

Minutes from the Town of Trenton Plan Commission Meeting Date  
and Time: Tuesday, November 10, 2020 – 7:30 P.M.  
Place: 1071 Highway 33 East, West Bend, WI 53095

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

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

Call to order:

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: Ray Werhand, Bob Roden, Dennis Kay, Scott Schweizer, Tony Thoma, Joan Baumgartner (joined virtually via Microsoft Teams call-in), Zoning Administrator Barbara Davies, Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Others in attendance: None.

Approve the Agenda:

It was moved by Tony Thoma and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 6.  
Opposed: 0.

Approve the Minutes of the October 13, 2020 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the October 13, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0. Ray Werhand mentioned that there had also been a Public Hearing on October 13, 2020; minutes for that meeting have been distributed and also need approval. Davies will place approval of those minutes on the 12/8/2020 Plan Commission Agenda.

Shed Approval in CES-5 Zoning, 6280 Congress, Wai Vang and Thor Xiong:

It was moved by Scott Schweizer and seconded by Bob Roden to approve the plans for the proposed shed to be located at 6280 Congress Drive. Voting in favor: 6. Opposed: 0.

Shed Approval in CES-5 Zoning, 599 Decorah, Russell Haeuser:

The Commissioners reviewed the plans and plat submitted by Haeuser. The property survey shows the proposed shed location to be partially in front of the residence, which is not permitted in CES-5. The Commissioners also asked that the survey show the location of the well and septic system. The Commissioners asked that a professionally drawn survey be resubmitted with the shed moved to a permitted location, and showing the location of the well and septic system. It was moved by Joan Baumgartner and seconded by Dennis Kay to table action on approval to the Plan Commission meeting of December 8, 2020. Voting in favor: 6. Opposed: 0.

Preliminary Concept Plan, 2164 CTH NN, Matt Yogerst:

Yogerst introduced himself as the purchaser of the property located at 2164 CTH NN. Yogerst inquired about the possibility of splitting off the house on a 3-5-acre parcel, and constructing large storage units on the remaining acreage of the parcel. The current zoning on the parcel is M-1 Industrial. The Commissioners discussed the preliminary plans for the parcel. Joe Gonnering stated that the old foundation, silo, and old shed(s) would need to be cleaned up as part of any approval to divide the house + acreage from the total parcel. Dennis Kay asked if there would be a treeline buffer to separate the home parcel from the storage unit parcel. Joan Baumgartner agreed with the tree buffer to separate the two parcels and uses. Yogerst will work on the ideas he has for the parcel, including the lot size to be included with the home (rezoning required). No action taken.

Preliminary Land Division Consultation, Preliminary Rezoning Consultation, Duane Wollner, Wallace Lake Road;

Duane Wollner explained that he has purchased an 18+ acre parcel and plans to divide that parcel into one-acre lots. There will be no interior roads as all driveways will access either Wallace Lake Road, N. Trenton Road, or Glenway. The current zoning is R-3, and rezoning to R-1 will also be sought. The majority of the lots are less than 1.5 acres in size, so the land division will be by plat. Wollner will be seeking rezoning in December 2020, followed by plat approval in February 2021. Dennis Kay asked if there will be curb and gutter. Wollner answered that there will be no interior roads to serve the project. Kay asked about the gas easement on Lot 4. Wollner confirmed the easement, but the building pad on that lot will still be 70' wide. Wollner agreed to do architectural approval on the homes to be constructed on the proposed lots. No action taken – Public Hearing on the rezoning will be scheduled for December 8, 2020.

Reports:

Barb Davies reported that it has been a busy month.

Joe Gonnering reported that it has been busy throughout the Town. New fencing has been installed around the Town Hall yard. The trucks have been readied for snow season.

Dennis Kay asked about chickens. Poultry in CES5 and CES10 will be discussed again at the 12/8/2020 Plan Commission Meeting.

Questions and Comments:

None.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Scott Schweizer to adjourn the meeting at 8:25 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 Tuesday, November 17, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its December 8, 2020 Meeting.