

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 14, 2023 – 7:30 P.M.

Place: Town of Trenton Town, 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.

Plan Commission Chairman Gonnering called the Plan Commission Meeting to order at 8:20 P.M. following the conclusion of the Public Hearing scheduled for 7:15 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, Alternate Jay Koenitzer, Zoning Administrator Barbara Davies. Excused: Dennis Kay, Scott Schweizer.

Town Board Supervisors in Attendance:

None.

Others in Attendance:

Town Attorney Tim Schoonenberg.

Approve the Agenda:

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

Approve the Minutes of the December 13, 2022 Plan Commission Meeting (no January 2023 meeting):

It was moved by Bob Roden and seconded by Tony Thoma to approve the Minutes of the December 13, 2022 Plan Commission Meeting as presented. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board, Resolution Z2023-02-01, Comprehensive Plan Amendment and Accompanying Rezoning – Mark Backhaus, Paradise Drive/CTH M:

Bob Roden said he would favor 4 lots but not the 3.564-acre parcel. Roden said that he is opposed to Suburban Density residential in that area. Joan Baumgartner noted that Backhaus could have 5 lots and suggested making the 3.546 acre lot bigger, say 5 acres. Tony Thoma said he would like to see the

3.546 acre lot bigger. Ray Werhand said that the Plan Commission has seen this throughout the town on the west side, and the west side of the town is becoming more urban. Werhand was in favor of the land division into 4 lots as presented. Jay Koenitzer said he thought there was enough acreage to make a bigger lot of the 3.564 acres. Joan Baumgartner asked Backhaus if he would consider increasing the size of the smallest lot. Backhaus said he would prefer to leave the lot as presented; a larger lot would allow a larger outbuilding. Ray Werhand asked if the Town can restrict Conditional Uses on a property. Attorney Schoonenberg said that he would not recommend restricting Conditional Uses. It was moved by Bob Roden and seconded by Jay Koenitzer to recommend denial of the Comprehensive Rezoning from Country Estates to Suburban Density Residential for the 3.564-acre lot. Voting in favor of recommending denial of the 2050 Plan Amendment, Country Estates to Suburban Density : 3. Opposed to recommending denial: 2.

Recommendation to the Town Board, Ordinance Z2023-02-02, Rezoning Petitions – Backhaus, Paradise Drive, CTH M:

The lots were considered separately as follows:

9.5 acre lot, EA to CES-5, moved by Baumgartner, second by Werhand, to recommend approval of the rezoning. Voting in favor: 5. Opposed: 0.

21.246 acre lot, 20.973 acre lot, EA to CES 10, moved by Baumgartner, second by Werhand, to recommend approval of the rezoning. Voting in favor: 5. Opposed: 0.

3.546 acre lot, EA to R2, moved by Baumgartner, second by Werhand to recommend approval only *if the lot size is increased to 5 acres, zoning to CES 5* . Voting in favor: 4. Opposed: 1.

Recommendation to the Town Board, Certified Survey Map – Backhaus, Southwest corner of Paradise and CTH M:

Two Certified Survey Maps have been presented: one for Tax Key T11-0819, one for Tax Key T11-0820. Tax Key T11-0820 is the westernmost parcel. It was moved by Joan Baumgartner and seconded by Tony Thoma to recommend approval of the Certified Survey Map (2 lots) for Tax Key T11-0820. Voting in favor: 5. Opposed: 0.

Certified Survey Map for Tax Key T11-0819, the parcel with the proposed 3.564 acre lot: It was moved by Joan Baumgartner and seconded by Tony Thoma to recommend approval if the 3.564 acre lot is increased to 5 acres and rezoned to CES 5. Voting in favor: 3. Opposed: 2.

Recommendation to the Town Board, Certified Survey Map – Jordon & Sarah Smith:

It was moved by Tony Thoma and seconded by Joan Baumgartner to recommend approval of the Certified Survey Map. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board, Certified Survey Map – Doerr Revocable Trust:

It was moved by Tony Thoma and seconded by Bob Roden to recommend approval of the Certified Survey Map. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Consultation, PDM LLC:

No representative present. It was moved by Ray Werhand and seconded by Joan Baumgartner to schedule PDM for the 3/14/23 Plan Commission meeting. Voting in favor: 5. Opposed: 0.

Recommendation re: Public Hearing, Chicken Ordinance, R1 and R2 Zoning:

Jay Koenitzer suggested allowing 8 hens on lots of at least 2 but less than 3 acres in R2 zoning. Davies will make that change. The Public Hearing will be scheduled for 3/14/23 prior to the Plan Commission Meeting.

Reports:

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Barb Davies reported that Ozaukee Christian School has asked about a temporary classroom. One new home permit has been issued for a home on Paradise and Maple.

Joe Gonnering reported that snow is coming on Thursday and the trucks are ready. The TDS fiber-optic hut construction is in process.

Tony Thoma asked a question on the former dump.

Ray Werhand asked for an update on the sign at the Stockhausen Business Center.

Bob Roden asked what the Board's vision was in going to a Town Administrator.

The grant process for Newark Road was discussed.

County Supervisor Tony Thoma reported on the County's search for a qualified location to house a violent sex offender. Thoma also reported on the Samaritan Home and the challenges the County faces in planning for the future of the Samaritan.

Thoma asked about the two roads with failed asphalt. Joe Gonnering reported that the bad spots had been ground out. A second lift of asphalt is needed.

Comments:

None.

Correspondence received:

None in addition to the correspondence already considered at the Public Hearing.

Adjournment:

It was moved by Bob Roden and seconded by Tony Thoma to adjourn the meeting at 9:50 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 and the official Town of Trenton website townoftrenton.wi.gov on Monday, February 20, 2023 . 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 14, 2023 Meeting.