

December 8, 2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court
Case #2024-CV-000498

Incorporation Review Board Members,

I served as a Town Supervisor, Administrator, Chairperson (2009-2023), President of the Township Fire Board, and certified Police officer for the Town of Washington. I was a resident up until this year of the proposed village area for 51 years.

Providing excellent service at a low tax rate was always something I took great pride in. I had the great privilege of serving alongside so many wonderful civil servants who wanted the best for our community without a personal agenda.

Over many years residents asked why we did not petition to become a village. The desire to become a village was finally prompted by a shift away from cooperative agreements, mutually supporting goals, respect, and development of both the Town and the City of Eau Claire. Mutual agreements on issues of streets, public works, EMS and fire departments continued. Twice, while I was Chairperson, the Town was forced to litigation with the City of Eau Claire, which was not our desire, but necessary to fight for our land as best we could.

During my time as Administrator, we were able to plan and build the current Town Municipal Complex which we moved into in 2003, putting our Fire Station, Road Department and Town Offices all under one roof. At the same time the Town acquired Rest Haven Cemetery. This complex that was paid off in 10 years; and the Town has remained with zero debt since.

Current State law does not give towns the ability to protect their lands. We won our lawsuit against the City of Eau Claire on their first attempt to annex the Orchard Hills area, because it was filed as a unanimous annexation when not all parties had signed on. However, the City filed a new annexation petition as a half-approval style. Something they verbally had told us they would never do. The Wisconsin Department of Administration stated in their report that this annexation was not in the best interest of the metropolitan area, and yet that was ignored, and the area was annexed anyway. It should be noted that there are no City roads connected to the annexed area and the annexation is a contradiction to the City of Eau Claire Comprehensive Plan.

The Town of Washington has spent years working on Comprehensive Plans, what we want our subdivisions to look like, where we want commercial corridors to be, and where multi-family housing fits. We now must live with Timber Bluff, Prairie Park, and the future Orchard Hills high density developments in rural settings within our Town. I urge you to approve the Town of Washington's petition to incorporate as a village and have full control over the regulations of our existing lands.

Thank you for your consideration,

Micheal Peterson

Micheal Peterson
7860 E. Benson Highway Unit 16
Tucson, Arizona 85756
Former Town of Washington Resident

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington
Eau Claire County Circuit Court
Case #2024-CV-000498

Dear Members of the Incorporation Review Board,

I am writing in strong support of the petition to incorporate a portion of the Town of Washington as the Village of Washington. I have been a resident of the Town of Washington for four years and would reside within the proposed Village boundaries if incorporation is approved. I am a homeowner, business owner, and employer in the local area, and I have a direct and lasting stake in the future governance and stability of this community.

In 2021, my wife and I built our home on three acres in the Town of Washington. We intentionally chose this location outside of the City of Eau Claire to live in a lower-density, more rural setting while remaining part of a cohesive local community. We own and operate Reliance Data and Reliance EDI Solutions that employ ten people locally. Our decision to live, invest, and employ in the Town reflects our long-term commitment to this area and its future.

Incorporation matters to us because of the increasing pressure of City annexation and development occurring just outside the Town's boundaries. A recent annexation (Orchard Hills) extended to within approximately a quarter mile of our home. We are located near areas identified for future development, and we have legitimate concerns that our property and the adjacent farmland could be next in line for annexation. We built a home in the Town of Washington specifically to avoid this outcome and to live in a community that values local control, thoughtful growth, and preservation of nature and character.

The proposed incorporation satisfies key statutory criteria, particularly homogeneity and a sense of community. Our daily lives are oriented towards the Town of Washington and its core not toward the City. Our family, neighbors, and business connections are rooted here. Community cohesion is achieved through shared schools, local events, neighborhood relationships, and a common understanding of what the Town represents: a place that balances growth with rural character and responsible governance.

The proposed Village boundaries reflect a logical and unified identity for the future Village of Washington. The core area is easily accessible, and it functions as the natural center of community life. Incorporation would allow residents to plan infrastructure, land use, and services in a way that aligns with local needs rather than being subject to external annexation decisions. Just as importantly, the Town has demonstrated the capacity to support village governance and provide appropriate levels of service in a fiscally responsible manner.

A clear example of the need for incorporation is the current uncertainty faced by residents like my family. Without incorporation, long-term planning decisions affecting our homes, businesses, and farmland can be made without our consent. Incorporation provides a stable framework for self-governance, predictable planning, and accountable decision-making benefiting not only residents of the Village, but the broader Eau Claire metropolitan area by promoting orderly growth.

For these reasons, I respectfully and firmly urge the Incorporation Review Board to approve the Town of Washington's petition to incorporate as the Village of Washington. Doing so will strengthen local governance, preserve community identity, and contribute to a more balanced and resilient region.

Sincerely,

Mike Clark

6494 White Tail Dr, Town of Washington, WI



Date: 12-15-25

VIA EMAIL AND REGULAR MAIL
wimunicipalboundaryreview@wisconsin.gov

Wisconsin Incorporation Review Board
c/o Division of Intergovernmental Relations
Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701

RE: Comments on Proposal to Incorporate a Portion of the Town of Washington

Dear Members of the Incorporation Review Board:

I understand that on December 17, 2025, the Board will conduct a public hearing on the Town of Washington's proposal to incorporate a portion of the Town. According to the public notice regarding this meeting, the Board has solicited comments from members of the public regarding the proposal to assist in determining whether the petition meets the standards contained in Wis. Stat. § 66.0207(1) and (2). Public comment can be made in person during the meeting or in writing postmarked no later than January 9, 2026.

I live in the city of Eau Claire have been building homes in the Eau Claire/Chippewa Valley area for nearly 25 years. I own C&E Wurzer Builders and am also part of multiple other development entities in which we develop raw land with public and private infrastructure for mixed use developments consisting of residential, twin home, multi-family and commercial lots. I feel I have extensive knowledge of the areas growth needs and this incorporation petition is approved I think it will dramatically stall the needs for diversity in housing to the area.

Wis. Stat. § 66.0207(1)(a) indicates that an incorporation petition may only be approved if the entire territory of the proposed village "shall be reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basin, soil condition, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs." In addition, under Wis. Stat. § 66.0207(2), an incorporation petition must be determined to be "in the public interest" based upon consideration of the following:

- (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.
- (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 or city and the level available from a contiguous municipality.
- (c) The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.
- (d) The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community.

Under the statute, there must be an “express finding that the proposed incorporation will not *substantially hinder* the solution of governmental problems affecting the metropolitan community.” Wis. Stat. § 66.0207(2)(d) (emphasis added).

Comments on Petition

After consideration of the Town’s petition, I do not believe it satisfies the statutory conditions for approval. I believe the Board should determine that the petition is not “in the public interest” and deny approval. My concerns stem from the overall lack of critical infrastructure and municipal services (such as water and sewer) which are crucial to future development of the area. I am concerned that approval of the Town’s petition would dramatically limit development of affordable housing options on the south side of the City of Eau Claire and substantially hinder any meaningful solution of the area’s ongoing housing shortages.

Eau Claire remains one of the fastest growing areas in Wisconsin. In the past several years, the City of Eau Claire has grown faster than *any other city in the state* except for Madison. Its population grew by seven percent (7%) between 2010 and 2020, and it continues to grow. Eau Claire recently became the seventh largest city in Wisconsin and is projected to become the fifth largest city in the state by 2030 if current trends continue. Eau Claire County, meanwhile, is the fourth-fasted growing county in the state, trailing only Dane, Calumet, and Saint Croix counties.

That growth has prompted repeated discussion and exploration of the issue of affordable housing in the area, and it remains an ongoing issue and problem for the metropolitan community. While residential developers in the area continue to explore different options, there is an ongoing need for affordable housing, especially various forms of multi-family development.

Municipal water and sewer are not presently available in the Town of Washington, or within the proposed incorporated territory. Those services are critical for supporting growth and development, especially in a region which has seen sustained year-over-year growth in the way Eau Claire has. Construction and development of the facilities for such services would literally require *years* of planning – years in which development, especially of multifamily projects, would be delayed or stalled.

Given that the Town of Washington is immediately adjacent to the City of Eau Claire, which has been one of the fastest growing areas in the state for over a decade, it is unrealistic to assume that

formation of a new municipality which lacks the infrastructure or resources to sustain or meet the demands for rapid growth would provide a meaningful *benefit* to the surrounding metropolitan community. In the context of the statutory review of the Town's petition, I believe approval would actually *hinder* resolution of the governmental issue of housing affordability that affects our entire community. Nothing in the Town's petition appears to address these concerns in a meaningful manner.

Conclusion

Orderly regional development requires coordinated services and planning to support a variety of housing options. The Town's petition would markedly impede orderly development of the overall metropolitan area, would create a municipality that lacks fundamental services necessary to be responsive to the realistic growth demands in the region, and would substantially hinder development of affordable options to address the housing shortages that continue to be a problem for the Eau Claire metropolitan area.

Sincerely,



Craig Wurzer
C&E Wurzer Builders, LLC

DATE: December 16, 2025

TO: Incorporation Review Board

FROM: Greg Fahrman

- Town of Washington Planning Commission Member
- Participant in the present Long-Range Plan for the Town of Washington
- Retired Superintendent of the Altoona School District (2012 Retired)

I am in favor of incorporation regarding the portion of the Town of Washington as petitioned. I live in the portion of the Town of Washington that would remain a township.

I have always been proud to be associated with the Town of Washington. The Town has been very efficient in the delivery of excellent services at a reasonable cost.

I favor incorporation for the following reasons:

-So we may continue on a path of low density housing on larger lots with shared septic and individual wells. These single family homes blend nicely in the pastoral setting that makes up much of the Town of Washington.

-Many developers are too financially motivated and the number of lots becomes their sole priority; often without considering the impact on water resources and traffic flow.

-Finally, as a former superintendent of schools, I know how difficult it is to plan for class sizes. This is much more difficult when you have rapidly growing annexation for the purpose of multi-family housing.

Respectfully submitted,

Greg Fahrman

December 7, 2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire
Circuit Court

Case #2024-CV-000498

Incorporation Review Board Members,

My name is Brian Binczak, and my wife, Rachel, and I have lived in the Township of Washington for the past 27 years. This is where we chose to live and raise our 3 children. As it is currently mapped out, we would be residents of the proposed Village, something we strongly support.

For my wife and I, the threat of being forced into annexation against our wishes to be a part of the City of Eau Claire is real. The City of Eau Claire has already annexed land over 2 miles from the nearest city street through the non-unanimous annexation process. This was in spite of the Wisconsin Department of Administration and the Metropolitan Planning Organization agreeing that this area would be best served by the Township of Washington. When we consider that the City of Eau Claire has been willing to go against the will of the neighboring residents and administrative bodies, we are concerned that they would do so again.

I have lived both within the City of Eau Claire (15 years) and in the Township of Washington (27 years). I have found the Township to be good stewards of our tax dollars, as well as responsive to the needs and wants of its citizens. The Township has provided great support in plowing, road repair, tree trimming, and providing the protective services (police/fire) that we need.

Not only is incorporation important to my family, it is also important to our neighbors. I know this as someone who went door-to-door last Fall to help gauge the interest of Township residents on this incorporation. Of the 70+ households I visited, all but one were in favor of the incorporation. The person who was not in favor was undecided and wanted more information. At the Township Information session in June 2024, we were among the over 210 people in attendance, creating a “standing room only” crowd. As people spoke, it was abundantly clear that the Township residents want to proceed with Village status.

We support Village status because we desire to maintain our tax base, which supports the great services we currently receive. We have enjoyed and want to maintain our sense of rural character and the green space that currently surrounds our home.

We ask that you approve the Township of Washington's petition to incorporate as a village.

Thank you,

Brian and Rachel Binczak
1815 Susan Drive
Eau Claire, WI 54701

December 16, 2025

Wisconsin Department of Administration
Division of Intergovernmental Relations
Attn: Bradley Vowels-Katter
P.O. Box 1645
Madison, WI 53701

Incorporation Review Board:

I am writing in support of the proposed Village of Washington petition in Eau Claire County, Wisconsin.

I have lived, and owned property, in the Town of Washington since 1995 and moved to this location predominately for its quiet bucolic environment. Our agriculture-based enterprises generate important economic stimulus to our community, the county and the state. Similarly, maintaining our contiguous areas of natural resources are critical for the preservation and sustainability of our community's environment for attributes such as clean water and air, less fragmentation of our land base which impacts wildlife populations and movement, reduced pollution, less congestion and soil stability to name a few. Research has proven that these characteristics reduce stress for its residents and thereby society in general.

A village designation will continue to provide existing access to nearby employment opportunities, recreation facilities, shopping and other services we currently enjoy. It will maintain the spacious community lifestyle we appreciate and wish to continue, one which is void of increased development characteristics such as greater population densities, noise/light pollution, increased traffic levels with associated safety concerns, and potentially higher crime rates.

