

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.

Minutes from the Public Hearing – Town of Trenton
Place: 1071 State Highway 33 East, West Bend, WI 53095
Date and Time: February 9, 2021 – 7:20 P.M.

Town Board Members Present: Chairman Joe Esselmann, Supervisor Ed Doerr, Supervisor Jeff Esselmann.

Plan Commissioners Present: Dennis Kay, Tony Thoma, Ray Werhand, Bob Roden; Attending virtually via Microsoft Teams: Joan Baumgartner, Scott Schweizer.

Chairman Esselmann called the Public Hearing to order at 7:20 P.M. Gonnering read the entire notice of Public Hearing called to consider amendment of Sections 380-33, 380-34, and 380-128, Town Code of Ordinances. The proposed amendment to Section 380-33, CES-5 Country Estate District, would allow five chickens over the age of six months per acre; Section 380-34, CES-10 Country Estate District, would allow five chickens over the age of six months per acre; and 380-128, Variances, would be amended to state that a variance granted but not commenced within two years of the grant date would expire two years from the grant date.

Chairman Gonnering asked for any questions or comments. Jeff Esselmann asked for clarification on the number of chickens over the age of six months allowed on a parcel zoned CES-5 (5-acre minimum) and CES-10 (10-acre minimum).

Gonnering asked three times for any additional questions or comments. There were no additional questions or comments.

Gonnering closed the Public Hearing at 7:25 PM.

Respectfully Submitted,

Barbara Davies
Clerk of the Plan Commission

Affidavit of Posting: These Minutes were posted at the Town of Trenton Town Hall on Friday, February 12, 2021. Barbara Davies, Clerk of the Plan Commission

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 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 call-in; Zoning Administrator Barbara Davies, Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Tony Thoma to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the February 9, 2021 Plan Commission Meeting, Minutes from the February 9, 2021 Public Hearing:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Minutes of the February 9, 2021 Plan Commission Meeting, and the Minutes of the February 9, 2021 Public Hearing with the following correction to the Public Hearing Minutes: the Chairman should be listed as Joe Gonnering. Voting in favor: 6. Opposed: 0.

Architectural Approval, Small Accessory Building ADA Accessible, Blue Lotus Farm:

At 100 square feet, architect Chris Love of Ramlow Stein Architects has notified the Town that state-approved plans are not required. Dennis Kay asked Jacqueline Janz, Executive Director of Blue Lotus, a question about electrical wiring. Following review of the plans, it was moved Joan Baumgartner and seconded by Dennis Kay to grant architectural approval of the building. Voting in favor: 6. Opposed: 0.

Concept Plan Review Prior to Submission of Preliminary Plat, Curt and Nancy Scheunemann:

Scheunemanns plan to submit a plat of lots of the northern section of a property they have been developing within the next few months. Surveyor Don Thoma told the Plan Commission that the drawing presented at this meeting may change as stormwater issues and road design move forward. The Commissioners reviewed the preliminary drawing – no action taken.

Architectural Approval, Storage Units – Humble Huts Inc., 2164 CTH NN:

Matt Yogerst, owner of Humble Huts Inc., has a Public Hearing scheduled for April 13, 2021. Humble Huts has applied to divide the residence located at 2164 CTH NN from the remaining acreage. The land division would be accompanied by a rezoning of the residential parcel to R3; the balance of the property would remain in M1 zoning. Yogerst plans to construct storage units on the non-residential parcel. The Plan Commissioners reviewed an email picture of the storage buildings Yogerst will apply to construct. No approval action was taken on the building design. The Plan Commissioners asked that the scaled drawings of the full project with landscaping be submitted for approval after the land division and rezoning.

Certified Survey Map Recommendations, Edna Peters Trust:

Chairman Gonnering read Engineer Burt Naumann's comments and recommended corrections for each of the two maps submitted. Following discussion, it was moved by Ray Werhand and seconded by Dennis Kay to table approval recommendations to the Plan Commission meeting of April 13, 2021. Voting in favor: 6. Opposed: 0.

Architectural Approval, New Homes, Lots 95 and 96, Jamestown Condominiums:

It was moved by Joan Baumgartner and seconded by Dennis Kay to issue architectural approval for the homes proposed for lots 95 and 96 on Barney Court, Jamestown Condominiums. Voting in favor: 6. Opposed: 0.

