

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, July 13, 2021 – 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 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, Dennis Kay, Bob Roden, Tony Thoma, Scott Schweizer, Zoning Administrator Barbara Davies. Excused: Joan Buamgartner.

Town Board Supervisors in Attendance:

None.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 5. Opposed: 0.

Approve the Minutes of the June 8, 2021 Plan Commission Meeting; June 8, 2021 Public hearing Minutes:

It was moved by Dennis Kay and seconded by Tony Thoma to approve the Minutes of the June 8, 2021 Plan Commission Meeting and the Minutes of the June 8, 2021 Public Hearing Minutes. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Consultation, Blake Wiskirchen – Pleasant Hill Drive:

Wiskirchen presented a preliminary drawing of a proposed two-lot land division on Pleasant Hill Drive. The Plan Commission reviewed the plans. Chairman Joe Gonnering asked if the current driveway serving the residence on the property could be moved off the easement and onto the property itself. Wiskirchen said he would review that possibility. Wiskirchen was advised to proceed with preparation of a Certified Survey Map.

Fencing Update, Fairway Storage – 1155 STH 33:

Luke Weber reported that the fencing work will start the second week of August at Fairway Storage.

Certified Survey Map Recommendation – Michael & Mary Dricken, Wallace Lake Road:

It was moved by Ray Werhand and seconded by Scott Schweizer to recommend approval of the Certified Survey Map contingent on incorporation of any corrections required by Town Engineer Burt Naumann. Voting in favor: 5. Opposed: 0.

Development Plans, Wallace Lake Supper Club – Overflow Parking Area:

Kevin Zimmer presented the site plan and grading and erosion control plan for the proposed overflow parking lot for the Wallace Lake Supper Club. The lot will be located on the south side of Wallace Lake Road, across the road from the Wallace Lake Supper Club. The Plan Commissioners asked questions about the plans. County permits are needed, and a County Board of Adjustments Hearing will be needed for a wetland setback. Zimmer asked for suggestions for making it safer to cross Wallace Lake Road to get to the supper club. Expanded paved shoulders were suggested. Additional signage was also suggested.

Preliminary Land Division Consultation, Chad Graf – Rusco Road:

Chad Graf presented a preliminary drawing showing creation of 5 lots on Rusco Drive. The Plan Commissioners discussed the plans with Graf. The City of West Bend will have extraterritorial approval of the land division, and the proposed land division would require Town amendment of its 2050 Plan and rezoning. Graf was advised to meet with the City regarding approval before incurring the costs to rezone and divide the property.

Environmental Corridors:

Persons inquiring about purchase of properties with primary or secondary environmental corridors are being referred to Washington County Planning & Parks for information regarding limitations imposed at the County level on affected properties.

Reports:

Zoning Administrator Barb Davies reported that building and zoning have been busy but are slowing down. Inquiries are still being received regarding dividing up property, purchasing available properties, and building possibilities.

Chairman Joe Gonnering reported the installation of a culvert across Wallace Lake Road and completion of paving on N. Church Road. The Town applied for and received Covid funds to offset revenue loss. The Town has three years to set qualifying projects for use of the funds.

Questions and Comments:

The Plan Commissioners discussed the Town Board of Appeals membership composition and process at length. The operation of ATVs on Town and County roads was discussed.

Ray Werhand asked about the Town's progress on an unfinished home on Wallace Lake Road.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Bob Roden to adjourn the meeting at 8:43 P M. Voting in favor: 5. 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, July 16, 2021. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its August 10, 2021 Meeting.