I understand the proposed village boundaries reflect a thoughtful and logical delineation and are not arbitrary. The Hwy 93 corridor, II/Deerfield Road, County Hwy F, and Hwy 53 serve as centralized transportation arteries for the various established neighborhoods within the proposed village boundary. These convenient travel routes provide residents daily access to their homes as well as local services. I'm happy to be a resident of this geographic entity.

I'm thankful our Town currently provides consistent, responsive services. We are fortunate to have reliable road maintenance and snow removal; effective fire and EMS service partnerships; planning and zoning oversight aligned with priorities, not to mention our current professional and helpful staff. These amenities presumably would transfer seamlessly to an incorporated village.

As a township poll worker, I experience a strong sense of community during elections when a significant percentage of eligible voters come together at a central location to perform their civic privileges. It's a time to see and chat with our neighbors near and far, to smile and renew acquaintance, and to catch up on both personal and local news.

I trust the Incorporation Review Board will reflect positively on our petition to establish a Village.

Sincerely,

Pat Murphy, 6846 Timber Ridge Circle, Eau Claire, WI 54701



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Heather Currier-Clark <hcurrierclark@gmail.com>

Date Mon 12/15/2025 10:11 AM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

Cc clerk@townofwashington.wi.gov <clerk@townofwashington.wi.gov>; flcassn22@gmail.com <flcassn22@gmail.com>

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Incorporation Review Board Members,

My name is Heather Currier-Clark, and I have been a proud resident of the Town of Washington for the past five years. I would be a resident in the proposed Village of Washington, and I am writing to express my strong support for incorporation. In these years, I have built my life here, formed lasting relationships, and come to see this place not just as where I live, but as where I intend to spend the rest of my days. This community is my home in the deepest sense, and I plan to remain here for the rest of my life. Because of that commitment, I care profoundly about the decisions that shape our future. Incorporation is the best way to protect the value of what we have built together, ensure that our voices guide local decisions, and preserve the unique character that makes our community such a special place to live.

Incorporation matters to me because it will give our community the ability to govern ourselves, protect our identity, and plan responsibly for the future. The Town's stability and character directly affect my family and me. We want to preserve the welcoming atmosphere we enjoy today while ensuring that growth and development reflect our values.

Our community already demonstrates homogeneity and a strong sense of cohesion. Families connect through our schools, neighbors gather for community activities, and residents engage at the neighborhood level. These bonds create a shared identity that is reflected in the proposed boundaries of the Village of Washington. The core of our community, where we shop, gather, and meet, is easily accessible and distinct from other nearby areas, reinforcing the logic of incorporation.

Incorporation will also strengthen the level of services we receive and ensure that resources are directed toward our own needs. With the ability to support village governance, Washington will be better positioned to manage infrastructure, protect green spaces, and maintain public safety. This step will not only benefit our residents but also contribute to the strength of the broader metro area.

A vivid example of the need for local control occurred with the Orchard Hills development. Spanning 438 acres, Orchard Hills is planned to include up to 860 homes, which could bring 2,000–2,500 new residents. To put this in perspective, the Town of Washington currently has about 7,778 residents.

Orchard Hills alone could increase our population by nearly one-third. Many residents were concerned that this project would increase traffic, strain our infrastructure, and change the character of our neighborhoods. We organized meetings, submitted comments, and tried to make our voices heard. Unfortunately, because zoning decisions were handled at a higher level, our input carried little weight. The process felt distant, and decisions were made without fully considering how they would affect the people who actually live here.

This experience showed us how vulnerable our community is without incorporation. With village governance, we would have the authority to set zoning policies that reflect our priorities, protecting residential areas, encouraging responsible growth, and preserving the small-town feel that makes Washington special. Local control would allow us to balance development with community needs, ensuring that growth strengthens rather than undermines our identity.

As a resident of the Town of Washington for the past five years, and someone who intends to remain here for the rest of my life, I am deeply committed to the future of our community. Incorporation as the Village of Washington is the best way to protect the investment we have all made in our homes, families, and neighborhoods. It will preserve our identity, strengthen our sense of community, and give us the local authority we need to govern responsibly. For these reasons, I respectfully urge the Incorporation Review Board to approve the Town of Washington's petition to incorporate as a village, so that our community can continue to thrive for generations to come.

Thank you for your time and consideration.

Sincerely,

Heather Currier-Clark

6494 White Tail Drive Eau Claire (Town of Washington), WI 54701

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Heather Currier-Clark

Clinical Supervisor, Teachers College

Western Governors University

715-456-0170

hcurrierclark@gmail.com



WGU®



Outlook

Fwd: Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Cathy Sultan <cathy.g.sultan@gmail.com>**Date** Tue 12/16/2025 3:31 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

December 15, 2025

Re: Eau Claire County Case 2024-CV-000498 (Village of Washington)

Incorporation Review Board Members,

My name is Cathy Sultan, and I have lived for 42 years at 1451 Blackberry Road in Eau Claire. During that time, my late husband and I raised our two children here after arriving as war refugees from Beirut, Lebanon, and we devoted ourselves to giving back to the community that welcomed us so generously. As the author of several books about war, displacement, and the search for home, I know how rare and precious it is when a community offers safety, dignity, and a sense of belonging. That journey—from instability and conflict to safety and rootedness in Eau Claire—taught me the profound, irreplaceable value of secure neighborhoods, steady local leadership, and strong institutions that truly serve their people.

From this deeply personal perspective, I strongly support the incorporation of a portion of the Town of Washington as the Village of Washington. The proposed Village already feels like a true community, with schools, parks, local businesses, and everyday gathering places where neighbors really know one another, weaving the kind of social fabric that protects and sustains families. Incorporation will give residents a responsive local government that knows these neighborhoods by name, yet is strong enough to guide growth, protect natural and recreational assets, and ensure that decisions about land use, transportation, and services reflect the values and priorities of the people who live here.

I know how essential it is for residents to have a real voice in shaping their future. A Village structure will help us safeguard our quality of life, maintain fiscal responsibility, and work side

by side to build a stable, welcoming community for our children, grandchildren, and those who will choose to call this place home.

For these reasons, I respectfully and wholeheartedly urge you to approve the Town of Washington's petition to incorporate as the Village of Washington.

Sincerely,

Cathy Sultan
1451 Blackberry Rd
Eau Claire, WI 54701



Incorporation of a Portion of the Town of Washington as the Village of Washington

From Andrey Yeatts <andrey.yeatts@gmail.com>

Date Tue 12/16/2025 4:44 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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12/16/2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire County Case 2024-CV-000498

Dear Incorporation Review Board Members,

As a proud resident of the Town of Washington for over five years, a health information scientist, and a co-founder of the Eau Claire Water Alliance, I am writing to warmly and strongly support the petition to incorporate a portion of the Town as the Village of Washington. Public health research shows that stable, engaged local communities with clear identity and meaningful participation in decision-making experience better long-term health, safety, and well-being.

The proposed Village is already a close-knit community, with shared schools, businesses, parks, trails, and gathering places that foster social connection, physical activity, and mutual support—core determinants of population health. Incorporation will also strengthen our capacity to protect drinking water and surface waters by allowing more tailored land use, stormwater, and infrastructure decisions that safeguard wells, streams, and groundwater recharge areas.

With Village governance, residents and local leaders can more effectively align development, transportation, and green space planning with water stewardship and conservation goals, reducing pollution risks and supporting long-term water quality for the entire Eau Claire area. This evidence-based, community-centered approach will help protect what makes this place special while improving resilience for current and future generations.

Thank you for considering my professional and heartfelt support for the Town of Washington's petition to incorporate as the Village of Washington.

Sincerely,

Andrey K. Yeatts, PhD

1329 Elderberry Lane, Eau Claire, WI 54701

Andrey.yeatts@gmail.com 520-390-5909

Andrey Yeatts



Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire County Case 2024-CV-000498

From Jane Mohler <mjanemohler@gmail.com>

Date Tue 12/16/2025 4:46 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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12/16/25

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire County Case 2024-CV-000498

Dear Incorporation Review Board Members,

My name is Jane Mohler, MPH, PhD, and I serve as Co-Chair of the Chippewa Valley Biodiversity Partnership, representing ~4,000 constituents in the Eau Claire area, many of whom reside (including myself) in the portion of the Township of Washington in question. Our regional coalition works to conserve and restore the web of life that supports clean water, resilient landscapes, and healthy communities throughout the Chippewa Valley. From this perspective, I write in strong support of incorporating a portion of the Town of Washington as the Village of Washington.

The proposed Village area already functions as a socially cohesive community, with shared parks, trails, youth sports, local businesses, and gathering places that bring neighbors together and create a clear sense of place.

Research and practice in both public health and conservation show that close-knit communities such as ours, are better able to organize and sustain long-term efforts to protect habitat, tree canopy, pollinators, and high-quality waters—key foundations of biodiversity and climate resilience.

Washington's strong fiscal position, capital improvement planning, and participation in regional planning bodies demonstrate its capacity to manage growth responsibly while investing in infrastructure and services. Incorporation will provide an appropriately scaled local government that can align zoning, transportation, and land-use decisions with biodiversity and water-protection goals, guiding development away from sensitive lands and waterways and supporting connected green spaces and trail networks.

Communities that intentionally protect biodiversity enjoy cleaner water, reduced flood and heat risks, stronger mental and physical health, and an enhanced quality of life that benefits the broader region. By incorporating, Washington's residents—who already work together through schools, recreation, and neighborhood initiatives—will have the tools to steward their landscapes and waters in ways that strengthen both their own community and the Eau Claire metro area as a whole.

For these reasons, I respectfully and strongly urge you to approve the Town of Washington's petition to incorporate as the Village of Washington.

Sincerely,

Jane Mohler, MPH, PhD

1329 Elderberry Lane, Eau Claire, WI 54701

520-250-4108 mjanemohler@gmail.com

Co-Chair, Chippewa Valley Biodiversity Partnership

cvbiodiversitypartnership.org

131 S Barstow St, Suite 202, PMB 0501, Eau Claire, WI 54701

cvbiodiversitypartnership@gmail.com



Outlook

Subject line: Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Juli Rose <woodlandroses@gmail.com>

Date Tue 12/16/2025 7:35 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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December 15, 2025

Re: Eau Claire County Case 2024-CV-000498 (Village of Washington)

Incorporation Review Board Members,

We are Todd and Juli Rose, and we have lived at 1647 Elderberry Lane since 2013. In that time, we have raised our four children here and built strong friendships with neighbors who feel more like extended family. This is where our kids learned to ride bikes, where we gather in driveways and at parks, and where we show up for one another in good times and hard ones.

Because of these deep roots, we strongly support the incorporation of a portion of the Town of Washington as the Village of Washington. Our neighborhood already functions as a close-knit community, and we want a local government that understands our streets, our schools, and our daily lives. Incorporation will help us maintain local control over land use, transportation, and services so that decisions are made by people who live here and share our commitment to keeping this a safe, stable, and welcoming place for families.

For these reasons, we respectfully urge you to approve the Town of Washington's petition to incorporate as the Village of Washington.

Sincerely,

Todd and Juli Rose
1647 Elderberry Lane
Eau Claire, WI 54701



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Cassie Draper <cassmariedraper@gmail.com>

Date Wed 12/17/2025 11:13 AM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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To whom it may concern,

Our family has lived in the Town of Washington for nearly 10 years. We choose this specific area to raise our young, home-schooling family because we appreciate it's close-to-the-city yet rural atmosphere while it maintains a unified community feel.

The proposed village area within the Town of Washington shares similar landscape, culture, and values. We hold this in high esteem.

We, along with our neighbors, value similar safety standards, access to parks and rural space, and appreciate the independence of our community (separate, yet close in access, from those within the city limits).

Our lifestyles could not be easily replicated in the city; gardening, hobbies requiring out-buildings, learning about and experiencing wildlife first hand, etc. would be greatly diminished within city limits.

Our township has always done a great job keeping its residents up to date on essential information such as: new or seasonal regulations, township meetings, planned construction projects, and education or regulations from the Township Fire Department. We are invested in this community and they are invested in us. We look forward to the day our pre-teen children can invest their own time, talent, and energy as student firefighters.

We value commitment to one another as neighbors and friends. This pursuit of becoming a village has brought many neighbors closer together and stronger side by side, reinforcing our shared values within this already invested community. I encourage you to approve the incorporation petition, allowing us to continue to thrive alongside one another.

Thank you.

