

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 10, 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 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

None.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Agenda as presented.

Voting in favor: 6. Opposed: 0.

Approve the Minutes of the July 13, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Tony Thoma to approve the Minutes of the July 13, 2021 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Proposed Lot Line Adjustment – Salter Trust:

Chairman Gonnering read an email from Attorney Schoonenberg. Schoonenberg stated that in his opinion, a Certified Survey Map could not be approved if moving a lot line accommodates one building but violates another (possibly multiple) setback(s). Lengthy discussion followed. Kay Conley asked about moving or removing the metal garage building to make the house parcel conforming. If the metal garage building is removed, the house parcel could be sold as there would no longer be any building extending over the existing lot line. The concrete slab could remain where it is but nothing could be rebuilt on it. The \$30 fee to raze the metal garage is waived if the Trust chooses to raze the garage.

Preliminary Review/Architectural Approval – BMCI Construction, Storage Building in B-1 Zoning:
Mark Foyse has submitted photographs of an existing building that he would like to purchase and move onto the location of his business, BMCI Construction. The zoning for the BMCI location is B-1 Business with Planned Development Overlay. There are no state approved plans for the building. Barb Davies has sought advice from Town Engineer Burt Naumann and Town Attorney Tim Schoonenberg regarding the necessity for state-approved plans for existing buildings to be relocated. No action taken – Foyse has not decided if he will purchase the building if state-approved plans are required.

Certified Survey Map Recommendation – Blake Wiskirchen, Pleasant Hill Drive:
It was moved by Scott Schweizer and seconded by Bob Roden to recommend approval of Wiskirchen’s two-lot Certified Survey Map. Engineer Burt Naumann’s corrections have been made. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation – W. Main Street (Formerly CTH MY):
Barb Davies described a land division completed by owners by lot line adjustment/quit claim deed. The zoning of the property is AT Agriculture Transitional, requiring a parcel size of 35 acres. The lots are smaller than that, so rezoning would be required if the lots are to be buildable. Discussion followed on the requirements to create buildable lots in Trenton. Deanna Alexander, Village of Newburg Administrator, introduced herself. The properties under discussion border Newburg, and Alexander pointed out that the parcels are in the Village’s planning area. Discussion followed.

Primary and Secondary Environmental Corridors:
Davies handed out copies of the Town’s 2050 Comprehensive Plan Update. Brief discussion followed on several environmentally sensitive areas in the Town that may be sold or offered for sale in the near future.

Reports:
Barb Davies reported on a Board of Appeals Hearing held in July. West Bend Lakes Golf will be rebuilding a smaller clubhouse but also building a new seasonal building. Removal of silos (required for Town signature on a Certified Survey Map) has been completed. Plans for warehouse buildings in the Industrial Park may be submitted in time for the September Meeting.

Chairman Joe Gonnering reported some trees down following last week’s storms. Shouldering will resume in a few weeks; Shady Lane will be paved within the next few weeks. Furnace replacements and roof repairs in the shop are being planned.

Questions and Comments:

Dennis Kay asked if all road striping and signage at the new overflow parking lot for the Wallace Lake Supper Club had been approved. Chairman Gonnering said that it had, and the County Board of Adjustment hearing on the parking lot's east setback from the wetlands is scheduled for August 12.

Scott Schweizer asked about the new 4-way stop sign at the intersection of Wallace Lake and Trenton Roads.

Ray Werhand asked if the Town has any alternative to Waste Management for trash and recycling pickup. Werhand also asked if anyone checks on the claim for agricultural use if a property is sold to a new owner. Grota Appraisals checks on qualifying ag use when a property is sold.

Tony Thoma asked why Town ordinances require 12" culverts for commercial properties but 15" culverts for residential properties.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 9:08 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 Friday, August 13, 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 September 14, 2021 Meeting.