volume 1, Page 146;
454. Thence N.00° 08' 19"W., along the west right of way line of Blakeley Avenue, 316.77 feet more or less to the south right of way line of Corona Avenue;
455. Thence N.89° 26' 19"W., along said south line and its extension westerly, 626.99 feet more or less to the west line of said Section 27;
456. Thence N.00° 08' 19"W., along said west line, 983.65 feet more or less to a point that is 1617 feet north of the southwest corner of said Section 27, said point being the southwest corner of the plat of Beverly Hills Subdivision;
457. Thence N.88° 34' 41"E., along the south line of said Beverly Hills Subdivision, 503.02 feet more or less to the southeast corner of Lot 5, Block 10, Beverly Hills Subdivision;
458. Thence N.00° 08' 19"W. 488.15 feet more or less to the southwest corner of Lot 12, Block 6, Beverly Hills Subdivision;
459. Thence N.88° 34' 41"E. 124.00 feet to the southeast corner of said Lot 12;
460. Thence N.00° 08' 19"W. 70.00 feet to the northeast corner of said Lot 12;
461. Thence S.88° 34' 41"W. 124.00 feet to the northwest corner of said Lot 12;
462. Thence N.00° 08' 19"W. 490.00 feet to the southwest corner of Lot 20, Block 6, Beverly Hills Subdivision;
463. Thence N.88° 34' 41"E. 124.00 feet to the southeast corner of said Lot 20 on the west right of way line of Blakely Avenue;
464. Thence N.00° 08' 19"W., along said west line, 498.94 feet more or less to the south right of way line of U.S.H. 12;
465. Thence N.85° 32' 11"E., along said south line, 704.78 feet more or less to its intersection with the centerline of London Road;
466. Thence S.00° 25' 41"W., along said centerline, 180.10 feet more or less to its intersection with the north line of Lot 12, Block 4, Beverly Hills Subdivision extended easterly;
467. Thence S.85° 32' 11"W., along said north line and its extension, 183.59 feet more or less to the northwest corner of said Lot 12;
468. Thence S.00° 25' 41"W., along the west line of Lot 12, Lot 11 and Lot 10, Block 4, Beverly Hills Subdivision, 153.60 feet more or less to a point 2 feet south of the northwest corner of said Lot 10;
469. Thence S.89° 55' 38"E. 149.92 feet more or less to a point on the east line of said Lot 10, located 6 feet south of the northeast corner of said Lot 10;
470. Thence S.89° 34' 19"E. 33.00 feet to the centerline of London Road;
471. Thence S.00° 25' 41"W., along said centerline, 203.87 feet more or less to angle point in said centerline;
472. Thence S.00° 01' 19"E., along said centerline, 185.07 feet more or less to its intersection with the north line of Lot 10, Block 8, Beverly Hills Subdivision, extended easterly;
473. Thence S.88° 32' 41"W., along said north line and its extension, 173.01 feet more or less to the northwest corner of said Lot 10;
474. Thence S.00° 01' 19"E. 132.00 feet to the southwest corner of Lot 9, Block 8, Beverly Hills Subdivision;