Architectural Approval, Shed in CES-5 Zoning, Shelly & Rob Rollins:

Shelly and Rob Rollins presented their plans for a shed they hope to construct on their property on CTH Y. The Plan Commissioners discussed the plans with the Rollins. Per Town ordinances, sheds in CES-5 zoning must be placed in the rear yard of the residence. The Town interprets "front of the residence" as the side of the residence that faces/has frontage on a Town road. Rollins has applied to place the shed in the front yard. There is a small shed on the property that would be removed. Questions were asked by Joan Baumgartner and Dennis Kay regarding possible alternate locations for the shed. Discussion followed. The Rollins home is about 900 feet off the road. Shelly Rollins indicated that they feel they have unusual lot characteristics that may allow them to get a variance for placement of the shed. The Plan Commission must deny the placement to allow Rollins to file for a variance. It was moved by Ray Werhand and seconded by Tony Thoma to deny placement of the proposed shed in the front yard as applied for at this meeting. Voting in favor: 6. Opposed: 0. As to the size and architectural design of the proposed building itself: the Plan Commission expressed approval for the submitted design, but the placement of the shed will need to be decided by the Board of Appeals.

Reports:

Barb Davies reported that building and zoning have been busy.

Chairman Gonnering reported that Public Works has also been busy. There have been no garbage complaints in the last two weeks. Gonnering reported that he, Supervisors Doerr and Esselmann, and Clerk Cindy Komro had a good meeting with a representative of Waste Management.

Dennis Kay noted that there have been spots of oil on the road after garbage/recycling collection.

Supervisor Esselmann reported that a business that had been seeking a permit for operations on Decorah Road may have relocated to Milwaukee.

Ray Werhand asked about a business displaying a sign that indicates it may be located on CTH NN.

Questions and Comments:

None.

Review of Any Correspondence Received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:54 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, March 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 April 13, 2021 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, April 13, 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 for the meeting.

Plan Commissioner Roll Call:

Present: Ray Werhand, Bob Roden, Tony Thoma, Joan Baumgartner, Scott Schweizer, Zoning Administrator Barbara Davies, Chairman Joe Gonnering. Excused: Dennis Kay.

Town Board Supervisors in Attendance:

None.

Others in attendance: None.

Approve the Agenda:

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

Approve the Minutes of the March 9, 2021 Plan Commission Meeting:

It was moved by Tony Thoma and seconded by Bob Roden to approve the Minutes of the March 9, 2021 Plan Commission Meeting. Voting in Favor: 5. Opposed: 0.

Resolution 04.01.2021Z, Comprehensive Plan Approval Recommendation, Accompanying Rezoning Recommendation – Humble Huts Inc., Matt Yogerst, Representative:

It was moved by Scott Schweizer and seconded by Tony Thoma to approve Resolution 04.01.2021Z. Voting in favor: 5. Opposed: 0.

Certified Survey Map Recommendation – Humble Huts Inc., Matt Yogerst, Representative:

Yogerst has applied to divide off a parcel of approximately 3.6 acres with the residence at 2164 CTH NN. The balance of the parcel will remain in M1 Industrial zoning. It was moved by Scott Schweizer and seconded by Joan Baumgartner to recommend approval of the Certified Survey Map contingent on 1) removal of the silos on the parcel, or submission of a bond in an amount sufficient to remove them and 2) with any corrections required by Burt Naumann to be made to the map. Voting in favor: 5. Opposed: 0.

Request for Approval Recommendation, Land Division – Survey with Text Amendment, Salter Trust:

The Salter Trust submitted a proposed text amendment (ordinance amendment) with a survey that, if recommended, would permit the Trust to move forward with a proposed land division. Following discussion, it was moved by Scott

Schweizer and seconded by Tony Thoma to deny an approval recommendation for the submitted survey with accompanying text amendment. Voting to deny an approval recommendation: 5. Voting in favor of granting an approval recommendation: 0.

Architectural Approval, Accessory Building in CES-5 Zoning – Russell & Sara Haeuser:

The Commissioners reviewed Haeusers' plans. It was moved by Scott Schweizer and seconded by Bob Roden to issue architectural approval for Haeusers' accessory building plans. Voting in favor: 5. Opposed: 0.