Andrew and Cassie Draper
1617 Birdlawn Rd, Eau Claire, WI 54701



Outlook

Re: Letter in support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Kathryn White <snowwhite7k@gmail.com>**Date** Wed 12/17/2025 3:54 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>**CAUTION: This email originated from outside the organization.****Do not click links or open attachments unless you recognize the sender and know the content is safe.**

December 5, 2025

Kathryn White

6731 Lowes Creek Ct
Eau Claire, WI. 54701

Bradley Vowels-Katter

Division of Intergovernmental Relations
Wisconsin Department of Administration
PO Box 1645
Madison, WI 53701

Subject Matter: Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

Dear Mr Katter

This letter is written to show support and complete confidence in the future success of the Incorporation of a Portion of the Town of Washington to the Village of Washington to be considered. I live in the Township of Washington where my husband and I reside on 3.8 acres on beautiful Lowes Creek just south of the City of Eau Claire. We have several gardens, chickens and enjoy beekeeping. Our property also resides in the proposed Incorporated Village of Washington. We have been proud residents for 25 years and have raised our children here.

The folks that choose to live and historically reside within the Town of Washington do so with good reason. Peaceful and safe living is why people chose to live here. Residents strongly care and appreciate the Freedom from too much Government overreach (as evidenced by the City of Eau Claire at it's borders especially with recent annexations without honoring previous mutual agreements with the Town of Washington.)

Responsible Growth expansion with good intention of best use of land has always been a priority in the Township of Washington. Responsible use of funds and efficiency of government services is evidenced by the leadership in the Town of Washington and lower taxes are appreciated and highly valued.

With the Incorporation of the Village of Washington from a portion of the Town of Washington, the residents have the autonomy to make good, independent and sound decisions on future growth as well as protect from high density and urban sprawl, while still supporting the metro area as a whole and maintaining the very lifestyle the residents have purposefully chosen. This is why we and other residents value living here.

With the Organic growth and fundamental sustainable and family ideals already present in the Township of Washington, participation of the residents is also a contributing factor for the success of the Village government structure.

Keep it local with the local government of like minded ideals of the residents is the most crucial way to support the MICRO while also supporting the MACRO. This is the government as it should be by We the People.

Please, consider supporting a portion of the Township of Washington into the Village of Washington. I have all confidence not only in its success, but it's contribution to the Community as a whole.

Myself and many neighbors I have spoken with are in very strong indelible and unanimous support of this proposed Village approval of a portion of the Town of Washington.

With Respect and Best Regards,

Sincerely,

Kathryn White

Sent from my iPhone

On Dec 17, 2025, at 3:51 PM, Kathryn White <snowwhite7k@gmail.com> wrote:

Sent from my iPhone

On Dec 16, 2025, at 11:28 AM, WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov> wrote:

Hello Kathryn,

Your comment has been received. However, I cannot access the document without appropriate permission. Could you either 1) Give access to my email or 2) copy and paste the contents directly into an email reply...

Please reach out if you have any questions...

Thank you,

Brad Vowels-Katter

Municipal Boundary Review - DOA

101 East Wilson Street

PO Box 1645, Madison, WI 53701

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

From: Kathryn White <snowwhite7k@gmail.com>
Sent: Tuesday, December 9, 2025 2:52 PM
To: WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>
Subject: Letter in support of the Incorporation of a Portion of the Town of Washington
as the Billage of Washington

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<https://docs.google.com/document/d/1tKG8m-EXZvcqDPz0XR8m37kPaHEi-gwTmHmFuyRGKIk/edit?usp=drivesdk>

Hard copy to follow.
Thank you and Best Regards

Kathryn White
Sent from my iPad



Outlook

Testimony on Petition to Incorporate the Town of Washington as Village of Washington in Eau Claire County #2024-CV-000498

From Jackie Vold <clerk@townofwashington.wi.gov>

Date Thu 12/18/2025 9:48 AM

To Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>

📎 1 attachment (18 KB)

Incorporation Testimony.docx;

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See attached

Jackie Vold
Clerk • Town of Washington

5750 Old Town Hall Rd • Eau Claire, WI 54701

Phone: 715-834-3257

Email: clerk@townofwashington.wi.gov

I have had the privilege of being a resident of the Town of Washington for the past 35 years and nearly 16 years in the office of the Town of Washington, currently serving as the Clerk. My husband and I love being outside of the city limits, yet close. Like many Town residents, we made a choice to not be in the City; not just due to the significant difference in the taxes but also because of the landscape, how the local government operates, and the quality of services provided.

Over the years residents have often commented on how efficient our road crew is in addressing issues; whether that be a tree across a roadway, a pothole, or plowing snow.

The Town of Washington has an outstanding Administrator who leads and directs the Town well and a Town Board that is fiscally responsible with our taxpayer's money. The Town has long range planning monies in reserve for our building maintenance, road projects, equipment replacement, etc. Our residents take great pride in being a part of a community that desires to maintain high quality service at a low tax rate.

As Clerk, obtaining poll workers for elections has never been an issue. More residents come forward asking if they can participate in the process then we need, that was true even during COVID.

There became a great outcry from many residents asking how the Town could protect itself from further annexations after 285 acres was annexed to the City of Eau Claire that was 2 miles from the city proper. Land that could not be reached without including a portion of a county park to have a connection. Land that the Town Board approved to be rezoned for a residential development in the Town, yet the County Planning Committee voted against even though their own Staff and Comprehensive Plan supported it. The WI Dept. of Administration also stated that this annexation did not best serve the public interest and should remain in the Town. Yet all of these recommendations were ignored and it was annexed anyway. Land that was approved before it was even included with the City of Eau Claire's sewer service area. Land that after 3 years has yet to have sewer and water connection with two lots sold. Land that has created a city island in the middle of the Town. Land that the City's website states will include: 225 single-family homes, 26 townhomes, and 25 apartments, as well as 4 to 10 commercial units including retail and office spaces. All in a rural setting in the middle of the Town. This is not transitioning from urban to rural; this is placing an urban city in the middle of a rural town setting. The developer states on their website regarding this development "*residents enjoy quick access to Eau Claire's amenities*"; clearly stating it is outside of city amenities.

Town residents thought Town development of Orchard Hills with 107 homes on 285 acres was "high density" and they resisted this development in large numbers. These same people have called, emailed, stopped in demanding and seeking our help when they realized City density proposed 1,500 dwelling units on the same property. They attended many City Council meetings where they were not permitted to speak to the issue (even though it greatly impacted their neighborhoods) if they did not reside in or own property in the City. Again, no representation. Their concerns over traffic now became an even bigger concern.

In contrast, just to the south of the annexed land is a Town development called Firenze Estates. A 260+acre development that was rezoned in August of 2024 with the final plat for phase 1 & 2 approved

in May 2025; community wastewater treatment systems are in, the road is in and 3 or 4 houses are under construction, 15 lots are sold and 2 are under contract. A development that fits the character of our Town and works with the existing landscape.

The Orchard Hills annexation had many residents realize that a town does not have a way to stop annexation from happening and many have asked the Town Board to find ways to protect our borders.

Rep. Hurd introduced an Urban Town's Bill, in December 2023 that would have given an avenue for towns with a higher population and denser areas to limit the extraterritorial jurisdiction that cities currently have by State Statute. The Town of Washington spoke at the public hearing before the committee, as did other towns in similar situations, along with the WI Town's Association in support of the bill. The City of Eau Claire, other cities and the WI League of Municipalities also had representatives speak opposing the bill. Almost all who opposed stated this bill was not necessary; that we need to have cooperative agreements and work with each other. No one opposed addressed the fact that the reason the towns were seeking help through this bill was due to the fact that there are no options given to towns when cooperation fails or doesn't take place at all. When there is no give and take, where are we to go?

One of the points the City of Eau Claire made in their presentation was that annexations are always driven by the property owner. Very few annexations happen from the Town where there is already a home on the property. The large majority of annexations are large areas of land only. Landowners who wish to develop their land are restricted by the ETJ to 10 acre lots if they want to stay in the Town of Washington; developers cannot make a profit when putting in all the infrastructure at this density. This is exactly what happened right next to the Town Municipal Building with the Timber Bluff development. Farm land that now is owned by the third generation of individuals who do not live in the area and want to sell to a developer. They choose to annex for the money, not because they want to be in the City of Eau Claire. Almost always it is land they are selling not land they live on.

Our neighbor tried in vain to subdivide her land after her husband passed away for her retirement income. She only had 12 acres along Highway 93 on Friedeck Road. She wanted to have 1 acre lots to allow for 10 homes and over several years the City denied her request to divide. She stopped in to the Town Office and called on numerous occasions frustrated and seeking help. Our home, which is in the Vold subdivisions is directly behind that land. A small subdivision of 10 lots on one acre each. A subdivision that was granted in the late 1970 before the area was within the City of Eau Claire's ETJ.

To have the City Financial Director speak that the Village budget and Town budget are not sustainable is quite frankly laughable. The City of Eau Claire has huge debt, they cannot balance their budget, and increased their wheel tax for 2026 from \$24 to \$50. A wheel tax that is not designated for roads but for their operating budget. The Town has demonstrated over many years that we know how to balance a budget and plan for the future. The Municipal building was built in 2003 and in 10 years was paid off, again leaving us debt free.

The high-density development, Timber Bluff right next to the Town Hall is an example of where issues arise. Due to the fact that it is connected to town roads both city and town residents have called with

complaints. The Timber Bluff residents call and stop in asking why we have not put in sidewalks and bike trails for them to get into the city and when are we going to redo Graff Road to be more accommodating. They ask why we don't mow the ditches owned by the City since they are right next to us. The Town residents call and stop in asking what we can do about the increased traffic on town roads from the city development.

We are distinct and want to remain so from the City of Eau Claire in so many ways but to highlight just a few: roads are plowed when it is at least an inch of snow (not 3 or more inches), roads are reconstructed without special assessing landowners (it is a part of our operating budget), and the Town has reserve funding for equipment and maintenance (zero debt).

Thank you for your time and please allow our residents to decide by referendum the future of our municipality.

Mike & Jackie Vold
3742 Vold Ct

Proud residents of the Town of Washington



Proposed incorporation of the Village of Washington

From John Andersen <jandersen51@gmail.com>

Date Thu 12/18/2025 11:37 AM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

Cc Janelle Henning <henning@townofwashington.wi.gov>

1 attachment (21 KB)

Town of Washington Testimony December 17.docx;

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Good Morning please see attached recommendation for the approval of the proposed Village of Washington, Eau Claire County

Thanks You

John R Andersen

11618 40th Ave.

Lake Hallie, WI. 54729

December 18, 2025

State of Wisconsin

Department of Administration

Incorporation Review Board

P.O. Box 1645

Madison, WI.53701

Good Day:

My name is John Andersen; I was the lead petitioner regarding the Village of Lake Hallie Incorporation from 1999 to 2003. Those of you unfamiliar with our area the Village of Lake Hallie lies north of the City of Eau Claire and abuts it. I have had the opportunity to observe the similarities between the Village of Lake Hallie and the proposed Village of Washington.

After the separation from the Village of Lake Hallie I served as the Town of Hallie Clerk/Treasurer for 20 years; retiring from that position in April of this year. I feel that gives me added perspective regarding this proposed incorporation.

Characteristics of territory:

Proposed Village of Washington: Population: 5,423, Percentage of metro community: 4.7%, Square miles: 20.5, Percentage of Metro Community by area 24.2%

Lake Hallie: Village of Lake Hallie Population: 7,512; Percentage of metro community: 6.7%; Square miles:14.14; Percentage of Metro Community by area 16.7%

The proposed Village of Washington and the Village of Lake Hallie will be/are members of the West Central Wisconsin Regional Planning Commission (WCWRPC) and the Chippewa-Eau Claire Metropolitan Plan Organization (MPO). The Chair of the MPO right now is Lake Hallie Village President Gary Spilde.

Both the proposed Village of Washington and the Village of Lake Hallie have some irregular boundaries from previous annexations but both are generally compact and contiguous. The geography, soils, watersheds, water tables, and agricultural trends will not be negatively impacted by the incorporation of the proposed Village of Washington no more than they were with the incorporation of the Village of Lake Hallie. Transportation and highway corridors will be unaffected.

Territory beyond the core of the proposed Village of Washington is well defined and should have no negative impacts from the proposed incorporation. It will retain its characteristics and will develop in the same manner as the territory beyond the core as the Village of Lake Hallie has.

Tax revenue: The proposed Village of Washington will have more than adequate tax revenue. The proposed Village of Washington's assessed value allows for a tax levy of \$2.00 per thousand. Compared to the current Village of Lake Hallie which levies \$4.80 per thousand. The remaining Town of Washington will levy \$1.25 per thousand; Again, compared the Town of Hallie which levies \$1.91 per thousand. The proposed Village of Washington and the remaining Town of Washington will do fine.

