

Minutes from the Public Hearing – Town of Trenton

Date and Time: June 8, 2021 – 7:20 P.M.

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

Prior to the Public Hearing, notice was properly published in the Daily News and mailed to bordering property owners.

Town Board Supervisors Present: Chairman Joe Gonnering, Supervisor Jeff Esselmann.

Plan Commissioners Present: Dennis Kay, Bob Roden, Ray Werhand, Joan Baumgartner, Plan Commission Chairman Joe Gonnering, Zoning Administrator Barbara Davies.

Chairman Gonnering called the Public Hearing to order at 7:20 PM. Gonnering read the Notice of Public Hearing called to consider the petition of Scott Eickstedt and Ann Fry-Eickstedt to amend the Town Comprehensive Plan:2050 from Rural Density Residential to Country Estates, and the Town Zoning Map from CES-5 Country Estates 5-acre minimum to CES-10 Country Estates 10-acre minimum for a parcel of land located at 5742 CTH M, Town of Trenton. The rezoning is requested to allow construction of a 2400-square foot outbuilding at 5742 CTH M. Gonnering read the legal description for Eickstedts' property.

Zoning Administrator Barb Davies reported no written comments or requests for information.

Chairman Gonnering asked three times for any questions or comments on the Eickstedts' petition. There were no questions or comments. Gonnering closed the Public Hearing at 7:24 P.M.

Respectfully submitted,

Barbara Davies, Clerk of the Plan Commission

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Public Hearing Number 2 - June 8, 2021 – 7:25 P.M.

Prior to the Public Hearing, notice was properly published in the Daily news and mailed to bordering property owners.

Town Board Supervisors Present: Chairman Joe Gonnering, Supervisor Jeff Esselmann, Supervisor Ed Doerr.

Plan Commissioners present: Dennis Kay, Bob Roden, Ray Werhand, Joan Baumgartner, Plan Commission Chairman Joe Gonnering, Zoning Administrator Barbara Davies.

Chairman Gonnering called the Public Hearing to order at 7:25 P.M. Gonnering read the notice of Public Hearing called to consider the petition of Principle Investments LLC to amend the Town of Trenton Comprehensive Plan:2050 from Suburban Density Residential to Commercial, and the Town Zoning Map from R-1 Single Family Residential to B-2 Highway Business District fir the following parcel: a parcel of

approximately 0.625 acres to be created by land division from a parcel of approximately 33.45 acres located on the south side of Wallace Lake Road and west of North River Road. The rezoning is requested to allow the 0.625-acre parcel to be used as an employee/overflow parking lot for the Wallace Lake Supper Club. Gonnering read the legal description for the 0.625-acre parcel.

Barb Davies reported an email from Washington County Planning and Parks notifying Principle Investments LLC of the necessity of obtaining a County Shoreland Permit. Davies read a letter received from the Wallace Lake Sanitary District (WLSD) regarding the petition. WLSD's Board expressed no opposition to the proposal but also stressed the need to consider remediation of drainage issues in the area of the proposed project.

Kevin Zimmer, Principle Investments LLC, stated that the project speaks for itself. Principle Investments is working with the County on the drainage issues. Principle Investments has received a County shoreland variance to the setback to the delineated wetland setback.

Chairman Gonnering asked for any other questions or comments on the petition. Glen McCartney, 2462 Wallace Lake Road, expressed concern about water runoff onto his property from the proposed project. Lengthy discussion followed between Zimmer and McCartney. Zimmer felt that the project would not increase or decrease any water flowing on to McCartney's property but reiterated his commitment to addressing drainage issues that occur as a result of the project.

Gonnering asked three times for any additional questions or comments. There were none. Gonnering closed the Public Hearing at 7:45 PM.

Respectfully submitted,

Barbara 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 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.