

Minutes from the Town of Trenton Plan Commission

Meeting Date and Time: Tuesday, December 8, 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 7:35 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr.

Others in attendance: None.

Approve the Agenda:

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

Opposed: 0.

Approve the Minutes of the November 10, 2020 Plan Commission Meeting and the October 13, 2020 Public Hearing:

It was moved by Scott Schweizer and seconded by Bob Roden to approve the Minutes of the November 10, 2020 Plan Commission Meeting and the October 13, 2020 Public Hearing. Tony Thoma asked why Dennis Kay asked a question about a gas easement on one of the lots on a proposed land division on the 11/10/20 agenda. Discussion followed.

Voting in favor of the approval of the Minutes (2 sets): 6. Opposed: 0.

Approval Recommendation, Resolution Z2020.12.01 – DAM Properties LLC:

Scott Schweizer stated that the lots are the right size for the area. Tony Thoma added that the plans for the land division fit with the Jamestown Condo development to the south. It was moved by Scott Schweizer and seconded by Bob Roden to approve Resolution Z2020.12.01, recommending rezoning the 18.85-acre parcel located at 2162 Glenway Drive from R-3 Rural Residential to R-1 Single Family Residential (unsewered). Peter and Sally Durkee again asked about the water levels in the area. Dennis Kay asked if this approval was just for the rezoning, not for a preliminary plat for the project. The preliminary plat has not yet been submitted; it will require a separate public hearing. Voting in favor of approval recommendation for Resolution Z2020.12.02: 6. Opposed: 0.

Certified Survey Map Recommendation, John Peters:

The Certified Survey Map submitted for approval is an 8-lot CSM. Per Town Engineer Burt Naumann, Section 236.34 Wisconsin Statutes limit Certified Survey Maps to no more than 4 lots per CSM. Joan Baumgartner pointed out that each lot must have a marked location of a soil boring indicating an area where a septic system could be located; lots lacking

that marking must be marked "outlot". It was moved by Ray Werhand and seconded by Dennis Kay to recommend denial of the Certified Survey Map as submitted. Voting in favor of denial: 6. Opposed: 0. John Peters was present at the meeting and was advised to resubmit his map as two 4-lot certified survey maps with soil borings marked for each lot.

Review R-3, CES-5, CES-10 – Poultry allowed per acre:

A discrepancy exists in the ordinances: R-3 zoning allows 5 poultry per acre, but CES-5 and CES-10 allow 5 poultry per 5 acres. Discussion followed. Consideration of conforming CES-5 and CES-10 to the 5 poultry per acre limit will be considered at a February 2021 public hearing with these conditions: chickens must have a coop within a containment enclosure (fenced area around the coop); the fenced area and coop must be 35' from the lot line; no coops in the front yard or side yard.

Discussion re: Section 380-128, Town Code of Ordinances, Variances:

Approved variances run with the land and, unless otherwise restricted, do not expire. It was suggested by the presenters of a recent UWEX seminar on variances that an expiration date be set for variances that are approved but not commenced within a certain time period. Discussion followed. Consideration of amending the Town's ordinances to specify that approved variances not started within two years of the approval date will be considered to be expired will be considered at a February 2021 public hearing.

Reports:

Barb Davies reported that it has been busy. There will be a public hearing on a self-storage warehouse prior to the February 2021 Plan Commission meeting. The Commissioners indicated that they would be willing to consider the preliminary plat for DAM Properties LLC at the February 2021 meeting if the plat is available for them to review on a timely basis before the meeting.

Joe Gonnering reported that the new fencing has been installed around the Town Hall yard and the electric gate has been completed. Tree trimming continues. The August road tour identified candidates for 2021 ditching and road resurfacing. A stop-work order has been issued on the Carlstrom/Weber property on Wallace Lake Road.

Ray Werhand commented on the growing accumulation of junk at the Ryan property on Decorah Road.

Questions and Comments:

None.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner 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, December 15, 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 February 9, 2021 Meeting.