

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, November 9, 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, Scott Schweizer, Ray Werhand, Dennis Kay, Bob Roden, Tony Thoma, Scott Schweizer, Joan Baumgartner, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Approve the Agenda:

It was moved by Scott Schweizer and seconded by Dennis Kay to approve the Agenda as presented.

Voting in favor: 6. Opposed: 0.

Approve the Minutes of the October 12, 2021 Plan Commission Meeting; October 12, 2021 Public Hearing:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the October 12, 2021 Plan Commission Meeting and the October 12, 2021 Public Hearing. Voting in favor: 6. Opposed: 0.

Sign Permit Approval, Ozaukee Washington Land Trust:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve the signage plans submitted by the Ozaukee Washington Land Trust, charging a flat \$30 fee for the signage. Ray Werhand asked if fire numbers were posted at all three Land Trust locations. Barb Davies will check with the Land Trust regarding the posting of the fire numbers. Joan Baumgartner asked that the motion be amended to require fire numbers if not already in place. Voting in favor of the amended motion: 6. Opposed: 0.

Commercial Building Plan Update, BMCI Construction:

A proposed commercial building (existing building proposed to be moved onsite) was previously approved for BMCI Construction on N. Trenton Road. Mark Foyse (BMCI) submitted plans to the state and has received an early start permit for clearing and grading. The building will be moved in when the state plans are received.

Project Update – Humble Huts, Proposed Warehouses:

Joe Gonnering reported that no additional driveway access to CTH NN will be approved by the County for the proposed warehouse site. Matt Yogerst (Humble Huts) would have to participate in the building/upgrade of Lor Drive for driveway access.

Continuing Discussion – Primary and Secondary Corridors:

Barb Davies handed out copies of the Village of Richfield's proposed Environmental Corridor Overlay District ordinance. Discussion followed. It was suggested that SEWRPAC be contacted to see if it has any maps showing a breakdown of primary and secondary environmental corridors, specifically any considered to be unbuildable.

Questions and comments:

Caleb Krull presented copies of a preliminary land division Certified Survey Map For review. Krull will present the final map for approval at the 12/14/21 Plan Commission meeting. Joan Baumgartner asked where the soil borings on Lot 1 are located. The borings, driveway access, and several other issues were discussed with Krull. Krull was asked to bring a letter from Dave Lindner (Washington County Planning & Parks) to the December meeting, guaranteeing that a septic will be allowed north of the delineated wetlands, and that the wetlands can be crossed with a driveway. The Washington County Highway Department will not allow a second driveway access at the site, so a shared driveway access will be required off CTH I. Joan Baumgartner asked for more detail on the Certified Survey Map showing the location and measurement of the shared driveway "box" access to the lots. Baumgartner also asked Krull to bring a copy of the shared driveway agreement for the lots (CSM divides the parcel into two lots).

Reports:

Barb Davies reported two inquiries regarding "tiny homes" as accessory dwelling units.

Joe Gonnering reported that Public Works is cutting trees and brush. The snowplows are ready to go. Tim Otto is a new employee in Public Works.

Dennis Kay reported on a property sale on Sand Drive.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:43 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 Friday, November 26, 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 December 14, 2021 Meeting.