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:
Applies to lots 14, 15, & 16 only
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.

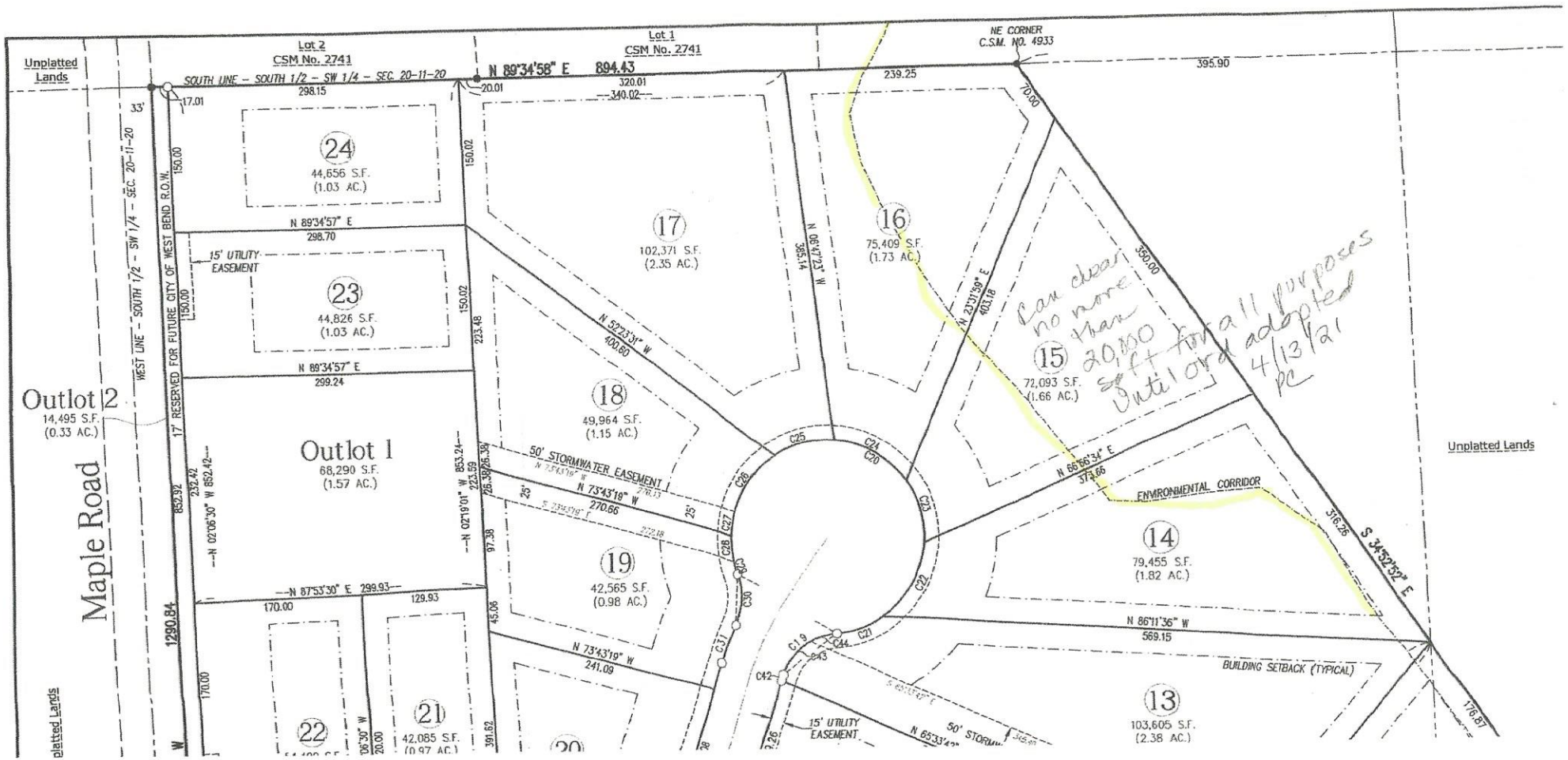
Questions and Comments:
None.

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.


Unplatted Lands
Lot 2
CSM No. 2741
Lot 1
CSM No. 2741
NE CORNER
C.S.M. NO. 4933
SOUTH LINE - SOUTH 1/2 - SW 1/4 - SEC. 20-11-20
N 89°34'58" E 894.43
WEST LINE - SOUTH 1/2 - SW 1/4 - SEC. 20-11-20
17' RESERVED FOR FUTURE CITY OF WEST BEND R.O.W.
Maple Road
1290.84
24
44,656 S.F.
(1.03 AC.)
23
44,826 S.F.
(1.03 AC.)
15' UTILITY EASEMENT
Outlot 2
14,495 S.F.
(0.33 AC.)
Outlot 1
68,290 S.F.
(1.57 AC.)
17
102,371 S.F.
(2.35 AC.)
16
75,409 S.F.
(1.73 AC.)
18
49,964 S.F.
(1.15 AC.)
15
72,093 S.F.
(1.66 AC.)
19
42,565 S.F.
(0.98 AC.)
14
79,455 S.F.
(1.82 AC.)
22
21
42,085 S.F.
(0.97 AC.)
13
103,605 S.F.
(2.38 AC.)
50' STORMWATER EASEMENT
ENVIRONMENTAL CORRIDOR
BUILDING SETBACK (TYPICAL)
15' UTILITY EASEMENT
Unplatted Lands
Can clear no more than 20,000 sq ft for all purposes Outlot adopted 4/13/21 PC