Architectural Approval, Accessory Building in CES-10 Zoning – Ross Jeremiah:

The Commissioners reviewed Jeremiah's plans. It was moved by Ray Werhand and seconded by Joan Baumgartner to issue architectural approval for Jeremiah's accessory building plans. Voting in favor: 5. Opposed: 0.

Request for Ordinance Amendment – Outbuildings in CES-5 Zoning, Rob and Shelly Rollins:

Rob and Shelly Rollins presented their plans for an accessory building at the March 9, 2021 Plan Commission Meeting. Their building plans were approved, but the location for the building was not. According to the Town's definition of "front of the residence", the street address of the residence determines what is considered to be the front of the residence. Rollins proposed locating the outbuilding in front of the residence based on the property address on CTH Y. Rollins request an ordinance amendment to allow placement of the outbuilding as applied for because the home and outbuilding would be located in excess of 700' from CTH Y. Discussion followed. It was moved by Scott Schweizer and seconded by Tony Thoma to deny the request for an ordinance amendment to allow placement of the outbuilding in front of the residence. Voting to deny the request for an ordinance amendment: 5. Voting in favor of granting a request for an ordinance amendment: 0.

Peters Trusts:

Certified Survey Maps (2 Maps) Recommendations, Peters Trusts:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve both maps contingent on marking of the septic sites on the maps and incorporation of Burt's corrections in the maps. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Consultation, Caleb Krull – 1470 CTH I:

Krull presented maps of property he is interested in purchasing on CTH I. He would also like to divide the property. Discussion followed. There are wetlands on the property and much additional information is needed before land division advice can be given. Washington County would determine driveway access.

Environmental Corridors, Development within Environmental Corridors:

It was recently learned that three lots in the Paradise Hills subdivision have the notation "Environmental Corridor" on part of each lot. A question has been asked about what can be done in that area of the affected lots. The notation signifies woodlands. The Town's ordinances do not discuss environmental corridors other than those including bodies of water or wetlands. Discussion followed. Joan Baumgartner suggested adding a "building envelope" marker on future plats/lots as the permitted building site if there is an environmental corridor on the plat. Lengthy discussion followed. More research and discussion are needed. For the purposes of these three lots only, until an ordinance is completed: no more than 20,000 square feet maximum can be cleared for all purposes. Joe Gonnering stated that he would also like to bring the Town Board into the discussion.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported a lot of manure hauling in various areas of the Town. The Town will be redoing some ditches on Wallace Lake Road.

Ray Werhand asked about the enforcement progress on an unfinished home on Wallace Lake Road.

Questions and Comments:

None.

Review of Any Correspondence Received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Tony Thoma to adjourn the meeting at 9:15 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 Tuesday, April 20, 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 May 11, 2021 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, May 11, 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 7:32 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Chairman Joe Gonnering, Ray Werhand, Joan Baumgartner, Tony Thoma, Dennis Kay, Bob Roden, Scott Schweizer, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

None.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the April 13, 2021 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Tony Thoma to approve the Minutes of the April 13, 2021 Plan Commission Meeting and the Minutes of the April 13, 2021 Public Hearing. Voting in favor: 6. Opposed: 0.

Final Plat Approval by the Plan Commission, Green Acres – DAM Properties LLC:

It was moved by Scott Schweizer and seconded by Bob Roden to approve the Final Plat submitted by DAM Properties LLC for the Green Acres subdivision. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board – Final Plat Approval, Green Acres Subdivision:

A Final Plat approval letter has not yet been received from the state Department of Administration. It was moved by Bob Roden and seconded by Dennis Kay that the Plan Commission recommend approval of the Final Plat submitted contingent on receipt of the state approval letter. Voting in favor: 6. Opposed: 0.

Architectural Approval, Lot 64 – 2108 Mapledale, Jamestown Condominiums:

Following review of the submitted plans and drawings, it was moved by Joan Baumgartner and seconded by Ray Werhand to issue architectural approval for the plans submitted for Lot 64. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation – Wallace Lake Supper Club, Principle Investments, LLC, Owner: Wallace Lake Supper Club has purchased a parcel of approximately one-half acre on the south side of Wallace Lake Road to be used for overflow parking for the supper club. The Public Hearing for the 2050 Plan Amendment and accompanying rezoning is scheduled for 7:25 PM on June 8, 2021. Brief discussion on the proposal followed. Commissioners expressed interest in details on lighting and type of paving materials that will be used. Those details will be available at the June 8 hearing and Plan Commission Meeting.

