

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, June 14, 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, Dennis Kay, Scott Schweizer, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in Attendance:

Jamestown Condominium Association President Fred Kimble.

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 May 10, 2022 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Tony Thoma to approve the Minutes of the May 10, 2022 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Resolution Z2022-06-01, Rezoning – Eric and Katherine Lentz:

It was moved by Scott Schweizer and seconded by Dennis Kay to recommend approval of Resolution Z2022-06-01, rezoning petition of Eric and Katherine Lentz, to the Town Board. Voting in favor: 6.

Opposed: 0.

Recommendation to the Town Board, Certified Survey Map 2-Lot Land Division – Eric and Katherine Lentz:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to recommend approval of the 2-lot Certified Survey Map submitted by Eric and Katherine Lentz to the Town Board. Voting in favor: 6. Opposed: 0.

Plan Approval Update, Lot 101, 6996 Barney Court – Jamestown Condominiums:

Fred Kimble explained that the problem identified at the May 10 Plan Commission Meeting has been resolved with the Jamestown Condominium Association. The Association Board has approved a change applicable only to the placement of the home being constructed at 6996 Barney Court. It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the home design submitted for 6996 Barney Court. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation – Four-Lot Certified Survey Map, PDM LLC – Antler Way:  
No representative present – no action taken.

Recommendation to the Town Board, Ordinance Amendment Z2022-06-02 – Section 380-109, Fences:

It was moved by Ray Werhand and seconded by Dennis Kay to recommend approval of Ordinance Amendment Z2022-06-02, Fences, to the Town Board. Bob Roden asked for clarification on exactly what the amendment was changing in the existing ordinance. Davies answered that the amendment removes the work “enclose” from the ordinance, so a single-lane fence within 10’ of the lot line will require a permit. Voting in favor: 6. Opposed: 0.

Architectural Approval, New Home – Lot #47, 6880 Jamestown Drive:

It was moved by Joan Baumgartner and seconded by Dennis Kay to approve the architectural design for Lot #47, 6880 Jamestown Drive. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation – Four-Lot Certified Survey Map, 1470 Mapledale Drive – Kurer:

Bill Kurer presented his preliminary drawing for a 4-lot land division on property surrounding 1470 Mapledale Drive. The zoning will not need to be changed. Kurer was advised to proceed with preparation of a Certified Survey Map.

Request for Amendment to Conditional Uses Permitted in M-1 Industrial Zoning – Additional Conditional Use for Breeding of Exotic Cats:

Shaylee McGuire explained her desire to breed Bengal cats. McGuire has identified available space at 6405 Stockhausen Lane, a business building zoned M-1 Industrial. Animal breeding is not a permitted or conditional use in M-1 zoning. McGuire seeks an amendment to the conditional uses in M-1 to

allow her to apply for a conditional use permit to breed cats. Lengthy discussion with the Plan Commissioners followed. Joan Baumgartner expressed concern that no one on site at all times. Tony Thoma asked how many cats she anticipated having at the premises. McGuire said her current plans are for 12 cats. The plans are to breed kittens for sale. Her office would be open to the public but only by appointment. Bob Roden asked if a Conditional Use permit, if granted, would go to the person or the property premises. Joe Gonnering answered that it would be granted to the individual submitting an approved application. The Plan Commissioners asked for some additional basics on the proposed business, and asked McGuire to return to the July 12 Plan Commission Meeting with the additional details.

#### Zoning Advice, Possible Sale of Old Schoolhouse at SW Corner of Maple Road and Rusco Road – Proposed Commercial Use:

Lauren Howie Laur has resolved the issue of title on the old schoolhouse property at the corner of Maple and Rusco Roads. Laur has reached an agreement in principle with the Langs to acquire one additional acre of property surrounding the 0.25 acre schoolhouse property. She is present at the meeting to discuss the possibility of business zoning for the parcel to allow her to operate her photography business at the site. B-1 zoning appears to be the best fit. Setbacks were discussed. Davies will clarify the setbacks of a corner parcel with the attorney and report back at the July 12 meeting. Laur would like to rebuild the schoolhouse at its current location.

Review Draft Conditional Use Permit Application – Julie Sueoka, 7165 N. Poplar, Horse Boarding: Julie Sueoka was present to answer questions about her draft conditional use permit application for the boarding of horses at her farm at 7165 N. Poplar Road. Sueoka has identified 40-45 horses currently at her farm. 14 are owned by her, and 26-30 are owned by 11 individuals who board those horses with Sueoka. The Commissioners asked numerous questions about the basics of the operations.

Chairman Gonnering called on Kathy Lauters, Sueoka's neighbor to the north, to explain her objections to the Conditional Use draft application. Lauters submitted photographs showing a manure pile on the north side of Sueoka's property, and drainage from Sueoka's property pooling on the common north lot line between their properties. Lauters expressed concern about possible groundwater contamination from the drainage. Lauters asked the Plan Commission to consider the following issues:

- 1) Moving the manure pile to the south side of the Sueoka property
- 2) Construction of a proper manure storage facility with impermeable flooring
- 3) Require regular monthly removal of the manure
- 4) Grade a swale or berm (or both) along the north side of the Sueoka property to direct the runoff from the Sueoka property further to the west to avoid the pooling that is now occurring along the lot line common to both the Sueoka property and the Lauters property. Per

Washington County Planning and Parks correspondence, the berm could be created from the material excavated in creating the swale.

Discussion followed. The Commissioners asked that Sueoka redo her application, taking care to fill out all sections of the application without marking sections of the application "n/a". Davies will send an additional blank application out to Sueoka.

Review Definition of Front of Residence – Properties with L-Designed Attached Garages:

The Commissioners agreed that the front of a legally attached "L-type" garage does constitute the front edge of the residence for purposes of defining the front yard vs. the side yard for purposes of placement of an outbuilding.

Recommendation to the Town Board – Open Loop Geothermal Systems Prohibited:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to recommend amending the building ordinances to prohibit open loop geothermal systems. Voting in favor: 6. Opposed: 0.

Continuing Discussion, Environmental Corridors:

Davies had nothing further to report at this time.

Reports:

Barb Davies reported that building remains busy. The Town has filed for a raze order on a partially collapsed home on Evergreen Drive.

Joe Gonnering reported that a mid-July court date has been set for a junk accumulation property on Decorah Road. Paving will be done this week (second lift) in the Paradise Hills subdivision.

Questions and Comments:

Dennis Kay asked about work going on on Rusco Road west of Rover Road. Gonnering answered that the City got a grant to resurface Rusco west of River Road. Kay asked about a shed on Sand Drive. Walt Groteleuschen issued a stop work on it, and the resident was advised to apply for a permit.

Correspondence Received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 9:25 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, June 21, 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 July 12, 2022 Meeting.