

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 9, 2021 – 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 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Others in attendance: None.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Bob Roden to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the December 8, 2020 Plan Commission Meeting, Minutes from the December 8, 2020 Public Hearing:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the December 8, 2020 Plan Commission Meeting, and the Minutes of the December 8, 2020 Public Hearing. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Resolution Z2021.02.01, Preliminary Plat Recommendation – Green Acres, DAM Properties LLC:

Joan Baumgartner asked about the outlot now shown on the map. It is a landlocked parcel. She questioned whether that is OK. Duane clarified that the outlot is now attached to lot 1, so the outlot is a part of lot 1. Joan asked if the outlot should that be shown on the plat as part of Lot1. Joe Gonnering said that the outlot has been discussed with Town Engineer Burt Naumann. Discussion followed. Joan Baumgartner answered that she would still would like a notation on the plat for Lot 1 that it is “unbuildable”. It was moved by Scott Schweizer and seconded by Bob Roden to recommend approval of the preliminary plat with the addition of the word “unbuildable” on Lot 1, and subject to Burt Naumann’s comments. Voting in favor: 6. Opposed: 0.

Approval Recommendation, Resolution Z2021.02.02 – Amendments to Town Ordinance Sections 380-33, 380-34, 380-128:

Joan Baumgartner pointed out that the first sentence should have the word “appeals” in it, not “adjustment”. Davies will make the change before the Resolution is presented to the Board February 16. It was moved by Joan Baumgartner and

seconded by Dennis Kay to recommend approval of the Resolution subject to the correction in the wording. Voting in favor: 6. Opposed: 0.

Sign Approval, BSG Maintenance – 6389 Stockhausen Lane:

The Plan Commissioners reviewed the drawings of the proposed addition to the BSG Maintenance sign. It was moved by Scott Schweizer and seconded by Bob Roden to approve the sign. Voting in favor: 6. Opposed: 0.

Architectural Approval, New House – Lot 70, 6804 Jamestown Drive:

It was moved by Ray Werhand and seconded by Tony Thoma to approve the plans submitted for Lot 70, 6804 Jamestown Drive. Voting in favor: 6. Opposed: 0.

Preliminary Certified Survey Map review, 2164 CTH NN:

Matt Yogerst (Humble Huts Inc.) recently purchased a property at 2164 CTH NN. Yogerst had submitted a preliminary Certified Survey Map for discussion; he is considering splitting off part of the parcel with the current residence for resale. Joe Gonnering pointed out that he would need to bring the parcel proposed for division up to the standard of a 3.5-acre (size shown on the CSM) residential parcel. Both silos need to come down. There is already a driveway access off NN for Lot 1 (proposed house parcel) as well as a second driveway access for Lot 2 (proposed for storage units). Other details need to be worked out with the Washington County Highway Department. Scott Schweizer said he would like to see both silos removed. There is a large concrete slab behind the home, but the slab is larger than the size shed that would be permitted on a 3.5-acre residential lot. Discussion followed. Yogerst will return for the March 9, 2021 Plan Commission for a preliminary plan review for the storage units he is proposing. No action taken on the Preliminary Certified Survey Map.

Discussion re: Front Yard of a Residence:

The working definition of the front yard of a residence was discussed at length. The front yard is currently defined as the yard facing the street, regardless of the actual orientation of the house. The issue has come up because of the shed ordinance passed in 2020, requiring sheds in CES5 and CES10 to be placed in the rear yard of a residence. Lengthy discussion followed.

Reports:

Barb Davies reported that Building & Zoning have been busy.

Joe Gonnering had nothing further to report.

Questions and Comments:

Dennis Kay asked a question about a property scheduled for foreclosure sale in February.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Ray Werhand to adjourn the meeting at 8:59 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, February 12, 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 March 9, 2021 Meeting.