

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, October 13, 2020 – 7:30 P.M.

Place: 1071 Highway 33 East, West Bend, WI 53095

Prior to the Plan Commission Meeting, the meeting notice was properly posted.

Vice Chairman Scott Schweizer invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Schweizer called the Plan Commission Meeting to order at 7:34 P.M.

Affidavit of Posting:

Schweizer read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Ray Werhand, Bob Roden, Dennis Kay, Scott Schweizer, Tony Thoma, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Dennis Kay to approve the Agenda as presented. Voting in favor: 6.

Opposed: 0.

Approve the Minutes of the September 8, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes of the September 8, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Resolution Z2020-10-01, Comprehensive Plan Amendment with Accompanying Rezoning, Matthew and Christine Herbst:

Joan Baumgartner stated that this could be considered spot zoning as Herbsts' property is surrounded by properties zoned R3. There are smaller lots on the eastern side of Cascade Drive; there are about 15 lots on the western and northern sides of Cascade, including the Herbst property, that are larger than 5 acres in size. All are presently zoned R3.

Supervisor Ed Doerr arrived at the meeting.

It was moved by Dennis Kay and seconded by Bob Roden to approve recommendation of Resolution Z2020-10-01 to the Town Board. Voting in favor: 6. Opposed: 0.

Architectural and Landscape Approval, Outbuilding in CES-5 Zoning, Matthew Herbst:

Herbst handed out copies of the proposed building. Its colors will be tan and dark brown to coordinate with the house, will measure 24' X 48', and will be surrounded by a gravel apron. Wildflowers will be planted surrounding the edges of the gravel apron. The gravel apron will be very wide at points, maybe 40' wide, as the building is proposed for the site of

a former horse arena. Ray Werhand asked if there will be any outside storage/parking of cars. Herbst said there would be no outside storage or parking of cars. It was moved by Bob Roden and seconded by Dennis Kay to approve Herbst's plans. Voting in favor: 6. Opposed: 0.

Certified Survey Map Review/Recommendation – Vitaly and Tatiana Godlevsky:

Burt Naumann's comments have not yet been received. It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the Godlevsky Certified Survey Map contingent on Burt's corrections. Voting in favor: 6. Opposed: 0.

Animals Allowed in R3 Zoning, CES-5 Zoning:

Barb Davies reported that a discrepancy seems to exist between R3 and CES5 zoning in relation to poultry. R3 requires a minimum of 3 acres and allows 5 chickens per acre; CES5 requires a lot size of 5 acres but allows 5 chickens per 5 acres. A call from a resident with an 8-acre property zoned CES5 recently called to ask about poultry limits. Discussion followed. The Plan Commissioners asked that Davies contact some surrounding municipalities to see what limits exist in their Townships. Ed Doerr suggested that bees also be discussed. Poultry limits will be placed on the December 8, 2020 Plan Commission Agenda for continuing discussion – no action taken.

Size of Attached Garages Allowed:

Current ordinances in all zoning districts allow legally attached garages to be unlimited in size (must meet all setbacks and building requirements). Discussion followed. The Plan Commissioners felt that allowing larger garages was not a current problem in design or appearance and promoted neater properties. The majority of houses currently under construction have 3 ½ car attached garages.

Reports:

Barb Davies reported that it has been a busy month. The next Center for Land Use Education Webinar will be 10/29/2020, "Variances". The possibility of future meetings via Zoom was discussed. Davies will check with Attorney Schoonenberg to see what the requirements would be.

Ray Werhand stated that resident Pat Ryan on Decorah Road has filled his property with even more items for sale, and asked if anything could be done. Davies will email Attorney Schoonenberg about the situation.

Questions and Comments:

None.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:43 P.M. Voting in favor: 6. Opposed: 0.

Respectfully submitted,

Barbara J. Davies
Clerk of the Plan Commission

Affidavit of Posting: These Minutes were posted at the Town of Trenton Town Hall Bulletin Board on Tuesday, October 20, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its November 10, 2020 Meeting.