

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, June 8, 2021 – 7:30 P.M.

Place: Town of Trenton Hall, 1071 Highway 33 East, West Bend, WI 53095

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

Plan Commission Chairman Joe Gonnering asked those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Chairman Gonnering called the Plan Commission Meeting to order at 7:32 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Agenda as presented.

Voting in favor: 4. Opposed: 0.

Approve the Minutes of the May 11, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the May 11, 2021 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Resolution 06.01.2021Z, Comprehensive Plan Amendment and Rezoning, Scott Eickstedt and Ann Fry-Eickstedt:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve Resolution 06.01.2021Z. Voting in favor: Gonnering, Kay, Werhand, Baumgartner. Abstained: Roden. Opposed: 0.

Recommendation to the Town Board – Resolution 06.02.2021Z, Comprehensive Plan Amendment and Rezoning, Principle Investments LLC:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve Resolution 06.02.2021Z contingent on completion of the real estate closing transferring ownership of the property to Principle Investments LLC. Voting in favor: 4. Opposed: 0.

Development Plans, Wallace Lake Supper Club – Overflow Parking Area:

The Plan Commissioners discussed the proposed parking lot with Principle Investments owner Kevin Zimmer. Ray Werhand asked how close to the south lot line the parking will be. Dennis Kay asked how people will be directed to cross Wallace Lake Road, particularly in winter when it is darker. Zimmer answered that he is open to a crosswalk, crossing signs, and other reasonable recommendations. Dennis Kay recommended limiting overspill of lighting onto neighboring properties. Ray Werhand asked if a turnout lane would be required. Joe Gonnering answered that the Town Board can require that. The proposed lot will have an asphalt surface.

Architectural Approval, New Home – Lot 78, 6750 Jamestown (Jamestown Condominiums):

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the architectural plans for the new home to be constructed on Lot 78, Jamestown Condominiums. Voting in favor: 4. Opposed: 0.

Fencing Update, Fairway Storage:

Luke Weber reported completion of the blacktop surrounding the first two buildings. Weber said that the price for the fencing has increased substantially, making completion of the agreed-upon amount of fencing a challenge. Weber will report back with his plans for the fencing at the July 13, 2021 Plan Commission meeting.

Preliminary Land Division Consultation – Schloemer Family Trust:

No representative present – a real estate listing for property accessed on River Road was discussed. No action taken

Preliminary Land Division Consultation – Jeff Esselmann:

Esselmann presented a preliminary plan for a 5-acre land division. He will return to a future Plan Commission meeting with more detailed plans.

Environmental Corridors:

Washington County Planning and Parks has asked that development/division plans involving wetlands and environmental corridors be referred to the department early in the planning process.

Questions and Comments:

No representative was present to discuss the pending sale of the Siewert property.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported on ditching work, installation of a culvert on Creek Drive, ditching on Trenton Road, and ditch cleanouts on Oak Road and Davids View.

Questions and Comments – Continued:

Dennis Kay asked about the status of possible Board of Appeals hearings.

Ray Werhand asked about ditch mowing.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:50 P.M. Voting in favor: 4. 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, June 15, 2021. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its July 13, 2021 Meeting.