475. Thence N.88° 32' 41"E., along the south line of said Lot 9 and its extension easterly, 173.01 feet more or less to its intersection with the centerline of London Road;
476. Thence S.00° 01' 19"E., along said centerline, 244.90 feet more or less to its intersection with the south right of way line of Henry Avenue extended easterly;
477. Thence S.67° 44' 41"W., along said extension and along said south line, 186.85 feet more or less to the northwest corner of Lot 11, Block 12, Beverly Hills Subdivision;
478. Thence S.00° 01' 19"E. 66.00 feet to the southwest corner of said Lot 11;
479. Thence N.88° 34' 41"E., along the south line of said Lot 11 and its extension easterly 173.01 feet more or less to its intersection with the centerline of London Road;
480. Thence S.00° 01' 19"E. 1991.54 feet more or less to the south line of Section 27 T27N, R9W;
481. Thence S.89° 48' 40"E., along said south line, 933.48 feet more or less to its intersection with the east right of way line of S.T.H. 93;
482. Thence S.53° 27' 11"W., along said east line, 95.21 feet to an angle point in said east line;
483. Thence S.20° 38' 43"W., along said east line, 68.47 feet to an angle point in said east line;
484. Thence S.00° 19' 37"E., along said east line, 208.17 feet to an angle point in said east line;
485. Thence N.87° 24' 33"W., along said east line, 78.37 feet to an angle point in said east line;
486. Thence southerly, along said east line and along the arc of a curve concave easterly, the long chord which bears S.04° 23' 36"W. 559.40 feet and having a radius of 1835.08 feet;
487. Thence S.04° 22' 26"E. 1295.41 feet more or less to the intersection with said east line and the westerly extension of the south line of Lots 1 and 2, Block 1, plat of J. H. McElroy's Addition;
488. Thence S.89° 45' 05"E., along said extension and along said south line, 386.86 feet more or less to the southeast corner of said Lot 1;
489. Thence N.00° 12' 35"W., along the east line of said Lot 1, a distance of 70.53 feet more or less to the south right of way line of McElroy Street;
490. Thence S.89° 45' 20"E., along said south line, 581.21 feet more or less to the northwest corner of Lot 11, Block 2, J. H. McElroy's Addition;
491. Thence S.00° 13' 33"W., along the west line of said Lot 11, a distance of 205.00 feet;
492. Thence S.89° 45' 20"E., parallel with the south line of McElroy Street, 164.11 feet more or less to the east line of said Lot 11;
493. Thence N.00° 15' 16"E., along said east line, 205.00 feet to the south line of McElroy Street;
494. Thence S.89° 45' 20"E., along said south line, 719.25 feet more or less to its intersection with the centerline of Lamont Street extended southerly;

495. Thence N.00° 12' 55"W., along said extension and along said centerline, 462.62 feet more or less to its intersection with the south line of Lot 2, Block 2, Robbinsdale Subdivision extended westerly;
496. Thence S.89° 47' 05"E., along said extension and along said south line, 330.12 feet more or less to the southeast corner of said Lot 2;
497. Thence N.00° 12' 04"W. 142.00 feet to the northeast corner of said Lot 2;
498. Thence N.89° 47' 06"W., along the north line of said Lot 2 and its extension westerly, 330.15 feet more or less to its intersection with said centerline of Lamont Street;
499. Thence N.00° 12' 55"W., along said centerline and its extension northerly, 182.12 feet more or less to its intersection with the north right of way line of Brian Street;
500. Thence N.89° 46' 17"W., along said north line, 495.24 feet more or less to the east line of Lot 3, Block 2, Second Assessor's Plat To The Town Of Washington;
501. Thence N.00° 25' 19"W., along said east line 1295.65 feet more or less to the south right of way of Hamilton Avenue;
502. Thence S.89° 15' 26"E., along said south line, 434.03 feet more or less to its intersection with the southwesterly right of way line of U.S.H. 53;
503. Thence S.79° 51' 45"E., along said southwesterly line, 229.65 feet to an angle point in said line;
504. Thence S.57° 44' 18"E., along said southwesterly line, 431.40 feet to its intersection with the west line of Lot 4, Block 2, plat of Alf's First Addition;
505. Thence S.00° 24' 52"E., along said west line, 71.57 feet more or less to the northeast corner of Lot 6, Block 2, Alf's First Addition;
506. Thence N.89° 44' 52"W. 264.00 feet to the northwest corner of Lot 7, Block 2, Alf's First Addition;
507. Thence S.00° 24' 52"E. 297.00 feet to the southwest corner of said Lot 7 on the north right of way line of Alf Avenue;
508. Thence S.89° 44' 52"E., along said north line, 549.17 feet more or less to the southeast corner of Lot 3, Block 2, Alf's First Addition;
509. Thence N.00° 24' 52"W., along the east line of said Lot 3, a distance of 188.99 feet more or less to its intersection with said southwesterly line of U.S.H. 53;
510. Thence S.57° 44' 18"E., along said southwesterly line, 244.53 feet more or less to its intersection with the north right of way line of Alf Avenue;
511. Thence N.43° 07' 08"E., along said north line and its extension northeasterly, 367.37 feet more or less to its intersection with the southwesterly right of way line of the easterly U.S.H. 53 frontage road;
512. Thence S.56° 10' 14"E., along said southwesterly line, 1918.82 feet more or less to its intersection with the southeasterly right of way line of Horlacher Lane extended southwesterly;
513. Thence N.33° 27' 24"E., along said extension and along said southeasterly line, 358.20 feet more or less to the beginning of a curve on said southeasterly line;