Reports:

Barb Davies reported on the County limits on number of lots less than five acres in size that can be created by Certified Survey Map. Discussion followed. The Town's 2050 Plan details regarding environmental corridors and permitted/recommended uses in lands so designated will be discussed in further detail in future meetings.

Joe Gonnering reported receiving calls on ATV use on Town roads. Gonnering said that the Board feels it would need to see the County realign speed limits on CTH M, CTH I/Decorah Road, and allow ATVs in the ditches before the Town could permit ATV use on its roads. The DPW is working on culvert installations and ditching. Paving will be this week/next week on Paradise Drive.

Dennis Kay asked about tree cutting at a property on CTH M.

Questions and comments:

None.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:28 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, May 14, 2017. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its June 8, 2021 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, June 8, 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 7:32 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Chairman Joe Gonnering, Ray Werhand, Joan Baumgartner, Dennis Kay, Bob Roden, Zoning Administrator Barbara Davies. Excused: Tony Thoma, Scott Schweizer.

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Agenda as presented.

Voting in favor: 4. Opposed: 0.

Approve the Minutes of the May 11, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the May 11, 2021 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Resolution 06.01.2021Z, Comprehensive Plan Amendment and Rezoning, Scott Eickstedt and Ann Fry-Eickstedt:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve Resolution 06.01.2021Z. Voting in favor: Gonnering, Kay, Werhand, Baumgartner. Abstained: Roden. Opposed: 0.

Recommendation to the Town Board – Resolution 06.02.2021Z, Comprehensive Plan Amendment and Rezoning, Principle Investments LLC:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve Resolution 06.02.2021Z contingent on completion of the real estate closing transferring ownership of the property to Principle Investments LLC. Voting in favor: 4. Opposed: 0.

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

The Plan Commissioners discussed the proposed parking lot with Principle Investments owner Kevin Zimmer. Ray Werhand asked how close to the south lot line the parking will be. Dennis Kay asked how people will be directed to cross Wallace Lake Road, particularly in winter when it is darker. Zimmer answered that he is open to a crosswalk, crossing signs, and other reasonable recommendations. Dennis Kay recommended limiting overspill of lighting onto neighboring properties. Ray Werhand asked if a turnout lane would be required. Joe Gonnering answered that the Town Board can require that. The proposed lot will have an asphalt surface.

Architectural Approval, New Home – Lot 78, 6750 Jamestown (Jamestown Condominiums):

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the architectural plans for the new home to be constructed on Lot 78, Jamestown Condominiums. Voting in favor: 4. Opposed: 0.

Fencing Update, Fairway Storage:

Luke Weber reported completion of the blacktop surrounding the first two buildings. Weber said that the price for the fencing has increased substantially, making completion of the agreed-upon amount of fencing a challenge. Weber will report back with his plans for the fencing at the July 13, 2021 Plan Commission meeting.

Preliminary Land Division Consultation – Schloemer Family Trust:

No representative present – a real estate listing for property accessed on River Road was discussed. No action taken

Preliminary Land Division Consultation – Jeff Esselmann:

Esselmann presented a preliminary plan for a 5-acre land division. He will return to a future Plan Commission meeting with more detailed plans.

Environmental Corridors:

Washington County Planning and Parks has asked that development/division plans involving wetlands and environmental corridors be referred to the department early in the planning process.

Questions and Comments:

No representative was present to discuss the pending sale of the Siewert property.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported on ditching work, installation of a culvert on Creek Drive, ditching on Trenton Road, and ditch cleanouts on Oak Road and Davids View.

Questions and Comments – Continued:

Dennis Kay asked about the status of possible Board of Appeals hearings.

Ray Werhand asked about ditch mowing.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:50 P.M. Voting in favor: 4. 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 Tuesday, June 15, 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 July 13, 2021 Meeting.

Minutes from the Public Hearing – Town of Trenton

Date and Time: June 8, 2021 – 7:20 P.M.

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

Prior to the Public Hearing, notice was properly published in the Daily News and mailed to bordering property owners.

Town Board Supervisors Present: Chairman Joe Gonnering, Supervisor Jeff Esselmann.

Plan Commissioners Present: Dennis Kay, Bob Roden, Ray Werhand, Joan Baumgartner, Plan Commission Chairman Joe Gonnering, Zoning Administrator Barbara Davies.

