

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, September 14, 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, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Tony Thoma, Scott Schweizer.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the August 10, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the August 10, 2021 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Architectural Approval, New Homes - Jamestown Condominiums:

Ann Mykiska presented the architectural drawings, colors, shingle colors, and stone for lots 41 (2114 Elder Drive), 42 (2110 Elder Drive), and 43 (2109 Elder Drive). The Jamestown Condo Association Board has already reviewed and approved the designs. It was moved by Joan Baumgartner and seconded by Ray Werhand to grant architectural approval to the plans for lots 41, 42, and 43. Voting in favor: 4. Opposed: 0.

Architectural Approval - New Clubhouse, West Bend Lakes Golf Club:

Jim Merkel commented on the plans submitted for the new clubhouse. Clearing of the site has begun. Plans have been submitted to the state for approval. Merkel said that he was hopeful that construction of the clubhouse could begin this fall. It was moved by Bob Roden and seconded by Joan Baumgartner to approve the design of the new clubhouse. Voting in favor: 4. Opposed: 0. moved, Joan second to approve. Unan.

Preliminary Land Division Consultation, Esselmann Trusts, N. Poplar Road :

Barb Davies explained that a preliminary Certified Survey Map has been submitted for creation of a 5-acre lot by land division. A Public Hearing has been scheduled for October 12, 2021 to consider amendment of the 2050 Plan, rezoning, and the Certified Survey Map needed to create the lot. No action taken – will be considered for approval recommendation at the October 12, 2021 Plan Commission meeting.

Possible Plan Review - Humble Huts Warehouses, Matt Yogerst:

Owner Matt Yogerst explained that the land division to split off the house parcel has been completed. Yogerst said that he had not moved forward with the warehouse units planned for the remainder of the parcel due to the high cost of construction at this time. Discussion followed, focusing on a preliminary plan layout submitted by Yogerst. No construction plans have been submitted to the state for plan approval. Yogerst said that he has met with the County Highway Department regarding driveway access to the proposed warehouses and has engaged Quam Engineering to do the site work. Menards will be doing the state-approved plans. Yogerst said that he might be interested in putting bathroom facilities in some of the units to allow them to be rented out for business uses permitted in M-1 zoning. Yogerst was advised to meet with Washington County Planning & Parks regarding the septic requirements. No plan approval, no action taken – Yogerst will update the Plan Commission on his progress at the October meeting.

Address of the house parcel: 2164 CTH NN

Newly-assigned address of the remainder, proposed for storage units: 2160 CTH NN

Primary and Secondary Environmental Corridors, Ongoing Discussion:

Joan Baumgartner handed out copies of a SEWRPAC article discussing the corridors. Templates for adoption are included in the article. Discussion will continue on environmental corridors at future meetings.

Reports:

Barb Davies reported that building activities have slowed, but interest in existing homes and vacant lots is strong.

Joe Gonnering reported that Public Works preparation for winter is underway. Grass cutting along road shoulders will be followed by tree cutting.

Ray Werhand reported that Pat Ryan (Decorah Road) has been hauling more junk onto his property.

Review of any correspondence received:

None.

It was moved by Joan Baumgartner and seconded by Dennis Kay to adjourn the meeting at 8:28 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, September 21, 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 October 12, 2021 Meeting.