514. Thence northeasterly, along said southeasterly line and along the arc of a curve concave southeasterly, the long chord which bears N.43° 57' 15"E. 108.65 feet and having a radius of 298.16 feet;
515. Thence N.54° 27' 06"E., along said southeasterly line 532.91 feet;
516. Thence northerly, along said southeasterly line and along the arc of a curve concave northwesterly, the long chord which bears N.27° 10' 00"E. 127.34 feet and having a radius of 138.89 feet;
517. Thence N.00° 07' 06"W., along the easterly line of Horlacher Lane and its extension northerly, 634.94 feet more or less to its intersection with the north right of way line of Hamilton Avenue;
518. Thence N.89° 57' 54"W., along said north line, 243.23 feet more or less to a point 577.50 feet west of the east line of the SE¼-SW¼, Section 26, T27N, R9W;
519. Thence N.00° 21' 05"E., parallel with said east line, 282.00 feet;
520. Thence N.89° 57' 53"W., parallel with the south line of said SE¼-SW¼, 132.00 feet;
521. Thence N.00° 21' 05"E., parallel with said east line, 15.00 feet;
522. Thence N.89° 57' 55"W., parallel with the south line of said SE¼-SW¼, 132.00 feet;
523. Thence S.00° 21' 30"W., parallel with said east line, 297.00 feet to the north line of Hamilton Avenue;
524. Thence N.89° 57' 52"W., along said north line, 103.10 feet;
525. Thence N.00° 21' 30"E., parallel with said east line, 148.50 feet;
526. Thence N.89° 57' 52"W., parallel with the south line of said SE¼-SW¼, 103.10 feet;
527. Thence S.00° 21' 30"W., parallel with said east line, 148.50 feet to the north line of Hamilton Avenue;
528. Thence N.89° 57' 54"W., along said north line, 131.37 feet more or less to a point 1463.9 feet east of the west line of Section 26;
529. Thence N.00° 23' 22"E. 297.00 feet;
530. Thence N.89° 57' 53"W. parallel with the south line of the SW¼-SW¼, Section 26, a distance of 254.00 feet;
531. Thence S.00° 15' 44"W., parallel with the east line of said SW¼-SW¼, 297.00 feet to the north line of Hamilton Avenue;
532. Thence N.89° 57' 53"W., along said north line, 122.28 feet more or less to a point 132 feet east of the east right of way line of Drier Road;
533. Thence N.00° 02' 07"E., parallel with said east line, 152.00 feet;
534. Thence N.89° 57' 53"W., parallel with the north line of Hamilton Avenue, 132.00 feet more or less to said east line of Drier Road;
535. Thence S.00° 02' 07"W., along said east line 152.00 feet more or less to the north line of Hamilton Avenue;
536. Thence N.89° 57' 53"W., along said north line, 226.13 feet more or less to a point 40 feet east of the east line of Lot 10, plat of Oak Grove Addition;
537. Thence N.00° 03' 07"E., parallel with the east line of said Lot 10, a distance of 181.00 feet;
538. Thence N.89° 57' 53"W., parallel with the north lines of Lots 10 and 11, Oak Grove Addition, 143.10 feet to the west line of said Lot 10;