Chairman Gonnering called the Public Hearing to order at 7:20 PM. Gonnering read the Notice of Public Hearing called to consider the petition of Scott Eickstedt and Ann Fry-Eickstedt to amend the Town Comprehensive Plan:2050 from Rural Density Residential to Country Estates, and the Town Zoning Map from CES-5 Country Estates 5-acre minimum to CES-10 Country Estates 10-acre minimum for a parcel of land located at 5742 CTH M, Town of Trenton. The rezoning is requested to allow construction of a 2400-square foot outbuilding at 5742 CTH M. Gonnering read the legal description for Eickstedts' property.

Zoning Administrator Barb Davies reported no written comments or requests for information.

Chairman Gonnering asked three times for any questions or comments on the Eickstedts' petition. There were no questions or comments. Gonnering closed the Public Hearing at 7:24 P.M.

Respectfully submitted,

Barbara Davies, Clerk of the Plan Commission

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Public Hearing Number 2 - June 8, 2021 – 7:25 P.M.

Prior to the Public Hearing, notice was properly published in the Daily news and mailed to bordering property owners.

Town Board Supervisors Present: Chairman Joe Gonnering, Supervisor Jeff Esselmann, Supervisor Ed Doerr.

Plan Commissioners present: Dennis Kay, Bob Roden, Ray Werhand, Joan Baumgartner, Plan Commission Chairman Joe Gonnering, Zoning Administrator Barbara Davies.

Chairman Gonnering called the Public Hearing to order at 7:25 P.M. Gonnering read the notice of Public Hearing called to consider the petition of Principle Investments LLC to amend the Town of Trenton Comprehensive Plan:2050 from Suburban Density Residential to Commercial, and the Town Zoning Map from R-1 Single Family Residential to B-2 Highway Business District fir the following parcel: a parcel of

approximately 0.625 acres to be created by land division from a parcel of approximately 33.45 acres located on the south side of Wallace Lake Road and west of North River Road. The rezoning is requested to allow the 0.625-acre parcel to be used as an employee/overflow parking lot for the Wallace Lake Supper Club. Gonnering read the legal description for the 0.625-acre parcel.

Barb Davies reported an email from Washington County Planning and Parks notifying Principle Investments LLC of the necessity of obtaining a County Shoreland Permit. Davies read a letter received from the Wallace Lake Sanitary District (WLSD) regarding the petition. WLSD's Board expressed no opposition to the proposal but also stressed the need to consider remediation of drainage issues in the area of the proposed project.

Kevin Zimmer, Principle Investments LLC, stated that the project speaks for itself. Principle Investments is working with the County on the drainage issues. Principle Investments has received a County shoreland variance to the setback to the delineated wetland setback.

Chairman Gonnering asked for any other questions or comments on the petition. Glen McCartney, 2462 Wallace Lake Road, expressed concern about water runoff onto his property from the proposed project. Lengthy discussion followed between Zimmer and McCartney. Zimmer felt that the project would not increase or decrease any water flowing on to McCartney's property but reiterated his commitment to addressing drainage issues that occur as a result of the project.

Gonnering asked three times for any additional questions or comments. There were none. Gonnering closed the Public Hearing at 7:45 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 Tuesday, June 15, 2021. Barbara Davies, Clerk of the Plan Commission. Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its July 13, 2021 Meeting.

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.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 10, 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, Joan Baumgartner, Zoning Administrator Barbara Davies.

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: 6. Opposed: 0.

Approve the Minutes of the July 13, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Tony Thoma to approve the Minutes of the July 13, 2021 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Proposed Lot Line Adjustment – Salter Trust:

Chairman Gonnering read an email from Attorney Schoonenberg. Schoonenberg stated that in his opinion, a Certified Survey Map could not be approved if moving a lot line accommodates one building but violates another (possibly multiple) setback(s). Lengthy discussion followed. Kay Conley asked about moving or removing the metal garage building to make the house parcel conforming. If the metal garage building is removed, the house parcel could be sold as there would no longer be any building extending over the existing lot line. The concrete slab could remain where it is but nothing could be rebuilt on it. The \$30 fee to raze the metal garage is waived if the Trust chooses to raze the garage.