Level of Services: The proposed Village of Washington operates with a public works department, a paid-on call fire department, Emergency Medical Services will be provided by the Eau Claire Fire Department but as a note almost all towns, villages, and the City of Altoona in Eau Claire County contract with Eau Claire Fire for ambulance service. Law enforcement will be provided by the Eau Claire County Sheriff's Department (it should be noted that many communities in the state rely on the county sheriff's department). As to waste water treatment the proposed Village of Washington will have septic and FAST waste water treatment. FAST is a Fixed Activated Sludge Treatment (FAST) system that fully treats the effluent within the septic tanks and discharges clean water to the environment or creates a STEP System which stands for Septic Tank Effluent Pump (STEP) system. There is currently municipal water and sewer service in the old Washington Heights

Page 3

Sanitary area but the remainder of the proposed village will rely on FAST, private wells and private septic systems

Comparing the proposed Village of Washington with the Village of Lake Hallie; Lake Hallie is served by public works department, a Combination Fire/EMS Department. Chippewa Fire District which serves the Village of Lake Hallie has 9 career firefighter/paramedics because it runs an ambulance service. Lake Hallie has a full-time police department with 12 officers.

Lake Hallie has a water utility due to groundwater contamination from National Presto Industries. Not all Lake Hallie residents have municipal water so they use private wells. Most Lake Hallie residents are on private septic systems with a growing number of commercial businesses along Prairie View Road and Commercial boulevard have connected to the municipal FAST System mentioned above or the Villages STEP System

Impact on the remainder of the town: From personal experience again as the Town of Hallie Clerk/Treasurer for 20 years I can assure you that the remainder of the Town of Washington will have little difficulty. The Town of Hallie, like the Town of Washington was a founding member of the fire department that will serve them. The Town of Hallie has agreements with the Village of Lake Hallie and the Town of Seymour for road work; the Town of Washington will also have the same as presented in the Incorporation proposal. The Town of Washington has a solid tax base. The Town of Hallie's law enforcement comes from the Chippewa County Sheriff's Department but has a 9-1-1 agreement with the Lake Hallie Police Department.

Impact on the metropolitan community. This is the 800-pound gorilla in the room. Many will argue that there is too much government. The State of Wisconsin has provided for incorporation for Towns. If we want less government in Wisconsin there would be no Towns, Villages, or cities. There would only be county government. The proposed Village of Washington will operate much like

Page 4

the current Town Government has. Villages are more informal and more approachable than city government.

The Village of Washington, like the Village of Lake Hallie will participate in Regional Planning and the Metropolitan Planning Organization. The proposed Village of Washington will have input into the Sewer Service Boundary Plan.

In my opinion and experience I believe that the relationship with the City of Eau Claire will improve. The Village of Washington, having a fixed boundary, will end annexation, which causes litigation and distrust. Mutual aid with Eau Claire Fire Department will continue. Road plowing agreements will continue.

The impact to the City of Eau Claire will be minimal. The City will not have to expend greater funds to employ more firefighters, police officers, street department workers, parks and recreation workers, waste water, and water utility workers, additional upgrades to their wastewater treatment plant may be postponed.

Nor will they have to add more fire stations, police sub-stations, street department equipment, recreation equipment, fire apparatus, or replace squad cars more frequently. Nor will they need to plan for additional water, sewer, and road infrastructure in the proposed Village of Washington. All in all, City of Eau Claire Taxpayers will save money.

As to the City of Eau Claires growth; it is noted that the City of Eau Claire has recently released plans to “Urbanize” County Line Road on the northwest side of Eau Claire by installing a roundabout. Leah Ness, City of Eau Claire Engineer said “Although Country Jam relocated near this area in 2023, plans for this project were already in the works due to expected higher volumes from growth in residential and commercial areas on the north side. (WEAU TV.)

Page 5

Town of Wheaton residents or Chippewa County residents understand that property along county line road north on County Highway T to State Highway 29 will be annexed into the City of Eau Claire probably within 5-7 years. In the recent past, property from the Town of Seymour was annexed to create a new commercial district. So, Eau Claire will continue to have plenty of growth potential to the northwest and east.

Yet in reviewing the updates to the Eau Claire Comprehensive Plan continued revitalization of Eau Claire's downtown seems to be a priority as well as the Menomonie Street corridor and the Riverfront Area. Additional resources will be needed to update the older residential area and infrastructure within the City of Eau Claire. The Board may wish to review the City of Eau Claire's Comprehensive Plan.

A municipal attorney, David Raihle Sr. once told me to remember two things: urban sprawl does not become planned growth when property is annexed to a city or village and as John Lennon said life is what happens when you are making other plans.

I thank you for your time and I would strongly urge the Incorporation Review Board to approve the proposed Incorporation of the Village of Washington and allow the referendum to proceed.

John R Andersen

11618 40th Ave

Village of Lake Hallie

December 17, 2025



Village of Washington

From Margaret Melrose <margaretmelrose@gmail.com>
Date Thu 12/18/2025 1:04 PM
To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

CAUTION: This email originated from outside the organization.
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We moved to the Town of Washington from the City of Eau Claire over 26 years ago. We were attracted to the 6+ acres that the home we purchased was located on. I can look out my windows and see both corn fields and nearby neighboring homes.

I continue to love our property and the surrounding neighborhood and want to see its character continue. I fear this would not be the case without incorporation as a village.

The city of Eau Claire has a history and current policy of annexing surrounding unincorporated areas. The result has been the loss of farm land, increased density and a more urbanized.

I urge you to approve the petition to incorporate a portion of the town into a village.

Margaret and John Melrose
5650 Pinewood Rd, Eau Claire, WI 54701



Town of Washington Incorporation

From Valerie Henrich <vannhenrich@gmail.com>

Date Sat 12/20/2025 10:43 AM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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To board members,

I am writing in support of the Town of Washington's application for incorporation. I have lived at 5735 Wild Rose Ln. for 30 years. During that time I have found the administration of the town to be one of the best managed places I have lived in. They have exhibited exceptional fiscal management & oversight. Through working the voting polls, I have seen exceptional organization & handling of all aspects that entails which also exemplifies their daily management. I can call & actually talk with a person not get switched around depts like I do when I call the City of Eau Claire. You can see our Town Administrator operating a snow plow if needed. As you can see by our assets, we are run in a very responsible manner. Much better than the City.

As an aside, my husband and I have been looking to downsize to a condo. We DO NOT want to live in the city due to the poor management & willy nilly acquisition of township land. So we have stayed in our current home. The city says they annex to bring people that want better services into the city. They can build affordable housing as the boast of a recent acquisition. This land is nowhere near a bus line. The comment about people wanting to annex in the 3 islands is so incorrect. They do not want to be in the city.

Our area is easy to access both for business and recreation. Town businesses boast a wide variety of services. There are medical services, pet care, shops/boutiques, restaurants, nurseries/landscaping, gas stations, pool stores, & more. Include access to wonderful recreation/park areas.

The level of service we receive from our "understaffed" staff, as mentioned by the city during our meeting, is far & above what I receive from the city. We have great pride in how our township is run. They work well with residents & welcome calls from us as we see things that may need attention.

I certainly see that our incorporation would benefit the whole area. Our self government without interference from the city would make us stronger & thus the whole area.

I can not say enough about how much I support this. I would be happy to speak with someone to clarify items in my letter & can be reached at 715-456-1008.

Thank you for taking the time to read this. I would appreciate a quick reply to let me know you received this.

Valerie Henrich



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Jamie Brown <jamiemac78@gmail.com>**Date** Sat 12/27/2025 6:49 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (15 KB)

JB Village of Washington letter.docx;

CAUTION: This email originated from outside the organization.**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern,

Attached is my letter in support of the incorporation of a portion of the Town of Washington as the Village of Washington.

Best Regards,

Jamie Brown

12/17/2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV000498

My name is Jamie Brown and I have lived here, in the town of Washington, for 8 years. My family and I live on Otter Creek Rd, and we are here because this is where we really feel at home and love being. We love being in the country surrounded by nature and not surrounded by city sights or a part of the city.

Incorporation is important to me because it directly impacts the place we call home and where we intend to live the rest of our lives. We deeply value the space, tranquility, and lifestyle that comes along with living outside of a city environment. Our way of life includes activities that include the outdoors, such as gardening, hiking, and hunting, as well as giving back to the land by restoring our fields to native prairie to support the wildlife and benefit future generations; all of these things we can do on either our land in the town of Washinton or we are able to make a short drive within the town of Washington to do them. We chose to live here, in a less densely populated area, close to parks, as well as shopping and services, many of which we find right here in our town of Washington.

One of the criteria for incorporation is whether we are a homogeneous, unified community with shared characteristics. From my experience, the proposed Village area in the Town of Washington definitely is. We understand that having a lifestyle the requires more space, outside of the city, that this means having a well and a septic system that we have a responsibility to safely manage and maintain to protect our own and our neighbors' health, rather than city sewer and city water. Another area of criteria is the identity of the village/boundary logic. For me, the proposed boundaries reflect the way things are in our town of Washington community; we have coffee shops, places to eat and shop (including a pet store to meet the needs of my family's furry babies).

When someone asks me where I live, I am proud to say that I live in the town of Washington and hope that I will be able to say I live in the Village of Washington soon. My family's daily life includes the parks, services, roads and all the wonderful things wildlife within the boundaries, which show who we are now and what we want to be in the future. My family and I want very much to incorporate into a Village of Washinton and continue to be a part of this community and life, which we love; we do not want the city of Eau Claire to swallow us up.

Our community is already a unified community and the proposed incorporation boundaries match our real community on the ground, with a town board and town services that

demonstrate constant care for our community and the people within it. I respectfully urge approval of the incorporation petition. Thank you for your consideration.

Jamie M. Brown

6604 Otter Creek Rd.

Fall Creek, WI 54742



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Scott Brown <sjbrown1965@icloud.com>**Date** Sat 12/27/2025 7:03 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (19 KB)

SB Village of Washington letter.docx;

CAUTION: This email originated from outside the organization.**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern,

Attached is my letter in support of the incorporation of a portion of the Town of Washington as the Village of Washington.

Best Regards,
Scott Brown

12/27/2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV000498

My name is Scott Brown and my address is 6604 Otter Creek Road in the town of Washington. I've lived in the same location since Oct 1998. My home was built on a smaller wooded lot located on what once was family farmland that my father grew up on as a boy. A couple years following the completion of my home my parents removed the old farmhouse and built a new home located at the same location on property adjacent to my home. Much of these adjoining properties are largely managed pine forest lands with some smaller open fields on both sides of I-94. My father passed a few years ago however my mother still resides in the house that they built together in roughly the year of 2000. Both my mother and my wife & myself own land parcels on both sides of I-94. Collectively, between the three of us we own approximately 100 acres. Some of these properties (west of I-94) would fall into the proposed boundary area of the Village of Washington.

The three of us attended the meeting on Dec. 17, 2025 at the Town of Washington Town Hall to listen to various points of view regarding the subject of incorporation. It was reassuring to find that many, if not all, of the residents that spoke that evening held many of the same views, beliefs and value sets as myself, my wife, and my mother. Based on the points that were brought up by Town Of Washington residents and state legislators, both past and present, I came away from the meeting realizing that the vast majority felt as I did, that becoming the Village of Washington would allow us to retain our practices of land usage and preferred lifestyles.

In the last few years in my immediate area there has been a number of varying sizable development projects that probably would not have happened if those properties had not been annexed into the city of Eau Claire. I remember a representative for the City of Eau Claire stating on the night of Dec. 17th that land doesn't get annexed into the city without a request from the landowner to do so. I don't doubt that. If I were a developer and had purchased some available undeveloped acreage that I wanted to build a large apartment complex on, it would be, at that point, only in my best interest to request annexation into the city so that the project can go through, and that appears to be what has happened in our area recently. Meanwhile, the homeowner across the road in the Town Of Washington who needed 5 acres to build his house upon 10 yrs earlier gets to look at a multi storied apartment complex in a field that once grew crops or held a nice patch of woods. For those of us that live in the Town of Washington, we do so because of the rural, country setting. Many of us in the proposed area for incorporation still farm, hunt and enjoy a multitude of activities that otherwise would not be possible within city limits. The vast majority of the

land within the proposed boundary area for the Village of Washington is still fairly intact with regards to being a rural setting, notable exceptions would be limited to the areas that have been annexed into the city or properties that are in close proximity to the city of Eau Claire.

My understanding is that one of the criteria for incorporation is whether we are a homogeneous, unified community with shared characteristics. We have a town hall that has full time employees. We regularly receive newsletters informing the residents of pertinent information. We have a fire department that is responsive. We have businesses present. We do our voting at the town hall. I pay my taxes at the town hall. I attend the chicken dinners at the town hall for fundraising when I'm able. These, as well as many more, are all activities that take place within the boundaries that are the Town of Washington currently and it is my sincerest hope that at some point will become the Village of Washington.

Our community is already a unified community and the proposed incorporation boundaries already match our real community on the ground; we have a town board and town services that demonstrate constant care for our community and the people within it. I respectfully urge approval of the incorporation petition. Thank you for your consideration.