539. Thence S.00° 03' 07"W. 181.00 feet to the southwest corner of said Lot 10;
540. Thence N.89° 57' 53"W., along the north line of Hamilton Avenue, 296.10 feet more or less to the west line of Oak Grove Addition;
541. Thence N.00° 40' 07"E., along said west line, 182.00 feet;
542. Thence N.89° 57' 53"W., parallel with the north line of Hamilton Avenue, 251.91 feet more or less to the east right of way of Pine Lodge Road;
543. Thence N.00° 10' 22"E., along said east line, 174.01 feet more or less;
544. Thence S.89° 57' 53"E., parallel with the south line of said SW¼-SW¼, Section 26, a distance of 253.41 feet more or less to the west line of Oak Grove Addition;
545. Thence N.00° 40' 07"E., along said west line, 118.36 feet more or less to the southwest corner of Lot 4, Oak Grove Addition;
546. Thence S.89° 56' 53"E., along the south line of said Lot 4 and its extension easterly, 187.89 feet more or less to its intersection with the east right of way line of Acorn Drive;
547. Thence S.00° 03' 07"W., along said east line, 278.29 feet more or less to the southwest corner of Lot 8, Oak Grove Addition;
548. Thence S.89° 57' 53"E., along the south lines of Lot 8 and 12, Oak Grove Addition, 406.20 feet more or less to the west right of way line of Drier Road;
549. Thence S.00° 03' 07"W., along said east line, 29.00 feet more or less to a point 167 feet north of the north right of way line of Hamilton Avenue;
550. Thence S.89° 55' 26"E., parallel with the south line of said Section 26, a distance of 198.00 feet;
551. Thence N.00° 03' 07"E., parallel with Drier Road, 130.00 feet;
552. Thence S.89° 55' 26"E., parallel with the south line of said Section 26, a distance of 25.35 feet;
553. Thence N.00° 03' 07"E., parallel with Drier Road, 16.50 feet;
554. Thence S.89° 55' 26"E., parallel with the south line of said Section 26, a distance of 100.00 feet;
555. Thence N.00° 03' 07"E. 323.20 feet;
556. Thence N.89° 55' 26"W. parallel with the south line of said Section 26, a distance of 257.54 feet more or less to the east line of Drier Road;
557. Thence N.00° 02' 45"E. 147.92 feet to the southwest corner of Certified Survey Map Number 1629 recorded in Volume 8, Page 368;
558. Thence S.89° 57' 22"E. 150.00 feet to the southeast corner of said Certified Survey Map;
559. Thence S.00° 02' 45"W., along the east line of Lot 1, Certified Survey Map Number 152 recorded in Volume 1, Page 186, a distance of 115.02 feet more or less to a line 33 feet north and parallel with the north line of the plat of Watton Acres;
560. Thence S.89° 57' 22"E., along said parallel line, 438.50 feet more or less to its intersection with the west line of Lot 18, Watton Acres extended northerly;
561. Thence S.00° 25' 07"W., along said extended line, 17.00 feet to a line 16 feet north and parallel with the north line of Watton Acres;

562. Thence S.89° 57' 22"E., along said parallel line, 508.00 feet more or less to a line 16 feet west and parallel with the west line of the plat of Springfield Addition;
563. Thence N.00° 17' 54"E., along said parallel line, 567.39 feet to its intersection with the north right of way line of Harless Road;
564. Thence northwesterly, along said north line and along the arc of a curve concave northerly, the long chord which bears N.78° 50' 01"W. 193.25 and having a radius of 613.93 feet;
565. Thence N.69° 46' 42"W., along said north line, 294.24 feet;
566. Thence northwesterly, along said north line and along the arc of a curve concave southerly, the long chord which bears N.79° 35' 17"W. 643.54 feet and having a radius of 1888.57 feet;
567. Thence N.89° 26' 29"W., along said north line, 66.00 feet more or less to its intersection with the east line Lot 2, Block 3, plat of Golfview Addition extended northerly;
568. Thence S.00° 02' 44"W., along said extension and along said east line, 232.50 feet more or less to the southeast corner of said Lot 2, Block 3;
569. Thence N.89° 18' 16"W. 131.90 feet more or less to the southwest corner of said Lot 2;
570. Thence N.00° 37' 54"E., along the west line of said Lot 2 and its extension northerly, 203.03 feet more or less to its intersection with the centerline of Harless Road;
571. Thence N.89° 22' 06"W., along said centerline, 476.59 feet more or less to a point 39.90 feet east of the east line of Lot 1, Block 1, Golfview Addition;
572. Thence N.00° 10' 25"E., parallel with said east line, 244.45 feet more or less to the north line of Block 1, Golfview;
573. Thence S.89° 18' 11"E., along said north line and the extension easterly of said north line, 671.87 feet more or less to the west line of Lot 3, Block 2, Golfview Addition;
574. Thence N.00° 02' 44"E., along the west line of said Lot 3, a distance of 185.42 feet more or less to the northwest corner of said Lot 3;
575. Thence S.89° 18' 11"E., along the north lines of Lots 3 and 4, Block 2, Golfview Addition, 387.95 feet more or less to the northwest corner of Lot 5, Block 2, Golfview Addition;
576. Thence S.55° 59' 29"E., along the north lines of Lots 5, 6, 7, 8 and 9, Block 2, Golfview Addition, 881.20 feet more or less to the northeast corner of said Lot 9, Block 2;
577. Thence S.00° 21' 45"W., along the east line of said Lot 9 and its extension, 217.97 feet more or less to the south right of way line of Harless Road;
578. Thence westerly, along said south line and along the arc of a curve concave northerly, the long chord which bears N.89° 20' 31"W. 3.11 feet and having a radius of 677.80 feet to the northwest corner of Certified Survey Map Number 1228 recorded in Volume 6, Page 266;
579. Thence S.00° 17' 42"W. 523.01 feet to the northeast corner of Lot 12, Watton Acres;

