

Town of Trenton

Official Minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, February 12, 2024, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Dennis Kay & Scott Schweizer (via Video Conference), Ray Werhand, Tony Thoma, Bob Roden, Joan Baumgartner. Other Town officials present Chairman Mike Lipscomb, Town Administrator Cindy Komro, Clerk Heather Krueger, Supervisor Barb Davies, and Supervisor Ed Doerr

Members of the public: 25

Call to order: Chairman Lipscomb called the meeting to order at 7:00 PM

Pledge of Allegiance: Lipscomb invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Affidavit of Posting: Lipscomb confirmed that the meeting notice was properly posted.

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Approve December 11, 2023, Public Hearing Minutes: Comprehensive Plan Amendment and Zoning Map Amendment: Patrick and Dean Groth. **Werhand moved and Thoma seconded to approve the December 11, 2023, Public Hearing minutes. Motion carried 6-0.**

Approve December 11, 2023, Plan Commission Meeting Minutes. **Werhand moved and Baumgartner seconded to approve the December 11, 2023, Plan Commission minutes. Motion carried 6-0.**

Approve January 8, 2024, Plan Commission Meeting Minutes. **Werhand moved and Baumgartner seconded to approve the December 11, 2023, Plan Commission minutes. Motion carried 6-0.**

Public Comments: None

Presentation from DATCP Representative

Tim Jackson, Agricultural Land Use Planning and Ordinance Specialist for the WI Department of Agriculture, Trade and Consumer Protection (DATCP), who manages the Livestock Facility Siting program gave a presentation on Agricultural Land Use and Livestock Siting Overview. This presentation is available on the Town website. Jackson answered questions from the Plan Commission members and the Public.

Architectural approval(changes): Lot #56 Jamestown East condo Association, 2109 John Ct, Tax Key T11_0158056. Per Komro, these changes were approved by the Jamestown Condominium Association Board. **Baumgartner moved to approve the architectural changes to Lot #56, seconded by Werhand. Motion carried 6-0.**

Schedule Public Hearing: Jean Falk, 1715 County Hwy I:

- Comprehensive Plan Amendment from Suburban Density Residential to Low-Density Residential
- Rezoning from A-1 Agricultural to R-1 Single-Family Residential
- Certified Survey Map (two parcels)

Per Komro, there have been no changes to this since it was first submitted. Falk has agreed to remove all buildings necessary to make these properties compliant. Werhand is wondering if they have acquired a driveway access from Washington County, he suggests they bring proof of an issued driveway permit to the Public Hearing. **Thoma moved to schedule the Public Hearing for Jean Falk, 1715 County Hwy I for Monday, April 8, 2024, at 6:45 PM, seconded by Roden. Motion carried 6-0.**

Preliminary: Land Division/Combination, five parcels to two parcels: Dale & Dawn Skinkis, 1171 County Hwy I and 6188 Esker Park Ct:

- Comprehensive Plan Amendment from Environmental Corridor to Rural Density Residential.
- Rezoning from C-1 Conservancy/R-1 Single Family Residential to R-3 Rural Residential
- Certified Survey Map (two parcels)

Per Komro, Dale & Dawn Skinkis own several contiguous parcels of various sizes (totaling 23.59 acres); they would like to split/combine to make two large parcels. The combined parcels off of Esker Park Ct would be zoned R-3 and they plan on moving to the home on this lot, the combined parcels off of Decorah would be zoned C-1 and they are planning on selling this parcel. The Decorah parcel has two accessory structures currently on it, and the owners are planning on removing the smaller structure to make it compliant to the C-1 zoning. The Plan Commission members feel this would be allowable and they should move forward.

Preliminary: Zoning Text Amendment: Metal Accessory Structures in Residential Zoning Districts

Per Komro, this is a preliminary discussion regarding changing the Ordinance to allow metal buildings in Residential zoning. Metal accessory structures have come a long way and are much nicer now than when the Ordinance was written. The code allows them in Country Estates zoning, with Plan Commission architectural approval, but does allow them in other zoning.

Werhand: What if a homeowner has a homeowner's association covenant that prohibits sheds/metal sheds? Thoma commented that his subdivision has such a covenant and he needs to abide by the more restrictive rule (town ordinance or covenant rule). Komro commented that specific materials could be listed as acceptable. This is preliminary and will need to be written as a draft, which will take some time.

Preliminary: Zoning Text Amendment: Ground Solar Accessory Structures. Per Komro, currently, Ground Solar Structures are considered Accessory Structures in town, which she believes is an unintended consequence as ground solar structures are different than sheds and garages and are built for different reasons and have different needs (where sunlight shines). Komro believes alternative provisions should be considered. Kay advised looking to the State to see if anything has been approved per Statutes. Werhand advised to add size restrictions for the lot/zoning. Komro will research further and begin drafting an ordinance amendment.

Reports:

Washington County Supervisor Thoma: Washington County put together a grant for the City of West Bend for lead laterals which would require the city to repair some of the streets. The city doesn't intend on improving the streets so they will not be pursuing this grant.

Thoma also reported that the County Board is still meeting in closed session regarding the Samaritan, with hopes the contract will be signed soon. It will be sold to a private facility.

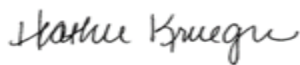
Chairman Lipscomb:

- Would like to wish Ed Doerr a happy 77th birthday.
- Lipscomb and Komro received calls and emails regarding a letter that was received by several town residents regarding well testing near West Bend Airport, which they knew nothing about. They met last week with the State of WI Department of Military Affairs; the Environmental Program Manager and Water Resource Manager, who apologized for not keeping the town informed. The letter addressed testing for PFAS (Per- and Polyfluorinated Substances) in private wells within a certain proximity to West Bend airport. Preliminary testing has not found any water contamination in private wells to date and the town will be informed of any communication in the future.
- Lipscomb has been trying to get information on land that is rumored to being purchased in Section 31 (Rusco & Maple) of the town. The city denied his public records request because they stated that no city official has been involved in any land acquisition. The city stated nothing was taking place right now, but it is a two to six-year project. This plays into the town's Comprehensive Plan because it would be removing prime agricultural out of the town.

Review of Correspondence None

Adjournment. **Baumgartner moved to adjourn the Plan Commission meeting at 8:55 PM, seconded by Thoma. Motion carried 6-0.**

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were posted on the town's official website on February 26, 2024.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its March 11, 2024 meeting.