Scott J. Brown

6604 Otter Creek Rd.

Fall Creek, WI 54742



Outlook

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

From Peuse Family <jndpeuse@att.net>

Date Sun 12/28/2025 1:36 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

Cc Jessica Peuse <jndpeuse@att.net>

📎 1 attachment (3 MB)

Peuse incorporation letter_2025-12-28.pdf;

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Incorporation review board,

Please see the attached letter of support for the incorporation of a portion of the Town of Washington, Eau Claire County, to a village.

This letter is signed by members of the Peuse family who have interest in lands located at 6765 and 6999 Peuse Rd, Eau Claire, WI, (Town of Washington).

December 17th, 2025

Re: Incorporation of a portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

Incorporation Review Board Members,

My name is Dramus Peuse and I represent the Peuse family farm located on Peuse Rd in the Town of Washington. My Great-grandparents, Philip and Martha Peuse, moved to our farm in 1910. The Peuse family have been careful stewards of our farm and responsible citizens of the Town of Washington for 115 years. Our family farm is located in the area proposed to be part of the new Village of Washington. I live on the original farmstead and am a next door neighbor to my mother, Holly Peuse, who lives on another parcel of our farm. It is important to our family to preserve this farm for current and future generations of the Peuse family.

I was born and raised on this land and have helped care for it throughout my lifetime. The Town of Washington, with its strong agricultural character and carefully managed governance is important to my family. As the City of Eau Claire continues to grow, absorbing portions of the Town of Washington nearby, our farm is located within the three-mile City of Eau Claire plat review area. This creates a situation where decisions about land development and future expansion are often made by elected officials who are not representing the citizens of the Town. We are not able to vote for these City of Eau Claire officials and they do not represent the interests of Town residents.

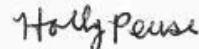
As our community looks to the future and faces the inevitable need for further development of land beyond the Cities of Eau Claire and Altoona, it is important for the longtime residents and stewards of this area to have local control over future growth. The Town of Washington has always had careful and responsible governance and I believe a Village of Washington would be governed and managed equally well. I believe the ability to govern locally, without fear of future annexation to the City of Eau Claire or Altoona, will allow the Village of Washington to manage growth responsibly while supporting the families, farms, and businesses that make this community so great.

I urge the Incorporation Review Board to recommend approval of the Town of Washington's petition to incorporate a portion of the Town as the Village of Washington. This will strengthen our local community while ensuring there is local representation in government now and in the future.

Regards,



Dramus and Jessica Peuse
6999 Peuse Rd
Eau Claire, WI 54701



Holly Peuse
6765 Peuse Rd
Eau Claire, WI 54701

Thank you for your thoughtful consideration.

1/27/26, 11:59 AM

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-0...

Regards,

Dramus Peuse
6999 Peuse Rd
Eau Claire, WI 54701

December 17th, 2025

Re: Incorporation of a portion of the Town of Washington as the Village of Washington, Eau Claire
Circuit Court Case #2024-CV-000498

Incorporation Review Board Members,

My name is Dramus Peuse and I represent the Peuse family farm located on Peuse Rd in the Town of Washington. My Great-grandparents, Philip and Martha Peuse, moved to our farm in 1910. The Peuse family have been careful stewards of our farm and responsible citizens of the Town of Washington for 115 years. Our family farm is located in the area proposed to be part of the new Village of Washington. I live on the original farmstead and am a next door neighbor to my mother, Holly Peuse, who lives on another parcel of our farm. It is important to our family to preserve this farm for current and future generations of the Peuse family.

I was born and raised on this land and have helped care for it throughout my lifetime. The Town of Washington, with its strong agricultural character and carefully managed governance is important to my family. As the City of Eau Claire continues to grow, absorbing portions of the Town of Washington nearby, our farm is located within the three-mile City of Eau Claire plat review area. This creates a situation where decisions about land development and future expansion are often made by elected officials who are not representing the citizens of the Town. We are not able to vote for these City of Eau Claire officials and they do not represent the interests of Town residents.

As our community looks to the future and faces the inevitable need for further development of land beyond the Cities of Eau Claire and Altoona, it is important for the longtime residents and stewards of this area to have local control over future growth. The Town of Washington has always had careful and responsible governance and I believe a Village of Washington would be governed and managed equally well. I believe the ability to govern locally, without fear of future annexation to the City of Eau Claire or Altoona, will allow the Village of Washington to manage growth responsibly while supporting the families, farms, and businesses that make this community so great.

I urge the Incorporation Review Board to recommend approval of the Town of Washington's petition to incorporate a portion of the Town as the Village of Washington. This will strengthen our local community while ensuring there is local representation in government now and in the future.

Regards,



Dramus and Jessica Peuse
6999 Peuse Rd
Eau Claire, WI 54701



Holly Peuse
6765 Peuse Rd
Eau Claire, WI 54701



Outlook

Incorporation of a portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

From bobbi barone <vbbarone@yahoo.com>

Date Sun 12/28/2025 4:58 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (6 KB)

Incorporation Comment form 12-28.rtf;

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for this opportunity. Please find our comments attached.

Sincerely,
Roberta and Vincent Barone

Vincent & Roberta Barone
3045 Mewhorter Rd
Eau Claire WI 54701

December 28, 2025

Bradley Vowels-Katter
Division of Intergovernmental Relations
Wisconsin Department of Administration
PO Box 1645
Madison WI 537012

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

Dear Incorporation Review Board Members,

My husband and I have been residents of the Town of Washington for more than 39 years. We moved to the Town of Washington so we could have a few acres to garden, something our lot in the City couldn't offer. Our property is about one-half mile from the Washington/Pleasant Valley Township Line and would be included in the Village Incorporation. We are opposed to the Incorporation as becoming a village will not preserve the current town character in our opinion.

The Incorporation Submittal Document for the Village of Washington had only the introduction available on the town's website to read. From that document and previous town newsletters it is our opinion that some points mentioned are contradictory. In addition, the City of Eau Claire's presentation at the December 17, 2025 Public Hearing raised further questions about infrastructure and the proposed village's lack thereof.

At the Informational Meeting held by the town June 18, 2024, the number one reason that was given for incorporation was to stop further annexation by the City of Eau Claire and stop further condensed development. The town administrator's presentation was only referring to development by the cities of Eau Claire and Altoona as the Town of Washington Newslettter, Vol. 46, No.1 - March 2024 states: "Recent annexations by the cities of Eau Claire and Altoona have significantly changed the landscape for the Town of Washington...Lands within both the SSA and ETJ are essentially off limits for any development in the town that request a land division. It is territory that is basically reserved for future annexation and development by Eau Claire and Altoona....What are some possible options? 3. Incorporate the Town into a Village. This stops annexation completely. ...Incorporation also requires that we develop lands." This brings up the issue of condensed development the town accuses the City of Eau Claire not

allowing in the Extraterritorial Jurisdiction (ETJ). Yet, the town approved a subdivision 3/4 of a mile from city limits that offers 3/4 acre to 20 acre building sites for a total of 128 lots on 256 acres. However, in the December, 2024 Town of Washington Newsletter Vol 46 No. 2 in an article titled Village of Washington, paragraph two states: "We look forward to being able to control our destiny free of city regulation, annexation, and dense development." If the village allows lots smaller than 3/4 acres, then isn't the village really the city but without the infrastructure and services?

The Town of Washington demonstrates it's unwillingness to conform to county rules and cooperate as well as corroborate with the City of Eau Claire. This is evidenced by items 2., 3., 4. and 8. on page 7 in the Incorporation Submittal Introduction. For government to function for the good of the residents, cooperation is necessary at all levels. The statement in the first paragraph of the Introduction "Incorporation would positively impact the entire metropolitan area by fostering better governmental relations..." leaves us feeling the town board and town administration is not leveling with us. How many other contractions are out there?

In conclusion, we ask that you dismiss the petition to hold a referendum to incorporate a portion of the Town of Washington as the Village of Washington.

Sincerely,
Roberta and Vincent Barone
3045 Mewhorter Rd
Eau Claire WI 54701
715-832-2224



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Michelle Zumwalt <mazumwalt@gmail.com>**Date** Fri 1/2/2026 2:11 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (16 KB)

Town of Washington Letter.docx;

CAUTION: This email originated from outside the organization.**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please see the attached letter in support of Incorporation of a portion of the Town of Washington into a Village.

Thank you,

Michelle Zumwalt
5440 Deerfield Rd
Eau Claire, WI 54701

January 2, 2026

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court

Case #2024-CV-000498

To: The Incorporation Review Board Members,

My name is Michelle Zumwalt and my family and I have lived in the Town of Washington for 16.5 years. Our home is located within the boundaries of the proposed Village, where we live, send our kids to school, enjoy the peacefulness of the countryside and have access to shops, gas stations, fitness centers and various other businesses that support our needs.

Incorporation matters to me because our community has reached a critical threshold where we require the legal and administrative tools of a village to protect our long-term stability. As the Eau Claire metro area grows, our identity as a distinct community is at risk of being fragmented. Having a local government that is directly accountable for our specific infrastructure and planning needs is essential for our future. With the growth that has occurred over the last several years, I feel that we may lose our small sense of community and the peacefulness of country living.

I believe our petition strongly meets the statutory criteria for **Homogeneity and Sense of Community**. Despite our growth, we support a deep social cohesion through neighbors and community events. The proposed boundaries are not arbitrary; they reflect the actual footprint of our daily lives. The accessibility of the services we use in the town meets our family's needs along with being close to a city without all the traffic and congestion associated with larger cities. The current services of the Town of Washington have been outstanding from road maintenance and tree removal to the quick response times of our fire department. By allowing the City of Eau Claire to move into our community, these services will be compromised.

A concrete example of our need for local control occurred when the City of Eau Claire annexed land in our township creating unnecessary fragments and disruption to our own community. This moment clarified that we are ready to self-govern and possess the local expertise to manage our own affairs effectively.

I urge approval of the Town of Washington's petition to incorporate as a village. Transitioning to a village structure will not only protect our residents but will make the entire Eau Claire metro area stronger by creating a more stable, predictable, and well-governed partner in regional growth.

Sincerely,

Michelle Zumwalt

Michelle Zumwalt
5440 Deerfield Rd
Eau Claire, WI 54701

715-579-4987



Outlook

Letter in Support of Incorporation of a Portion of Town of Washington as the Village of Washington

From AT&T <ronzofarmer@sbcglobal.net>

Date Fri 1/2/2026 2:17 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

📎 1 attachment (236 KB)

Incorporation letter Village of Washington.pdf;

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find my attached letter of support for incorporation of Village of Washington.

Ronald P. Farmer

Paul V. Farmer, Inc.

6395 US HWY 53

Eau Claire, WI 54701

715-271-7303 Cell

Bradley Vowels-Katter
Division of Intergovernmental Relations
Wisconsin Department of Administration
PO Box 1645
Madison WI 53701

December 31, 2025

RE: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire
Circuit Court Case # 2024-CV-000498

Incorporation Review Board Members,

Since 1952 I have been a resident of the Town of Washington, currently reside at the same address since 1966 and would be a resident of the proposed Village of Washington. I am a former Town Supervisor and owner of a 66 year old construction company.

My primary reason for advocating the incorporation is to prevent the aggressive annexation of portions of the Town of Washington by the cities of Altoona and Eau Claire. Both are on a relentless pursuit to convert farmland to dense residential property. One obviously serious result is the dramatic increase in traffic on our local roads. Longer drive times with increased roadway maintenance will be thrust upon Town of Washington residents.

Friction between all parties would be reduced by the proposed Incorporation as attention could be given to promoting the entire metro area. The villages of Hallie and Fall Creek are good examples.

I urge approval of the Town of Washington's petition to incorporate as a village as the benefits to all outweigh the negatives.



Ronald P. Farmer
6395 US Highway 53
Eau Claire, WI 54701-8834



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From LeesaJosh Malek <lymjdm@hotmail.com>

Date Sat 1/3/2026 12:52 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

Dear Incorporation Review Board Members,

My name is Leesa Malek a resident of the Town of Washington for 12.5 years. I am a resident of the town's proposed Village of Washington.

When my husband and I moved here in 2013, we had a kindergartener and two-year-old twins. We had been living out of state and were new to the area. We were looking for inclusive schools with high marks, large lot sizes to accommodate our growing family for play and hobbies, a small-town community feel close to urban amenities, and most significantly to us, low property taxes. We found all this in the Town of Washington.

Our three children ride the bus and attend the Eau Claire area schools. Because our home is located within the proposed village area, we have direct and convenient access to public transportation, all of their local teenage activities and extracurricular programs, as well as to the Oakwood Mall retail and restaurant district. We chose our property specifically for the Town of Washington's tax structure and for the proximity to nearby amenities, fully aware that our family would rely on and regularly utilize these services.