580. Thence N.89° 57' 22"W., along the north line of Watton Acres and the centerline of Drier Court, 722.24 feet more or less to the intersection with the west line of Watton Acres extended northerly;
581. Thence S.00° 26' 18"W., along said extension and west line, 324.39 feet to the southwest corner of Lot 3, Watton Acres;
582. Thence S.89° 57' 13"E., along the south line of Watton Acres, 723.03 feet to the southeast corner of Lot 11, Watton Acres;
583. Thence S.00° 17' 54"W. 15.00 feet more or less to the southwest corner of Lot 26, Springfield Addition;
584. Thence S.89° 57' 53"E., along the south line of Springfield Addition and the south line of Certified Survey Map Number 3471 recorded in Volume 19, Page 287, a distance of 445.46 feet more or less to the southeast corner of Outlot 1 of said Certified Survey Map Number 3471;
585. Thence N.00° 17' 39"E. 198.08 feet to the northeast corner of Outlot 1 of said Certified Survey Map Number 3471;
586. Thence S.89° 56' 58"E., along the south lines of Lots 20 and 19, Springfield Addition, 132.00 feet to the southeast corner of said Lot 19;
587. Thence S.00° 17' 25"W. 495.03 feet to the southwest corner of Lot 10, Springfield Addition;
588. Thence S.89° 57' 57"E. 198.36 feet more or less to the southeast corner of Certified Survey Map Number 1370 recorded in Volume 7, Page 165;
589. Thence S.00° 24' 44"W. 5.25 feet to the southwest corner of Certified Survey Map Number 588 recorded in Volume 3, Page 134;
590. Thence S.89° 58' 07"E. 131.98 feet to the southeast corner of said Certified Survey Map Number 588;
591. Thence S.00° 16' 23"W. 27.75 feet to the south line of Section 26;
592. Thence S.89° 58' 06"E., along said south line 209.03 feet more or less to a point on a line parallel with the west line of the east 3/4 of the SW¼-SE¼;
593. Thence S.00° 16' 23"W., along said west line and its extension southerly, 33.00 feet to the south right of way line of Hamilton Avenue;
594. Thence S.89° 58' 07"E., along said south line, 782.26 feet to the point of beginning.

Parcel C:

Commencing at the northeast corner of Section 27, Township 27 North, Range 9 West; thence S.00° 09' 10"W. 2627.07 feet to the east quarter corner of said Section 27; thence N.89° 32' 11"W. 951.97 feet to a point on the south line of the SE¼ of the NE¼ of said section 27 and the point of beginning;

595. Thence S. 89° 32' 11"E., along said south line, 50 feet more or less to the thread of Otter Creek;
596. Thence northerly, along the thread to its intersection with a line that is N.89° 43' 44"W. from Point "A", said Point "A" being N.21° 04' 49"E. 348.46 feet from the point of beginning.

