

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, October 10, 2017 – 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 Vice Chairman Scott Schweizer asked those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Vice Chairman Schweizer called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Schweizer read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Vice Chairman Scott Schweizer, Ray Werhand, Joan Baumgartner, Dennis Kay, Bob Roden, Jerry Carmody, Zoning Administrator Barbara Davies, Attorney Tim Schoonenberg . Excused: Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the September 12, 2017 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes of the September 12, 2017 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Discussion re: Preliminary Development Plans, Property located at 988 Knollwood Road, Michael Wirth:

Michael Wirth introduced himself to the Plan Commissioners. Wirth handed out preliminary drawings for a possible development of a 64.26-acre parcel located at 988 Knollwood Road. A home, pool, and several outbuildings are currently located on the parcel. Wirth said that he was exploring the possibility of splitting the 64+ acre parcel into four or five lots. The plans also incorporate an existing separate 7.25-acre parcel adjoining the 64+ acre parcel. The 7.25-acre parcel has been listed for sale previously. Wirth said he was looking for an initial impression from the Plan Commission. A road built to town standards will be required to access any lots to be created as the existing 64+ acre parcel has only 101 feet of frontage on Knollwood Road. Substantial delineated wetlands exist on the property. There is a minor stream on the property as well. These factors will complicate a proposed division of the property. No soil test work has been done on any sections of the property that are not wetlands/lake/stream. Wirth will return to the Plan Commission meeting of November 14, 2017 with a more detailed proposal.

Discussion re: Permitted Outbuilding/Shed Sizes, Jeff Stockhausen:

Steven Stockhausen introduced himself to the Plan Commissioners. Stockhausen owns a 10-acre lot on S. Oak Road. Stockhausen said he felt this was a great location with reasonable property taxes, but felt that the permitted size of an outbuilding was too small at the 1600 square feet allowed by ordinance.

Stockhausen said he was hoping to change the maximum permitted size of an outbuilding to something larger than 1600 square feet. Stockhausen referenced the Town's current ordinances and pointed out that an attached garage of unlimited size can be a fire hazard. The ordinances allow limited livestock on 10-acre parcels, but a 1600-square foot building is not large enough for the livestock and personal storage.

Stockhausen made the following proposals:

Option 1) Proposing 1% of lot square footage as the maximum size of an outbuilding would allow about a 4000- square foot building on a 10-acre lot

Option 2) The Town of Barton allows a 2.25% cap on the size of an outbuilding, which would allow an even larger outbuilding

Option 3) Use section d), Town Code of Ordinances, Section 380, Appendix, CES-10: allow an accessory building equal to the square footage of the dwelling living area

Marcus Gee, owner of a 10-acre lot on CTH I, asked how he could make an attached garage bigger than his house and have it look good.

Discussion followed. Vice Chairman Schweizer advised Stockhausen that the Plan Commission would not consider a change in the ordinances to increase the permitted size at this time.

Discussion re: Progress Update, Washington County 2050 Comprehensive Plan Advisory Committee:

The next meeting of the County Plan Advisory Committee is scheduled for October 19, 2017.

Dennis Kay pointed out that the County has not yet removed the Sand Drive Sanitary District as an existing entity from the Plan Update. Barb Davies said that she had received a voicemail requesting copies of the dissolution papers.

Attorney Schoonenberg will follow up with Clerk Cindy Komro to get the requested copies to the County.

Reports:

Barb Davies reported that the Public Hearing on the update to the 2050 Comprehensive Plan is scheduled for November 14, 2017 at 7:30 P.M. One agenda appointment for 11/14/17 has been made by a property owner with a parcel on STH 33.

Questions and comments:

Dennis Kay asked about a new barn going up on Rusco between Maple and Oak. Davies will ask Walt Groteleuschen to check it out – a zoning permit is required.

Review of any correspondence received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Dennis Kay to adjourn the meeting at 8:45 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, October 13, 2017. 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 14, 2017 Meeting.