The Town of Washington has provided me with meaningful opportunities for civic engagement. When my children were young, I brought them with me to the polls to demonstrate the importance of participating in our democratic process. I consistently observed elections that were well-organized, welcoming to young observers, and conducted with professionalism. Once my children were old enough to be independent for short periods, I began serving as an election inspector for the township. I have proudly contributed five years of service in that role. Through that work, along with the relationships built and my demonstrated commitment to the community, I was recently appointed Deputy Clerk/Treasurer for the Town of Washington.

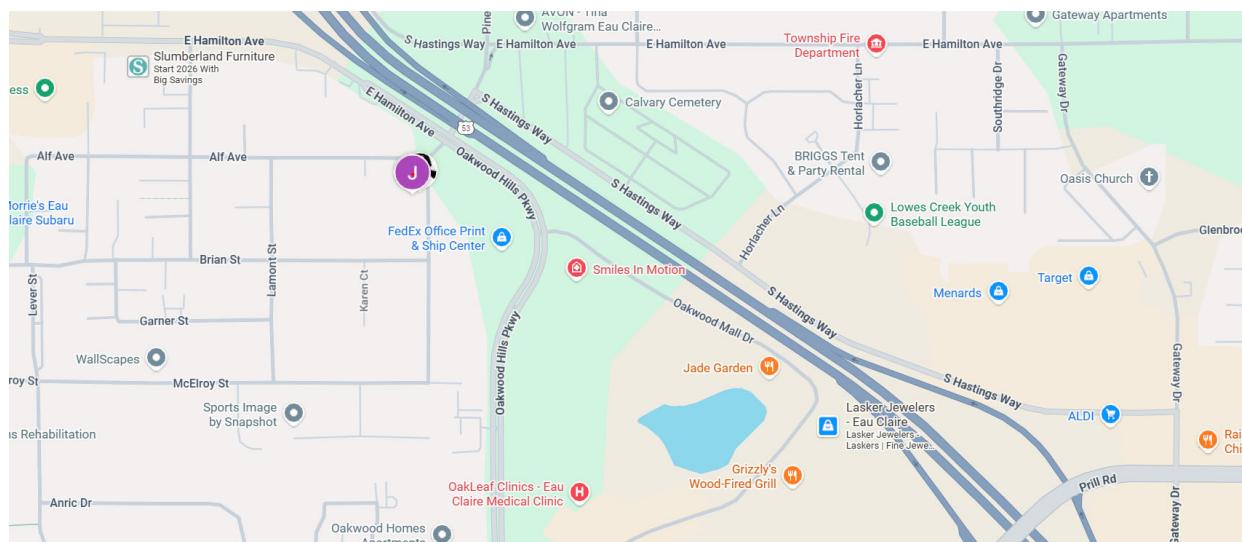
In each of these roles, I strive to model for my children the value of active involvement in local government. In preparing for this petition, my 14-year-old son and I distributed information on behalf of the town and gathered signatures throughout our neighborhood. Our involvement in this effort reflects our continued commitment to civic engagement and to the well-being of our community.

The Town of Washington's petition to incorporate a portion of the town as a village is simply a request for fair representation and the ability for residents to guide the development of our own land. As town residents, we have repeatedly been denied a meaningful voice when raising concerns with Eau Claire City representatives. This is reflected in the current northern boundaries of both the town and the proposed village, and more recently in the 2023 Eau Claire County Court cases regarding the annexation of the Orchard Hills subdivision property into the City of Eau Claire.

These proceedings further demonstrate that the existing boundary agreement is not being upheld by the city, particularly as it seeks to expand its tax base. For families like mine, forced annexation into the City of Eau Claire would result in a property tax burden nearly double what we currently pay. The petition before you represents our effort to protect our community's interests and ensure that our voices are respected in decisions that directly affect our homes and livelihoods.

In submitting this letter, I respectfully urge you to approve the Town of Washington's petition to incorporate as a village and allow our residents the opportunity to vote in this matter.

Kindest regards,
 Leesa Malek
 3426 Cypress St
 Eau Claire, WI 54701





Outlook

Letter in Support of the Town of Washington's petition to incorporate a portion of the town into a the Village of Washington

From J M <maleki7621@gmail.com>**Date** Sat 1/3/2026 3:12 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court Case #2024-CV-000498

Dear Incorporation Review Board Members,

My name is Joshua Malek. I am a disabled Navy veteran and have resided in the Town of Washington since 2014. I will be a resident of the proposed Village of Washington. I am currently the Installation and Service Manager for the La Crosse Sign Group of Eau Claire.

In a previous role as landfill manager at Seven Mile Creek, I worked directly with city officials and observed that their actions do not always serve the interests of outlying communities or environmental protection. The city has experienced problems with its water treatment operations and has known PFAS contamination in the groundwater, which carries serious implications for the health and well-being of surrounding residents. As a Town of Washington resident, I am concerned about prospective land-use decisions and seek to preserve the town's urban and rural character while safeguarding its environmental resources for future generations. This petition seeks to help firm up borders for our land-use and environmental resource decisions to be made within the Village represented community, rather than through the City of Eau Claire.

I have confidence in the Town of Washington's transparent stewardship of land and resources within its boundaries. I have long observed strong civic engagement—evidenced by voter turnout as high as 96%—and prudent fiscal management in the delivery of municipal services. A notable example is Town Administrator Janelle Henning, who is visibly committed to public service, whether operating a plow during winter storms or overseeing road maintenance in summer in addition to her regular Administrator duties. My neighbors consistently mobilize to assist one another after severe weather, and I regularly work with them to maintain the neighborhood and our community's stewardship. We take pride in our home and our role within the broader community.

In my opinion, this petition seeks to prevent a larger government entity from imposing decisions on local residents without their consent or input. As recent as the 2023 annexation of the Town of Washington's land by the City of Eau Claire, has intensified these concerns. Numerous town residents have attended public hearings and submitted letters to the City of Eau Claire to express concerns and request fair representation for our lands. Their input has been consistently excluded in favor of the city's own priorities.

If Town of Washington residents are not afforded the opportunity to vote on this matter, I fear that decisions affecting our community will be made by a larger government entity without our consent,

effectively silencing our voice within the broader Chippewa Valley Community for future generations.

I ask that you vote to support the Town of Washington's petition to incorporate a portion of our town into the Village of Washington, to help firm up our borders, and so we have the opportunity to have a say in our future community and its various resources. Thank you for your time.

Sincerely,
Joshua Malek
3426 Cypress St
Eau Claire, WI 54701



Letter in support of the incorporation of the Town of Washington to a Village - Case #2024-CV-000498

From flcassn22@gmail.com <flcassn22@gmail.com>

Date Sun 1/4/2026 7:45 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

3 attachments (239 KB)

Incorporation Comments 2026.docx; Township Plowing.JPG; City of Eau Claire plowing.JPG;

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Incorporation Review Board –

Attached, please find:

1. Our comments in support of the Incorporation of the Town of Washington to a Village.
2. An article from WPR on a massive failure by the city of Eau Claire to let a sewage leak go unnoticed for 11 months resulting in 100 million gallons of raw sewage into the Chippewa River.
3. A screenshot about the massive over-expenditure by the city of Eau Claire on its transit center.
4. Pictures of a city of Eau Claire plow job versus a Town of Washington plow job. Pictures were taken on the same day within minutes of each other after the city annexed this part of the road and was charged with maintaining it.

Please feel free to reach out with questions or clarifications. Thank you.

Tina Ball
715/577-0003

[After Major Sewage Leak, Eau Claire Working To Replace Broken Pipe - WPR](#)

The “radically escalating costs” of building a mixed-use public transit building in downtown Eau Claire have led the Eau Claire City Council to pledge more taxpayer dollars toward the project.

The City Council voted March 23 to boost the city's share of the project to about \$9.55 million from an originally planned \$1.25 million. Originally, the city was slated to build the ground-floor bus transfer center and one floor of parking above it, while a private developer would add an additional level of parking on top of that as well as three floors of below-market-rate apartments. The new transit center

January 4, 2026

Incorporation Review Board
Court Case #2024-CV-000498

Subject: Letter in Support of the Incorporation of the Town of Washington as the Village of Washington

Dear Review Board Members:

My name is Tina Ball. My husband and I reside at 5999 Cater Road in the Town of Washington. We have lived in the Township for 33 years in three different homes in different parts of the town. The town is extremely well managed, incredibly well maintained and has been a magnificent place to live and raise our family.

We dread the thought of the City of Eau Claire having any responsibilities within our township. We have witnessed firsthand the city's inability to take care of its own residents and manage its own infrastructure and the thought of them having any oversight over our wonderful community is frightening. I'm attaching pictures of town roads plowed by the town compared to adjacent roads plowed by the city after its recent annexation of the area as a small example of the city's ineptness and inability to take care of its own infrastructure let alone suggest it could take care of our town/village.

I provided verbal comments on December 17th sharing our experience with the town's incredible efforts to keep our roads safe by removing snow within hours after even a significant snowfall and even on our little road with only 6 homes. I shared how the Town Administrator has pitched in on numerous occasions to help plow snow when needed. My grandson lives in our home and is 10 years old. He is the only child who rides a school bus, and we have never had an issue with our road not being plowed before his bus arrives. I shared my stories about the town's stellar response to our annual calls to have furniture and other debris removed from our road when the kids move out of the university and use our road as a convenient place to dump their unwanted goods. The town administration and the town residents are all very proud of the cleanliness of our town and we all take pride in keeping our rural community clean, safe and a wonderful place to live.

The glimpses into the city's ability to manage have been alarming. I will share some of those here.

First, I'm attaching an article describing how the city managed to not notice a main sewer line failure for 11 months resulting in an estimated 100 million gallons of raw sewage going into the Chippewa River. That is inexcusable yet the city's response was, "we were lucky that it was diluted in the river!" Are you kidding me?

Then, there is their fiscal irresponsibility. I am providing another article demonstrating the city's incredible over-expenditure on its new Transit building downtown. A project where they told the residents it would cost taxpayers \$1.25 million yet ended up costing them nearly \$10 million. There are many other examples of fees assessed on city residents to try to make up for massive fiscal mismanagement such as a recently passed wheel tax that will not be used to maintain the roads, by the way, and parking fees that will adversely impact small businesses in the downtown area. The Town of Washington has worked hard over the many years we've lived here to be fiscally responsible and to not spend money it didn't have. The Town of Washington, quite impressively, is now a debt-free municipality.

The City of Eau Claire has also proved to be an awful neighbor. A recent example is its seizure of 438 acres of land including a county park to allow them to build a massive development – 1551 housing units – on 235 acres in the heart of the town. The land being developed was outside the city's sewer service area and as such, was supposed to remain in the town as part of an intergovernmental agreement that the city breached. The city leaped over 1161 acres of land inside its future city service area to grab this land. In addition, one of the two landowners involved in the annexation was an elderly man that did not want it to be annexed yet the city didn't care (the city knew that the developers threatened to sue the landowner if he disputed the annexation since the developers deceived the man into signing an agreement that permitted annexation as an option). The city also couldn't have cared less about the town residents' severe opposition to the annexation.

As proud and extremely happy town residents for decades, my family implores this board to approve the incorporation of the town into a village. The town

leaders have a proven track record of success in keeping the town clean, well maintained, superbly managed and fiscally sound and will have the same successes as the village. The town leaders are extremely responsive to the needs of its residents; are always transparent and have always made the success of the town and the security and safety of its residents a top priority. The city, on the other hand, has a long history of fiscal mismanagement, negotiating in bad faith, bullying the town of Washington and its residents and putting the personal agendas and the egos of its leaders and its attorney first instead of what's in the best interests of its residents.

Please give the town residents the voice we all deserve and approve of the village incorporation. Our wonderful, rural, close-knit community will cease to exist if this incorporation is denied.

Thank you –

Gary and Tina Ball and family



Township Plowing



City of Eau Claire Plowing



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Becky Solberg <rsolberg@charter.net>

Date Mon 1/5/2026 12:18 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

CAUTION: This email originated from outside the organization.

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Dear Board Members,

My name is Becky Solberg. My husband, Bob, [Town Chairman] and I have lived at 4630 West Lowes Creek Rd. in the town since 1993. We chose our current home because we were looking for a five bedroom home on the edge or out of the city with some amount of land and some rural feel. Our present location is perfect. We are semi-rural but can be on State St. in 3/4 miles. We raised our four children here and they loved living in the country. We purchased the woods behind us when it went on sale, so we could buffer ourselves from development. We would be in the area to be a village. We are close to schools and shopping and medical needs.

Why do I care about incorporation? A bit of back history: We both grew up in the city of Eau Claire. We were both born at Luther Hosp. and went to Eau Claire schools. We bought our first home on Fenwick and at that time were pleased with the way the City of Eau Claire was run. But times have changed and the City has become greedy and in deep debt, so they want to steal land away from the Town. They have already taken random areas and have implemented rules about land use on people that have no voting rights to the City, so hence cannot even get satisfaction in an election. They have lied to the town and have broken promises. The tax rate in Eau Claire, and their wheel taxes keep increasing constantly. Our view of the City of Eau Claire government is that it is not for the people.....it is for the coffers of the city. The elected leaders are not honest and do not make decisions that benefit the citizens, but their own interests, many of which are social.