597. Thence S.89° 43' 44"E. 60 feet more or less to said Point "A";
598. Thence continuing S.89° 43' 44"E. 40.00 feet;
599. Thence N.29° 22' 45"E. 229.92 feet;
600. Thence N.43° 44' 57"W. 207.59 feet;
601. Thence N.02° 44' 20"W. 221.92 feet to the south right of way line of U.S.H. 12;
602. Thence N.82° 30' 21"E., along said south line 2.79 feet;
603. Thence N.07° 23' 58"E. 135.73 feet, more or less, to a point on the north right of way line of U.S.H. 12;
604. Thence S.82° 36' 27"W. 55.53 feet, more or less, along said north line to an angle point in said north line;
605. Thence N.01° 10' 07"E. 6.44 feet, more or less, along said north line to an angle point in said north line;
606. Thence S.86° 02' 50"W. 61.58 feet, more or less, along said north line to an angle point in said north line;
607. Thence S.78° 33' 34"W. 59.71 feet, more or less, along said north line to an angle point in said north line;
608. Thence N.81° 40' 10"W. 138.24 feet, more or less, along said north line to an angle point in said north line;
609. Thence S.63° 00' 58"W. 103.21 feet, more or less, along said north line to an angle point in said north line;
610. Thence S.85° 32' 23"W. 59.52 feet, more or less, along said north line to an angle point in said north line;
611. Thence N.84° 39' 26"W. 236.45 feet, more or less, along said north line to an angle point in said north line;
612. Thence S.65° 48' 44"W. 118.12 feet, more or less, along said north line to an angle point in said north line;
613. Thence N.87° 54' 32"W. 119.73 feet, more or less, along said north line to an angle point in said north line;
614. Thence S.85° 06' 07"W. 50.01 feet, more or less, along said north line to an angle point in said north line;
615. Thence S.81° 05' 35"W. 146.74 feet, more or less, along said north line to an angle point in said north line;
616. Thence S.85° 54' 56"W. 155.35 feet, more or less, along said north line to an angle point in said north line;
617. Thence S.53° 42' 22"W. 18.72 feet, more or less, along said north line to an angle point in said north line;
618. Thence S.86° 00' 28"W. 472.19 feet, more or less, along said north line to a point of intersection with a line bearings S.25°25'E., from a reference point on the east line of the SE1/4-NW1/4 of Section 27, T 27 N, R 9 W, said reference point being 281.4 feet south of the northeast corner of said SE 1/4-NW 1/4;
619. Thence S.25° 25' 00"E. 125.62 feet more or less to the south right of way line of U.S.H. 12;
620. Thence S.85° 58' 44"W. 49.06 feet more or less, along said south line;
621. Thence S.79° 53' 49"W. 136.10 feet more or less, along said south line;

622. Thence S.89° 00' 24"W. 311.01 feet more or less, along said south line to the east line of former U.S.H. 53 (as marked and traveled in 1965) and now known as South Hastings Way;
623. Thence southerly, along said east line and along the arc of a curve concave westerly, the long chord which bears approximately S.19° 24' 24"W. 128.00 feet and having a radius of 300.00 feet;
624. Thence S.46° 42' 43"E. 324.06 feet more or less, along said east line;
625. Thence S.54° 02' 52"E. 69.31 feet more or less, along said east line to the southeasterly line of Storrs Avenue;
626. Thence N.53° 44' 45"E. 399.87 feet more or less along said southeasterly line;
627. Thence S.36° 28' 19"E. 259.60 feet;
628. Thence N.53° 46' 05"E. 193.00 feet;
629. Thence S.68° 37' 55"E. 399.43 feet;
630. Thence S.16° 52' 23"E. 265.74 feet;
631. Thence S.58° 17' 27"E. 165.69 feet more or less, to the south line of the SW¼ of the NE¼ of Section 27;
632. Thence S.89° 32' 11"E. 210.49 feet more or less to the southwest corner of the SE¼ of the NE¼, Section 27;
633. Thence S.89° 32' 11"E. 375.00 feet to the point of beginning.

