

Minutes from the Public Hearing – Town of Trenton

Date and Time: February 14, 2023 – 7:15 P.M.

Location: Town of Trenton Town Hall, 1071 State Highway 33 East, West Bend, WI 53095

Prior to the Public Hearing, notice was properly published in the Washington County Daily News and mailed to all property owners within two hundred feet of the property to be considered during the Public Hearing.

Town Board Supervisors Present: Town Chairman Joe Gonnering.

Plan Commissioners Present: Tony Thoma, Bob Roden, Ray Werhand, Jay Koenitzer, Joan Baungartner, Zoning Administrator Barb Davies.

Others Present: Town Attorney Tim Schoonenberg.

Chairman Gonnering called the Public Hearing to order at 7: 15 P.M. He asked for the attention of the Plan Commissioners and people in attendance for the Hearing. Gonnering noted that misinformation has been circulated about the property to be considered for 2050 Plan Amendment, rezoning, and land division. Prior to calling the Public Hearing to order, Gonnering called on Zoning Administrator Barb Davies to give a presentation on the property to be discussed at tonight’s Public Hearing and Plan Commission Meeting.

Davies presented visuals showing the land and land division applications submitted by owner Mark Backhaus for his property located on the southwest corner of Paradise Drive and County Highway M.

Following the presentation and a break of a few minutes, Chairman Gonnering called the Hearing to order at 7:30 P.M. Gonnering read the corrected Notice of Public Hearing called to consider the petition of Mark Backhaus to amend the Town of Trenton Comprehensive Plan:2050 for one parcel to be created by land division; and to rezone a total of four parcels to be created by land division from Tax Key numbers T11-0819 and T11-0820. Only the smallest lot (3.564 acres) requires 2050 Plan Amendment. All four parcels require rezoning from Exclusive Agriculture, the current zoning of the parcels.

Gonnering asked Davies if there had been any telephone calls regarding the proposal. Davies noted one call from the owner of Tax Key T11-0820-00B, Turtle Road LLC, requesting confirmation that a buyer of the parcel to the west of his would need to put in his own driveway on his own property. Davies confirmed that all parcels will require individual driveways.

Gonnering asked the Plan Commissioners for any questions at this point in the Hearing. The Commissioners had no questions at this time.

Chairman Gonnering then asked for comments for those in attendance at the Hearing.

The comments had in common the objection to the creation of the smallest lot, 3.564 acres. Additional comments are listed after each person's name as follows:

Mary Jensen: didn't want suburban density, moved here to get away from suburban density

John Dohmen: is the 2050 Plan binding or just guidance ? Gonnering explained that it is just guidance. Dohmen objected to the Conditional Uses that could be applied for if this is rezoned to R2.

Don Pountain: asked for title amendment to allow no conditional uses.

Susanne Praefke: read a statement from her husband – they live west of the proposed 9.5 acre parcel on a beautiful farm. Praefkes asked that the entire land division not be approved, preserve the land.

Tom Kovacs: why can't he do four 10-acre lots.

Mike Slagle: asked for clarification on the concept of density. He asked what would happen if Backhaus would put a town road on the 21-acre parcel.

Susanne Praefke: the road is a death trap. Can the speed limit be lowered ?

Roland Gutknecht: object unless the lots can be labeled no further land divisions allowed.

Paul Stangl: think about precedent this is setting

Frank Stangl: feel neighbors should have a say in this. It should not be easy for newcomers to do. Would not like to see change be easy.

Fred Ruhnke: would like to be on record to say that he does not have to do this – could combine the 3.546 with one of the 20s, split the 20 into 2 10s.

Written comments objecting to the 2050 Plan Amendment/Rezoning/Land Division were submitting by the following people (did not speak at the Public Hearing):

Fred & Susan Bliffert

Alicia Gutknecht

Roland Gutknecht III

Hausmann Family LLC

Eunice Keske

Mike Lipscomb

Bryan Rathke

Jeremiah Rathke

Gonnering asked for any other comments. There were no other comments.

Gonnering closed the Public Hearing at 8:10 PM.

Respectfully submitted,

Barbara Davies
Clerk of the Plan Commission

Affidavit of Posting: These Minutes were posted at the Town of Trenton Town Hall Bulletin Board on Monday, February 20, 2023. Barbara Davies, Clerk of the Plan Commission. Subject to Approval: The Minutes will be considered for approval by the Plan Commission at its March 14, 2023 Meeting.