We are very happy with the way the Town is run. The staff people are dedicated and work long hours to keep the town functioning so smoothly. The Town has money in the bank for future needs, does not have any debt, and have been fully able to supply everything the town residents need. We are positive the Town and the Village will both be fully functional and well run. We have not a shred of doubt that this incorporation will be extremely successful. The roads are plowed faster and better than any city or county plow. The town staff is friendly, always willing to help and work well to run the town.

We are looking forward to not having to worry about annexation from the city of Eau Claire and Altoona. We don't want the city government. We are very satisfied with the government we have. We DO NOT want to be governed by the City of Eau Claire.

Please listen to the town residents when they plead with you to allow this incorporation to go ahead. So many have come out and spoken their feelings and even the residents who won't be in the new village have spoken in favor of it in person and at town meetings. It will benefit the whole town and village. Please approve this incorporation.

Becky Solberg

4630 West Lowes Creek Road

Eau Claire, Wi 54701



Town of Washington Incorporation

From Brian Wood <bwood58@live.com>

Date Mon 1/5/2026 2:30 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

We, the undersigned are residents of the Town of Washington and are sending our support for incorporation. The encroachment into our community by the City of Eau Claire needs to be stopped.

Kind regards,
Brian and Jane Wood
5896 Crocus Lane
Eau Claire, WI 54701
715.579.2776

Sent from my iPhone



InCorporation of town of washington near eau claire wi into a village

From Bonnie Fetzek <bfetzek@gmail.com>

Date Mon 1/5/2026 5:47 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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I am a resident of the town of washington. I fully support my township's application to become a village.

Bonnie Fetzek
2326 Trillium Dr.
Eau Claire, wi 54701



Town of Washington to Village

From J S <rubyjoy2000@yahoo.com>

Date Thu 1/8/2026 10:37 AM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

CAUTION: This email originated from outside the organization.

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To Whom It May Concern

No need to tell you what you haven't already heard... just please add my name to the many who want the TOW to be incorporated into a village.

My family will be going on 6 generations and we want to keep this land as it is without horrible city of Eau Claire expansion. My siblings and I own 280 acres and are very concerned. Thank you.

Sincerely,

Joy Schumacher
509 Deerfield Road
Eau Claire, WI 54701



Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Todd Wekkin <twekkin@yahoo.com>

Date Mon 1/5/2026 6:54 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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Hello. This letter is from Todd and Molly Wekkin, owners of 5970 Crocus Lane in the Town of Washington. We purchased this home in 2011 and have raised our family here. We would be residents in the proposed Village of Washington. As longtime residents of the township, we can say with 100% certainty that our decision to sell our home in the city of Eau Claire and move to the Town of Washington was one of the best decisions we've made in our 20+ years of marriage. As we both were born and raised in smaller communities, the quiet setting and country feel of our property in the Town was exactly what we were looking for. It is the centerpiece of our love of this house and location. The fact that the city is trying to, in essence, take and devalue our property and that of our neighbors is shocking. We will fight tooth and nail to maintain the separation from the city and FULLY support the Incorporation of the Village of Washington.

Incorporation means stability. We identify as residents of the Town of Washington. We support a fiscally responsible Village, one that sees us as residents, not tax dollars and opportunity for rich developers. One doesn't need to dig very deep to see that the city of eau claire is the COMPLETE opposite. Greed, back door deals and under the table dealings with developers have turned the fiscal state of the city into a joke. They must not have the opportunity to do the same to our Town. Instead of trying to follow through with the tax payer funded initiatives the city needs, they instead are trying to steal land and property owner's rights from our Town to further fund their ineptitude. THIS IS NOT about the betterment of 99.9% of the people in the city or ANY current resident of the Town of Washington; it is about more ways to fund the wealthy developers and city council members with real estate ties by annexing our township land.

The current Town of Washington and THE FUTURE VILLAGE is a community. We have fundraisers and neighborhood gatherings. We participate in maintaining the beauty of our community and the respect of our neighbors and their properties. We have farm fields, creek basins, activity trails and small businesses. We have generations here. We have community here. Our level of services provided by the Town/Future Village are outstanding. Property owners like ourselves moved here or have stayed here because we love and support and participate in the Town/Future Village. Incorporation will make the Village even stronger, as well as the surround communities like the city. We keep property values high because we respect the responsibilities that come with being members of a rural community. Take a drive around the city and see the difference. Unfinished construction and roadway projects (Farewell street) and a total lack of regard for regentrification of CITY lands (pick a neighborhood). Then take a look at the fiscals for the city. Shameful. Our successful local Town/Future Village Washington government is the driving force behind keeping our community what it is. A fiscally responsible community that truly respects land owners and goes above and beyond to provide the best services to its community members. Any further annexation by the irresponsible city will degrade and eventually destroy this. It will also decimate the value of our property we worked so hard for.

I urge approval of the Town of Washington's petition to incorporate as a village. This action not only protects our Town of Washington culture, lifestyle, property values and sense of community but also puts the onus on the current city government to focus their efforts on the tax payers and residents in their own backyard.

Thank you,

Todd and Molly Wekkin
5970 Crocus Lane
Town of Washington
Future Village of Washington



Virus-free www.avast.com



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Dori M. Pulse <doripls@yahoo.com>

Date Mon 1/5/2026 7:00 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

2 attachments (358 KB)

Pipe.jpg; 2nd lot.jpg;

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Dear State:

I spoke at the meeting, but had to give my voice one more try..... The ambivalence of the City of Eau Claire to attempt to scour our township is NOT anything I or my neighbors want! No more annexations!

I felt embarrassed that they hired a slick "gun for hire" attorney to state their case when he attempted to schmooze the state people that were at the meeting listening to pro and con statements. Their City attorney is laughable and doesn't display what one would expect at their council meetings.

The City has no common sense, rare decisions for the common good of the community, and no idea about a balanced budget. I personally believe they are SORRY they are now embroiled in two "slices" of Town of Washington annexed land south of the city to attempt to care for them and get water and sewer to the lots.

I've attached two photos of pipe that will go somewhere somehow and the second lot they scabbed someway (a lot of us don't know how in the world they got it) that has mounds of ground up beautiful pine trees.

The below link is just one example of how inept and careless the City is..... sewage leak into the Chippewa River. I have a friend that worked for the City during that time and she said percentages and figures were hidden/reformulated from them so that according to their department, nothing looked amiss.

<https://www.wpr.org/environment/waters/eau-claire-sewer-pipe-leaks-chippewa-river>

Please, please, please..... let us incorporate, let us become Town of Washington and Village of Washington. Please. May God guide and direct you to this decision.

Blessings, Dori Pulse
5905 Crocus Ln.
Eau Claire, WI 54701

Dori M. Pulse, MAS**Brown & Bigelow asi148500****www.brownandbigelow.com****Cell: 360-430-1444****Praise be to you, Lord; teach me your decrees.****Psalm 119:12**

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Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From Nathan Kent <12kennat@gmail.com>**Date** Mon 1/5/2026 7:14 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (72 KB)

Incorporation Support Letter.pdf;

CAUTION: This email originated from outside the organization.**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please see the attached letter expressing our support of the incorporation of part of the Town of Washington as the Village of Washington.

Case #2024-CV-000498

Thank you,
Nathan & Mariena Kent
2335 Trillium Dr, Eau Claire, WI 54701

Dear Incorporation Review Board Members,

I, Nathan Kent, and my wife, Mariena Kent, are writing to inform you of our support of the Town of Washington to incorporate as a Village. My wife and I have resided in this township since our move 6 years ago as a married couple with one young child. We now have four children and love raising our family in this township. My wife grew up in the Town of Washington and had a wonderful community experience in her childhood that we are trying to replicate for our kids. We precisely sought out our home in this township, outside of city limits, to instill in our children the importance of civil duty, fiscal responsibility, and living in a rural landscape. Over the course of the past three years we have seen the City of Eau Claire fail in these areas dramatically.

The city has failed in exemplifying how our kids can participate in civil duty. Our voice was not heard when they extended their city limits by 2 miles into our neighborhood, in what has been deemed an outrageous balloon-on-a-string annexation – one that even if it did not violate the letter of the law as it is written, certainly violated the spirit of the law.

Homeowners did not choose their own annexation. It was not initiated by a landowner, but instead was initiated by a developer and involved three parties: an out of state resident, a landowner bound under contract, and a County Park. We (neighborhood residents residing in the township) were told we could not speak at these city meetings early in the process since we were not residents of the city. We had no representation and the city council members did not care about our voice in the matter. Two years into this matter, there were city council members who still had not physically been out to our neighborhood to see this area being annexed. My wife and/or myself have attended over 25 meetings regarding this matter. Our neighbors have created a neighborhood association and obtained our own legal counsel. The city council has pretended to hear our concerns by cherry picking the ones that they can solve (ex. Providing city water to ensure the water table is not affected by more wells). They have repeatedly ignored our foremost concern about density in our neighborhood and only have increased the density of the future development throughout this process. In what has been an extremely frustrating process for our community members, the city has repeatedly failed at making us feel like our voice is being heard. However, each time we have attended Town of Washington meetings, our questions get answered directly, succinctly, and precisely. The first meeting we attended at Town Hall about the idea of incorporating the board members had an extremely thorough presentation of what it would take to incorporate. Even though over 350 attended, they took questions from the audience and did an excellent job. A microphone was passed to everyone in the room. Each resident had a chance to speak while staying in their chair. The response was almost completely unanimous in support of incorporating. I have complete confidence in the Town of Washington to let our voices be heard.

In addition, I have more faith in the Town of Washington to provide the required services to our neighborhood than the City. Our town public works has always plowed the snow on our street more quickly than the city (when it became their responsibility due to the annexation). The city recently presented before your review board they can more effectively provide emergency services to our area, noting an image showing response times over a certain area being incorporated. With a target response time of 8 minutes the city emergency services could cover more of the proposed area than the town emergency services. What was NOT discussed was that a 2 minute turnout and 6 minute travel time by the city services cannot be reduced. It is much easier to reduce the town service's turnout time (as travel time from the city is fixed and cannot be reduced), which would clearly allow the Town's response time to cover ALL of the incorporated area. This is just one example. Also supporting my belief the Town can effectively provide the required services to our neighborhood is their track record of executing projects on time and within budget. Future service buildings can be added as needed with Town/Village growth and the Town has a better track record of knowing when such project is needed and having the means to execute it. City projects, on the other hand, I have seen examples in the last three years be either: not necessary; or much needed but delayed due to inadequate funding, or projects being awarded to insufficient contractors, among other reasons. The Town of Washington has been exemplary and much more transparent in their fiscal responsibility. (*See recent Eau Claire 2026 budget re-allocations to the "Other Services" category.)

The City of Eau Claire has not developed recently annexed areas in a congruent manner with surrounding neighborhoods. Our community is proud of it's rural nature and the Township seeks to preserve that as it grows and develops. Eau Claire, on the other hand, seems unfit to align with this prerogative at it's very core. The annexed development across from our Town Hall is unsightly and much more dense than the surrounding community. The proposed Orchard Hills development dishonestly cut down trees, and is also much more dense than the neighborhoods that surround it. The City references some of their state funding is dependent on achieving target growth percentages in housing development, as well as their narrative for new developments being required to have mixed use zoning. Neither of these values align with our community, yet they are at the very core of how the City operates and seeks to expand into our neighborhood. This is contributing to a largely fear and anger based view of the City, rather than the domestic peace and tranquility our very constitution seeks to promote in our governance.

We teach our children to have a voice in their community, be fiscally responsible, and be good stewards of the land. Over the past three years in my dealings with the City of Eau Claire they have not promoted, nor exemplified these values. Rather, they have done the opposite. We fear they will seek to unjustly extend their boundary further into our Township

as we have seen them do already. It is for these reasons my wife and I are seeking your approval in the incorporation of our beloved Township into Village status. To preserve the current nature of our community and promote the Town's values into the future for the next generations.

Thank you for your consideration.

Sincerely,

Nathan & Mariena Kent
2335 Trillium Dr
Eau Claire, WI 54701

A handwritten signature in black ink, appearing to read "Nathan & Mariena Kent".



Outlook

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington

From z88@charter.net <z88@charter.net>**Date** Mon 1/5/2026 9:14 PM**To** WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

1 attachment (49 KB)

Letter in Support of the Incorporation of a Portion of the Town of Washington as the Village of Washington.PDF;

CAUTION: This email originated from outside the organization.**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom it May Concern,

Attached please find a copy of our letter supporting the incorporation of a portion of the Town of Washington as the Village of Washington.