Parcel D:

Commencing at the southwest corner of Section 25, Township 27 North, Range 9 West; thence S.89° 57' 25"E. 300.00 feet along the south line of the southwest quarter of Section 25 to the point of beginning;

634. Thence S.89° 57' 25"E., along said south line 1225.04 feet to "Point A";
635. Thence continuing S.89° 57' 25"E., along said section line, 30 feet more or less to the thread of Otter Creek;
636. Thence northerly along said thread of Otter Creek to its intersection with the south line of Certified Survey Map Number 585 recorded in Volume 3, Page 129;
637. Thence N.89° 57' 04"W., along said south line, 10 feet more or less to the southwest corner of said Certified Survey Map Number 585, said corner being N.17° 36' 27"W. 648.91 feet from Point "A";
638. Thence N.00° 05' 06"W., along the west line of said Certified Survey, 102.60 feet;
639. Thence N.75° 10' 26"W. 392.06 feet to Point "B";
640. Thence S.00° 16' 58"E. 28 feet more or less to the thread of Otter Creek;
641. Thence westerly along said thread to its intersection with a line that is S. 00° 30' 17"W. from Point "C", said point being N.89° 57' 00"W. 619.73 feet from said Point "B";
642. Thence N.00° 30' 17"E. 48 feet more or less to Point "C"

643. Thence continuing N.00° 30' 17"E. 500.00 feet more or less to the north line of the SW¼ -SW¼ of Section 25;
644. Thence N.89° 57' 04"W., along said north line, 324.32 feet more or less to the northeast corner of the SE¼-SE¼ of Section 26, T27N, R9W;
645. Thence S.89° 57' 11"W., along the north line of said SE¼-SE¼, 650.48 feet more or less to its intersection with the east line of Block 1, Bauer's First Addition extended northerly;
646. Thence S.01° 02' 13"W. 267.37 feet more or less to the northeast corner of Block 1, Bauer's First Addition;
647. Thence N.89° 57' 47"W., along the north line of said Block 1, a distance of 148.00 feet to the northwest corner of the east 148 feet of said Block 1;
648. Thence S.01° 02' 13"W. 143.01 feet more or less to the intersection of the west line of the east 148 feet of Block 1 and its extension southerly with the centerline of Clay Street;
649. Thence N.89° 57' 47"W. 149.00 feet more or less along said centerline to the east line of Orange Street;
650. Thence S.01° 02' 13"W., along said east line, 167.51 feet more or less to a point on said east line 742.5 feet north of the south line of the SE¼-SE¼ of Section 26;
651. Thence S.89° 57' 47"E. more or less 297.00 feet;
652. Thence S.01° 02' 13"W. 148.50 feet;
653. Thence N.89° 57' 47"W. 297.00 feet to a point on the east line of Orange Street, 594 feet north of the south line of the SE¼-SE¼;
654. Thence S.01° 02' 13"W., along the east line, 148.44 feet more or less to its intersection with the north line of Lot 3, Block 2, Bauer's First Addition extended westerly;
655. Thence S.89° 57' 47"E., along said extension and along said north line of Lot 3 approximately 445.00 feet to the northeast corner of said Lot 3;
656. Thence N.01° 02' 13"E., along the west line of Rose Street, 216.03 feet to a point 216 feet north of the south line of Harold Street;
657. Thence S.89° 57' 47"E., parallel with said south line, 292.44 feet more or less to a point 217 feet west of the east line of the SE¼-SE¼ of Section 26;
658. Thence S.00° 25' 52"W., parallel with said east line, 216.01 feet more or less to the south line of Harold Street;
659. Thence N.89° 57' 47"W., along said south line, 79.71 feet more or less to the northwest corner of Lot 2, Block 3, Bauer's First Addition;
660. Thence S.00° 02' 13"W. 206.25 feet more or less to the southwest corner of Lot 2, Block 3, Bauer's First Addition;
661. Thence S.89° 57' 47"E., along the north line of Lot 5, Block 3, Bauer's First Addition and Lots 7, 8 and 9, Block 3, Bauer's Second Addition, 595.30 feet more or less to the northwest corner of Lot 10, Block 3, Bauer's Second Addition;
662. Thence S.00° 25' 52"W., along the west line of said Lot 10 and its extension southerly, 239.24 feet more or less to the point of beginning.

Prepared by:
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