Preliminary Review/Architectural Approval – BMCI Construction, Storage Building in B-1 Zoning:
Mark Foyse has submitted photographs of an existing building that he would like to purchase and move onto the location of his business, BMCI Construction. The zoning for the BMCI location is B-1 Business with Planned Development Overlay. There are no state approved plans for the building. Barb Davies has sought advice from Town Engineer Burt Naumann and Town Attorney Tim Schoonenberg regarding the necessity for state-approved plans for existing buildings to be relocated. No action taken – Foyse has not decided if he will purchase the building if state-approved plans are required.

Certified Survey Map Recommendation – Blake Wiskirchen, Pleasant Hill Drive:
It was moved by Scott Schweizer and seconded by Bob Roden to recommend approval of Wiskirchen’s two-lot Certified Survey Map. Engineer Burt Naumann’s corrections have been made. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation – W. Main Street (Formerly CTH MY):
Barb Davies described a land division completed by owners by lot line adjustment/quit claim deed. The zoning of the property is AT Agriculture Transitional, requiring a parcel size of 35 acres. The lots are smaller than that, so rezoning would be required if the lots are to be buildable. Discussion followed on the requirements to create buildable lots in Trenton. Deanna Alexander, Village of Newburg Administrator, introduced herself. The properties under discussion border Newburg, and Alexander pointed out that the parcels are in the Village’s planning area. Discussion followed.

Primary and Secondary Environmental Corridors:
Davies handed out copies of the Town’s 2050 Comprehensive Plan Update. Brief discussion followed on several environmentally sensitive areas in the Town that may be sold or offered for sale in the near future.

Reports:
Barb Davies reported on a Board of Appeals Hearing held in July. West Bend Lakes Golf will be rebuilding a smaller clubhouse but also building a new seasonal building. Removal of silos (required for Town signature on a Certified Survey Map) has been completed. Plans for warehouse buildings in the Industrial Park may be submitted in time for the September Meeting.

Chairman Joe Gonnering reported some trees down following last week’s storms. Shouldering will resume in a few weeks; Shady Lane will be paved within the next few weeks. Furnace replacements and roof repairs in the shop are being planned.

Questions and Comments:

Dennis Kay asked if all road striping and signage at the new overflow parking lot for the Wallace Lake Supper Club had been approved. Chairman Gonnering said that it had, and the County Board of Adjustment hearing on the parking lot's east setback from the wetlands is scheduled for August 12.

Scott Schweizer asked about the new 4-way stop sign at the intersection of Wallace Lake and Trenton Roads.

Ray Werhand asked if the Town has any alternative to Waste Management for trash and recycling pickup. Werhand also asked if anyone checks on the claim for agricultural use if a property is sold to a new owner. Grota Appraisals checks on qualifying ag use when a property is sold.

Tony Thoma asked why Town ordinances require 12" culverts for commercial properties but 15" culverts for residential properties.

Review of any correspondence received:

None.

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 9:08 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, August 13, 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 September 14, 2021 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, September 14, 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, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Tony Thoma, Scott Schweizer.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the August 10, 2021 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the August 10, 2021 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Architectural Approval, New Homes - Jamestown Condominiums:

Ann Mykiska presented the architectural drawings, colors, shingle colors, and stone for lots 41 (2114 Elder Drive), 42 (2110 Elder Drive), and 43 (2109 Elder Drive). The Jamestown Condo Association Board has already reviewed and approved the designs. It was moved by Joan Baumgartner and seconded by Ray Werhand to grant architectural approval to the plans for lots 41, 42, and 43. Voting in favor: 4. Opposed: 0.

Architectural Approval - New Clubhouse, West Bend Lakes Golf Club:

Jim Merkel commented on the plans submitted for the new clubhouse. Clearing of the site has begun. Plans have been submitted to the state for approval. Merkel said that he was hopeful that construction of the clubhouse could begin this fall. It was moved by Bob Roden and seconded by Joan Baumgartner to approve the design of the new clubhouse. Voting in favor: 4. Opposed: 0. moved, Joan second to approve. Unan.

Preliminary Land Division Consultation, Esselmann Trusts, N. Poplar Road :

Barb Davies explained that a preliminary Certified Survey Map has been submitted for creation of a 5-acre lot by land division. A Public Hearing has been scheduled for October 12, 2021 to consider amendment of the 2050 Plan, rezoning, and the Certified Survey Map needed to create the lot. No action taken – will be considered for approval recommendation at the October 12, 2021 Plan Commission meeting.

