

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 8, 2022 – 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 Joe 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, Bob Roden, Tony Thoma, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Scott Schweizer, Dennis Kay.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

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

Approve the Minutes of the December 14, 2021 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes of the December 14, 2021 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Preliminary Land Division Consultation, Preliminary CSM Review – James and Debbie LaBuda:

Barb Davies explained that Lot 7 in Evergreen Acres was sold to James and Debbie LaBuda. Labudas now propose to divide off a lot of approximately 1.6 acres. Don Thoma has submitted a preliminary Certified Survey Map (page 1) for the proposed division. Rezoning will not be required as Lot 7 is zoned R-1, which is also the zoning sought for the proposed lot. Following discussion, LaBudas were advised to prepare and submit a complete Certified Survey Map for recommendation at the March 8, 2022 Plan Commission Meeting.

Possible Preliminary Land Division Consultation – Sid and Katie Prom:

Proms have withdrawn their request for Plan Commission discussion regarding a possible land division – no action taken.

Possible Certified Survey Map Review – Edwin and Patty Doerr:

The map is not yet complete, and Doerrs have requested that a Plan Commission review be considered at the March 8, 2022 Plan Commission Meeting.

Possible Request for Architectural Approval, Shed in CES-10 Zoning – Ed and Barbara Eckert:

Eckerts submitted photographs of a proposed barn construction, and a survey showing the desired location of the barn. Eckerts are proposing to place the barn in the front yard of the residence, a placement not currently allowed for CES-10 zoning. Discussion followed, including the possibility of seeking a variance for the placement through a Zoning Board of Appeals. Eckerts were given an application to file for a Board of Appeals hearing. One of the requirements to successfully seek a variance would be to prove that there is no other placement for the building that would conform to the Town's ordinance. The current ordinance allows placement in the rear yard only. Discussion about the possibility of allowing side yard placement in CES-5 and CES-10 followed. Roden, Thoma and Baumgartner were in favor of adding that possible ordinance amendment to the list of zoning amendments to be considered at the Public Hearing prior to the March 8, 2022 Plan Commission Meeting. Eckerts did not formally apply for architectural approval of their barn project at this meeting. Eckerts were told that the proposed placement of the shed in the front yard could not be approved.

Existing Ordinance Review, Permitted Non-Agricultural Accessory Buildings in EA Zoning Districts:

The current language in this section of the ordinance refers to three to five acre lots, a size not expected to be zoned EA Exclusive Agricultural 35-acre minimum. This section applies to accessory buildings that are *not* for agricultural use. Following discussion, the following limits will be added to the ordinance amendments to be discussed at the March 8 Public Hearing: no more than two buildings totaling not more than 3200 square feet, to be placed in the rear or side yard of the residence.

Continuing Discussion – Environmental Corridors:

Barb Davies reported on preliminary advice received from SEWRPC, recommending an initial classification of environmental corridors as “upland environmental corridors” and “lowland environmental corridors”. Discussion followed, with a request by the Commissioners that Davies gather information from some surrounding municipalities on environmental zoning policies.

Possible Ordinance Amendment Proposals:

Davies handed out the proposed amendments to the Zoning Code for the March 8, 2022 Public Hearing. The proposed amendments to CES-5, CES-10, and EA will be added to the amendments for consideration at the Public Hearing.

Reports:

Barb Davies reported that building remains busy. A possible land division on Rusco Road may be discussed at a future meeting.

Chairman Joe Gonnering had nothing further to report.

Questions and Comments:

None.

Correspondence Received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Ray Werhand to adjourn the meeting at 8:25 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, February 15, 2022. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its March 8, 2022 Meeting.