Please note the attached letter is dated December 29, 2025 and was mailed on the same date. Today, the physical letter was returned to us with our mail. We will attempt to send the letter by mail again.

If there are any questions, please feel free to respond to this email.

Respectfully submitted,
Keith and Debra Zehms

December 29, 2025

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire
Circuit Court Case #2024-CV-000498

Incorporation Review Board Members,

Our names are Keith and Debra Zehms. We have lived in the Town of Washington for 41+ and 38+ years respectively. For thirty-two of those years, we have resided in our current home at 1134 Kathryn Drive which we built on a large wooded lot. Our home is located within the proposed Village of Washington. Our neighborhood is composed of homes, lots, and people looking for the same thing we were; larger lots with a country feel, but with homes close enough for our neighborhood to feel cohesive. These qualities exist throughout the proposed Village and clearly set us apart.

We also chose our location because of quick and easy access to our jobs, and to destinations for shopping and services, many of which lie within the Town. There is a county park within walking distance of our home. Our favorite coffee spot, garden center and plumber are just down the road.

We love the wildlife that visits our yard, and enjoy tending our many perennial and native plant gardens in the summer. We are proud to be stewards of the earth with careful maintenance of the septic system and careful consideration of how products we apply to our lawn and gardens could affect the delicious well water for us and our neighbors.

The services offered by the Township are first rate. For example, yesterday we had 9 inches of snow. Our son works at a business on E. Hamilton Avenue. When he arrived home around 8:00 in the evening, he said the best roads he encountered were the ones in our neighborhood. This has been consistently true throughout all of our winters here.

We strongly urge approval of the Town of Washington's petition to incorporate as a Village. The services provided by the Town are exactly what we need and what our residents expect, and the setting is beautiful during each season of the year.

Respectfully submitted,

The image shows two handwritten signatures side-by-side. The signature on the left is "Keith R. Zehms" and the signature on the right is "Debra L. Zehms". Both signatures are in cursive and appear to be in black ink.

Keith R. Zehms and Debra L. Zehms

1134 Kathryn Drive

Eau Claire, WI 54701



Village of Washington, Case #2024-CV-000498

From Ann Geary <annscorner@gmail.com>

Date Tue 1/6/2026 3:54 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

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1/6/26

Re: Incorporation of a Portion of the Town of Washington as the Village of Washington, Eau Claire Circuit Court
Case #2024-CV-000498

Incorporation Review Board Members,

We are Tom and Ann Geary. We have been in the Town of Washington for over 26 years and would be residents of the proposed Village. As long time residents we would like to express our support of the Village. This is the way forward.

We urge the approval of the Town of Washington's petition to incorporate as a village.

Thank you,

Tom and Ann Geary
4424 Meadow Ln.
Eau Claire, WI 54701



Proposed Incorporation A Portion of Town of Washington as the Village of Washington

From Karrie Dehnke <kdehnke@nfattorneys.com>

Date Fri 1/9/2026 2:35 PM

To WI Municipal Boundary Review <wimunicipalboundaryreview@wisconsin.gov>

Cc Brian Nodolf <BNodolf@nfattorneys.com>

1 attachment (139 KB)

Letter.Proposed Incorporation 1.9.26.pdf;

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Dear Incorporation Review Board Members,

Enclosed please find the attached letter regarding the proposed incorporation of a portion of Town of Washington as the Village of Washington. Thank you.

Sent on behalf of Attorney Brian M. Nodolf



NODOLF FLORY, LLP

Karrie A. Dehnke
Legal Assistant
Nodolf Flory, LLP
526 Water Street | PO Box 1165
Eau Claire, WI 54702-1165

Phone 715-830-9771 | Fax 715-830-9780
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NODOLF FLORY, LLP

January 9, 2026

VIA ELECTRONIC MAIL

Wisconsin Incorporation Review Board
c/o Division of Intergovernmental Relations
Wisconsin Department of Administration
Post Box Office 1645
Madison WI 54701-1645

**Re: Proposed Incorporation
A Portion of Town of Washington as the Village of Washington**

Dear Incorporation Review Board Members:

Thank you for the opportunity to provide written comments pursuant to Wis. Stats. §66.0203(9). For the last twenty-two (22) years, I have served as a practicing private attorney in the State of Wisconsin representing both municipalities (including cities, villages, and towns) and private developers. Through these different roles, I have viewed virtually all angles of land development issues including annexations and incorporations. Based on my experience, together with my review of the incorporation materials and the most recent in-person hearing statements of the proponents, I respectfully write to oppose the proposed incorporation.

Genuinely desiring to become a Village requires more than simply adopting the name “Village.” It requires the provision of a full array of resources and services similar to those currently offered by the City of Eau Claire. Unfortunately, it is patently clear that the Petitioner has no intent to offer these services anytime in the foreseeable future. As drawn, this proposed incorporation is merely a thinly veiled ploy to prevent the orderly, planned development by individual landowners who may wish to annex their property into the City of Eau Claire in order to take advantage of the City’s extensive municipal resources and other development tools. The proposed Village limits, as presented, would extend far beyond any rational boundary under statutory considerations. More importantly, the proposed new Village would lack any substantial municipal services, specifically, municipal water and sewer, and would not be able to realistically provide these services for many years, if ever. This lack of a full panoply of municipal services would have a chilling effect on the orderly, well thought out development that this metropolitan area so critically needs. After listening to the testimony of the representatives of the proposed Village as well as its proposed residents, it is quite clear that chilling effect is, in fact, their sole and proposed intention. It is also wholly and entirely contrary to law.

I have spent my professional career working with State driven regional planning requirements. Allowing an incorporation of this design and type would be contrary to and undermine these productive long-term efforts. It would result in many shelved or canceled development projects, as well as marginal development projects scattered in a patch-work fashion which creates a far

Wisconsin Incorporation Review Board
c/o Division of Intergovernmental Relations
January 9, 2026
Page 2

larger environmental impact on the community. Wells, septic systems, and patch-work storm water facilities are contrary to responsible, community-oriented development. Further, allowing the creation of this proposed Village would result in a tremendous waste of development opportunities. Highest and best use concepts would be disregarded with the creation of development waste lands.

Prior to the Town's filing of the current Incorporation Petition, I was contacted by a client with property in the Town of Washington that abutted the City of Eau Claire. The client was happy with the level of service provided by the Town and was not actively looking to further develop his property at the time. However, he was very concerned about the limitations that would be placed on his property if it were included within the proposed Village limits as he would have limited or no ability to obtain the appropriate municipal services in order to maximize the value and future development opportunity of his property. Based on this concern, he made the decision to annex his property into the City of Eau Claire prior to the filing of the Town's Petition.

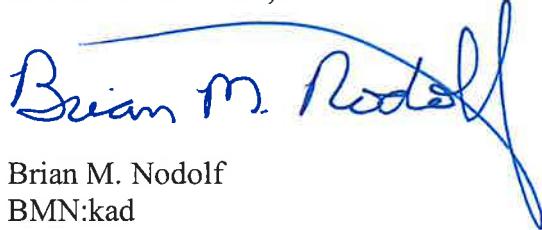
I have discussed this very same issue with other clients who own land within the proposed Village limits who share the concern. Unfortunately, due to current geographic positioning, they were not in a position to timely annex into the City of Eau Claire prior to the filing. They are very fearful, rightfully so, that if this incorporation is granted, the lack of municipal services by the proposed Village will have substantial detrimental impacts on their future ability to optimally develop their properties in a fashion that best serves the needs of this metropolitan area.

For these reasons, as well as the statutory standards outlined in Wis. Stats. §66.0207(1) and (2), I respectfully request that the Incorporation Review Board deny the proposed incorporation of a portion of the Town of Washington.

Thank you for your consideration of this matter. Please contact me should you have any questions.

Sincerely,

NODOLF FLORY, LLP


Brian M. Nodolf
BMN:kad



Jim Rooney
CEO
Keyhole Capital LLC
Eau Claire, Wisconsin
jimr@keyholecapitalllc.com
715-830-7830

December 11, 2025

Wisconsin Incorporation Review Board
c/o Division of Intergovernmental Relations
Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701

Re: Opposition to Proposed Incorporation of the Town of Washington as the Village of Washington
Eau Claire County Circuit Court Case No. 2024-CV-000498

Dear Members of the Incorporation Review Board:

I am writing as a long-standing real estate developer and property owner in the Eau Claire area, including substantial multifamily residential assets located immediately adjacent to—and directly affected by—the areas proposed for incorporation by the Town of Washington. I appreciate the opportunity to provide written comments pursuant to Wis. Stat. §66.0203(9) and the Incorporation Review Board's request for information relevant to the statutory standards contained in Wis. Stat. §66.0207(1) and (2).

After careful review, I oppose the proposed incorporation of the Town of Washington into the Village of Washington. My opposition is based primarily on the lack of key municipal services—most importantly, municipal water and sewer—required to support orderly, efficient, and economically viable development, particularly multifamily housing. These deficiencies directly implicate the statutory “reasonable level of services” and “governmental capacity” criteria the Board must evaluate under §66.0207.

Impact on Existing Nearby Housing Developments

I currently own and am developing two major multifamily housing communities located less than one mile from the Town of Washington Town Hall: (1) Paragon Apartments, a 305-unit Class A apartment community currently under construction, and (2) Prairie Park Apartments, a 219-unit high-quality multifamily community. Together, these 524 housing units represent a significant contribution to the local housing supply and play an important role in maintaining housing affordability in the Eau Claire area.

Neither of these communities—nor developments like them—could have been constructed within the Town of Washington as it currently exists due to the absence of municipal water and sewer. Had the Town been incorporated earlier, these substantial investments in local housing supply could have been prevented or severely delayed. This would have directly harmed the region's ability to meet growing housing demand, further exacerbating affordability pressures for residents.

1. Municipal Water and Sewer Are Not Presently Available in the Town of Washington
As a developer whose projects depend on municipal infrastructure, I can state unequivocally that multifamily development cannot proceed without access to municipal water and sewer. These services are essential for density, fire protection, public health, and cost-efficient long-term operation. The City of Eau Claire currently provides fully developed municipal utilities capable of supporting growth. In contrast, the Town of Washington does not presently have municipal water or sewer infrastructure within the territory proposed for incorporation. Without these cornerstone utilities, development—particularly multifamily housing—would be severely constrained or halted.

This directly relates to §66.0207(1)(a) and (b), which require the Board to determine whether the new municipality has the present and reasonably foreseeable ability to provide necessary public services at a level comparable to adjacent municipalities. Those services do not exist today.

2. Even if the Town Were to Pursue Utility Construction, Service Availability Would Be Many Years Away

Even assuming the Town of Washington, as a newly incorporated village, were to create its own municipal water and sewer utilities, the process would require years of feasibility studies, engineering, permitting, financing, and construction. It is neither realistic nor economically feasible to expect the area to achieve service levels comparable to the City of Eau Claire in the near term.

During that period, development in the area would stall. For multifamily housing specifically, this would result in prolonged development uncertainty, increased costs, and lost opportunities for needed housing supply. This delay is inconsistent with the statutory requirement in §66.0207(2)(a) that incorporation must not substantially hinder service provision or regional municipal efficiency.

3. Incorporation Would Fragment Service Delivery and Undermine Regional Planning
Regional development in the Eau Claire metro area depends on coordinated municipal services and orderly growth planning. The proposed incorporation would create a municipality without the infrastructure, administrative capacity, or financial resources necessary to support urban-level development.

This fragmentation is precisely the type of concern §66.0207 is intended to prevent. A new village lacking the ability to provide essential urban services would increase inefficiencies, duplicate governmental functions, and impair coordinated long-term planning.

4. Incorporation Would Place a Burden on Future Housing and Economic Growth
The Eau Claire region continues to experience strong housing demand. Multifamily communities such as Paragon and Prairie Park are vital to meeting that need and stabilizing

the local housing market. Limiting future projects by incorporating areas without necessary municipal infrastructure would reduce supply, increase costs, and impede the region's economic growth.

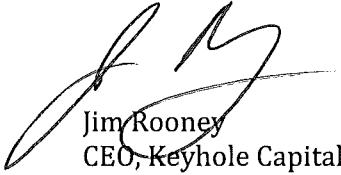
Conclusion

For these reasons, and based on the statutory standards outlined in Wis. Stat. §66.0207(1) and (2), I respectfully urge the Incorporation Review Board and the Department of Administration to deny the proposed incorporation of the Town of Washington.

A new village that lacks municipal water and sewer—and cannot realistically provide these services for many years—cannot support the orderly development required for a growing metropolitan area. This would stall future housing projects, undermine regional planning efforts, and reduce the availability of affordable rental housing.

Thank you for your consideration. I would be pleased to provide further information or testify at the public hearing.

Sincerely,



Jim Rooney
CEO, Keyhole Capital LLC