Possible Plan Review - Humble Huts Warehouses, Matt Yogerst:

Owner Matt Yogerst explained that the land division to split off the house parcel has been completed. Yogerst said that he had not moved forward with the warehouse units planned for the remainder of the parcel due to the high cost of construction at this time. Discussion followed, focusing on a preliminary plan layout submitted by Yogerst. No construction plans have been submitted to the state for plan approval. Yogerst said that he has met with the County Highway Department regarding driveway access to the proposed warehouses and has engaged Quam Engineering to do the site work. Menards will be doing the state-approved plans. Yogerst said that he might be interested in putting bathroom facilities in some of the units to allow them to be rented out for business uses permitted in M-1 zoning. Yogerst was advised to meet with Washington County Planning & Parks regarding the septic requirements. No plan approval, no action taken – Yogerst will update the Plan Commission on his progress at the October meeting.

Address of the house parcel: 2164 CTH NN

Newly-assigned address of the remainder, proposed for storage units: 2160 CTH NN

Primary and Secondary Environmental Corridors, Ongoing Discussion:

Joan Baumgartner handed out copies of a SEWRPAC article discussing the corridors. Templates for adoption are included in the article. Discussion will continue on environmental corridors at future meetings.

Reports:

Barb Davies reported that building activities have slowed, but interest in existing homes and vacant lots is strong.

Joe Gonnering reported that Public Works preparation for winter is underway. Grass cutting along road shoulders will be followed by tree cutting.

Ray Werhand reported that Pat Ryan (Decorah Road) has been hauling more junk onto his property.

Review of any correspondence received:

None.

It was moved by Joan Baumgartner and seconded by Dennis Kay to adjourn the meeting at 8:28 P.M.

Voting in favor: 4. 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 Tuesday, September 21, 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 October 12, 2021 Meeting.

Minutes from the Public Hearing – Town of Trenton

Date and Time: October 12, 2021 – 7:20 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 Daily News and mailed to bordering property owners.

Town Board Supervisors Present: Supervisor Jeff Esselmann.

Plan Commissioners Present: Dennis Kay, Bob Roden, Scott Schweizer, Tony Thoma, Ray Werhand, Joan Baumgartner, Zoning Administrator Barbara Davies.

Supervisor Jeff Esselmann called the Public Hearing to order at 7:20 P.M. Esselmann read the Notice of Public Hearing, called to consider the petition of the James B. Esselmann Revocable Trust and the James B. Esselmann and Carol R. Esselmann Family Trust (“the Esselmann Trusts”) for an amendment to the Land Use Plan Map adopted as part of the Town Comprehensive Plan 2050, with an accompanying rezoning. The petition has been filed to allow a parcel of 5.227 acres to be created by land division from Tax Key T11-0059-00D, an existing parcel of 53.581 acres prior to the land division creating the lot.

Barbara Davies explained that the petition is for the amendment of the 2050 Comprehensive Plan from Prime Agricultural to Country Estates for the 5.227-acre parcel to be created; and rezoning of the proposed 5.227-acre parcel to be created by land division from EA Exclusive Agricultural to CES-5 Country Estates 5-acre minimum.

Supervisor Esselmann asked for any questions or comments.

Jack Mayer, 7030 N. Poplar, asked how many lots were being divided off, and if the lot was going to be subdivided. Esselmann answered that the petition is for one lot of 5.227 acres, and that the 5.227-acre lot will not be subdivided. Mrs. Mayer said she thought previous planning action of the Town had designated this area for large lots. Davies answered that this property had been designated “Prime Agricultural” in the 2050 Plan based on its proposed use for farming.

Esselmann asked three times for any additional questions or comments. There were no additional questions or comments.

Esselmann closed the Public Hearing at 7:25 P.M.

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 Tuesday, October 19, 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 November 9, 2021 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, October 12, 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 Vice Chairperson Scott Schweizer asked those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Vice Chairperson Scott Schweizer called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Schweizer read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Vice Chairman Scott Schweizer, Ray Werhand, Dennis Kay, Bob Roden, Tony Thoma, Scott Schweizer, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Chairman Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Agenda as presented.

Voting in favor: 6. Opposed: 0.

Approve the Minutes of the September 14, 2021 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Dennis Kay to approve the Minutes of the September 14, 2021 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Approval Recommendation, Esselmann Trusts, N. Poplar Road – 2050 Plan Amendment

Recommendation, Rezoning Recommendation:

It was moved by Bob Roden and seconded by Ray Werhand to recommend approval of the 2050 Plan Amendment (Prime Agricultural to Country Estates) with accompanying rezoning (Exclusive Agricultural to CES-5 Country Estates 5-acre minimum) as requested by the James B. Esselmann Revocable Trust and the James B. Esselmann and Carol R. Esselmann Family Trust for a 5.227-acre lot to be created by land division. Voting in favor: 6. Opposed: 0.

Certified Survey Map Approval, Esselmann Trusts:

Town Engineering firm Graef requests the marking of soil tests on the map. It was moved by Joan Baumgartner and seconded by Tony Thoma to recommend approval contingent on the marking of soil test locations on the map. Voting in favor: 6. Opposed: 0.

Project Update - Humble Huts, CTH NN:

Property owner Matt Yogerst has reported that he is securing a delineation of the detention pond on the property. No further updates are available at this time.

Primary and Secondary Environmental Corridors:

Barb Davies reported that several lots with environmental corridors marked on them are currently listed for sale. A discussion on how land divisions and building should be approached on such lots followed. It was suggested that SEWRPAC be contacted regarding a possible presentation at a Plan Commission meeting to discuss good planning practices for environmental corridors.

Reports:

Barb Davies reported that building remains busy in the Town.

Questions and comments:

Kathy Lauters asked if some kind of flashing lights could be installed at the location of the new parking lot/street crossing on Wallace Lake Road at the Wallace Lake Supper Club to warn motorists of the possibility of people crossing the road to/from the new parking lot.

Lauters also asked about the availability of storage units in the new buildings to the west of the Town Hall. Tony Thoma said that he had seen a unit with an open door, full of stored items, so it would appear that the units are available for rent.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:05 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 Tuesday, October 19, 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 November 9, 2021 Meeting.

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.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, December 14, 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 Joe Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Gonnering then asked for a moment of silence for the victims of the recent tornados in five southern states.

Plan Commissioner Roll Call:

Present: Chairman Joe Gonnering, Vice Chairman Scott Schweizer, Ray Werhand, Dennis Kay, Bob Roden, Tony Thoma, Joan Baumgartner, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Dennis Kay to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the November 9, 2021 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes of the November 9, 2021 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation/CSM Review – Ed & Patty Doerr:

Joe Gonnering asked about the size of the garage shown on the preliminary Certified Survey Map. It is within the allowed size limits for the existing C-1 zoning. Ed Doerr explained that the land division is being done for planning purposes. Following review and discussion of the preliminary land division drawing, the Plan Commissioners did not have any problems with the plans. Final approval recommendation will be considered at the February 8, 2022 Plan Commission Meeting.

Certified Survey map Recommendation – Caleb and Kristen Krull:

The Plan Commissioners reviewed the materials and emails submitted by the Krulls, including the shared driveway agreement. It was moved by Joan Baumgartner and seconded by Scott Schweizer to recommend approval of the Certified Survey Map with the provision that the shared driveway agreement be recorded at the same time as the Certified Survey Map. Voting in favor: 6. Opposed: 0.

Continuing Discussion - Environmental Corridors:

Barb Davies reported a discussion with Rick Kania of SEWRPC regarding ordinances for building activities in environmental corridors. Kania has asked for time to read through the Town's current ordinances before discussing planning opportunities with the Plan Commission. Davies said that an invitation has been extended to Kania for a presentation at the 2/8/22 Plan Commission Meeting.

Possible Ordinance Amendments:

Barb Davies explained several possible additions to the "Definitions" section of the Town Ordinances. She asked that any other suggestions be forwarded to her for consideration at the February Plan Commission Meeting.

Joan Baumgartner asked about installation of speed bumps on the roads where people are disregarding stop signs. Discussion followed. Speeding and failure to obey stop signs remain a problem, particularly at certain intersections.

Reports:

Barb Davies reported that building remains busy in the Town.

Plan Commission workshops offered by UW Stevens Point Center for Land Use Education have been posted but are only available in person at this time.

Questions and comments:

Dennis Kay asked about a commercial building being moved into the Town (BMCI Construction); the fire number at the Town Hall; and a tree coming down on Paradise Drive.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:23 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 Thursday, December 23, 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 February 8, 2022 Meeting.