

Town of Trenton

Official Minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, August 19, 2024, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

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

Excused: Dennis Kay

Members of the public: 33

Call to order: Chairman Lipscomb called the meeting to order at 7:17 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.

Review and Accept Agenda: Komro verified that the Washington County Daily News and WIBD Radio were notified of the agenda. **Thoma moved, and Roden seconded to approve the agenda. The motion carried 6-0.**

Approve July 8, 2024, Plan Commission Meeting Minutes: **Schweizer moved, and Roden seconded to approve the June 8, 2024, Plan Commission minutes. The motion carried 6-0.**

Public Comments: None

Pre-Application Concept Review: Comprehensive Plan and Zoning Map amendments from Agricultural to Business/Industrial for Mini Storage (A-1 to B-1, B-2 or M-1), Tax Key T11_03900, 14.59 acres, Tristin Marx. Per Komro, Tristin Marx could not attend due to the date change. Schweizer: The general consensus is that this is inappropriate for this site. Komro: I will relay that to the Marxes. They have paid their application fee and may want to come before this board.

Discussion: Minimum size for a new residence, Jordon Smith (Tax Key T11_081300E, CTH NN): Smith would like to build a home of approximately 1,000 square feet with a one-car garage on his property; he is zoned R-3 and requires 1,400 square feet and a two-car garage. Would this board consider an amendment to the code to change the minimum square footage of homes in this zoning? If not, could Smith rezone his property? Can you define what living space is? This would help me design a home to meet the minimum. Komro: The fastest solution to your issue would be to work with an architect to design a home to fit your needs using the basement as living space. The Plan Commission could possibly discuss reducing the size of homes at the September meeting, but if a change were to happen, it would take a couple of months minimum.

Pre-Application Concept Review: Land Division, Jeff Esselmann (Parcels on Wallace Lake Rd & N Poplar Rd): Komro presented a conceptual CSM of the land division. Two of the newly created parcels would need to be rezoned to A-1. The road frontage is adequate for each parcel, and there are no other issues. The Plan Commission advised Esselmann to move forward with his application.

Pre-Application Concept Review: Certified Survey Map, Chad & Marcia Tamez (Newark Dr parcels): Chad Tamez has purchased five separate lots and are combining three of them (all the same zoning A-5). There is supposed to be a road along the lot lines, but it does not exist. Shorecrest Circle is identified as a cul-de-sac, but the dedicated road on the subdivision plat was never developed or built. A home at the end utilizes this as their driveway; Tamez is willing to put in a permanent easement for this parcel. This needs to be cleaned up on the record or eliminated to avoid future issues for the town and the residents. Tamez would like the

CSM approved as is, an easement approved at the easternmost portion of the land, and a shared driveway for lot 2 and lot 3. The Plan Commission recommends that they move forward with their CSM application. Komro commented that the town attorney will be reviewing the options for abandoning the dedication of the road.

Pre-Application Concept Review Land Division/Certified Survey Map, Matt Wilhelm (766 Hwy 33): Dan Douglass wants to purchase 1.3 acres of the southeast corner of Matt Wilhelm's 5.23-acre parcel to erect a building for his business; the property is currently zoned B-2. The Plan Commission recommends moving forward with the Land Division/CSM and having the soil tested by Washington County to ensure it meets the soil requirements.

Michael Kirchner & Denise Klink: 2481 Wallace Lake Rd Accessory Structure: They would like to increase the size of their garage, which is on the opposite side of the road from their home. The neighbor has an easement to park on this lot. This is a lake lot; the maximum size garage allowed is 600 square feet, so he would like to add 400 square feet to the existing garage.

Schweizer: The Plan Commission would not be able to allow this per our ordinances.

Resolution 2024.08.01, Zoning Ordinance Text Amendment: Solar Energy Systems: The public hearing was held before this meeting, and Komro will make recommended changes. **Schweizer moved to approve Resolution 2024.08.01 with recommended changes, seconded by Thoma. Motion carried 6-0.**

Resolution 2024.08.02, Zoning Ordinance Text Amendment: Accessory Structures: The public hearing was held before this meeting, Komro will make recommended changes. **Roden moved to approve Resolution 2024.08.01 with recommended changes, seconded by Werhand. Motion carried 6-0.**

Ground Solar Permit Application Review: Jeffrey Koenig, Mapledale Rd, Setback Variance: Komro would like the Plan Commission to recommend approval once the town board passes the resolution at the next meeting. Thoma has looked at the property and recommends that the site is appropriate for the solar mount. **Schweizer moved to approve the Solar Permit Application for Jeffrey Koenig, seconded by Thoma. The motion carried 6-0.**

Update on the Zoning Violation at 310 Knollwood Rd: Per Lipscomb, Rathkes are making progress to reduce their herd. The zoning violations on Fairy Chasm and Sandy Knoll are also being addressed.

Agricultural Zoning Ordinance Amendments: Postponed

September Plan Commission Meeting: Per Lipscomb, it will be scheduled for September 9th, which is the second Tuesday.

Reports:

Plan Commission members: None

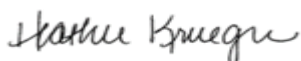
County Supervisor Thoma: None

Administrator Komro: 1) The red house in Jamestown (in July minutes) has been repainted to be compliant. 2) Letters were sent to residents non-compliant with the fire numbers. 3) Komro learned how to find locations of dams at the Wisconsin DNR website, including those dams that have been abandoned. 4) Looking for Town Crier articles.

Chairman Lipscomb: Will be sending out a letter separate from the Town Crier; he expects it to go out within the next couple of weeks.

Adjournment: **Werhand moved to adjourn the Plan Commission meeting at 8:52 PM.**

Respectfully submitted,



Heather Krueger, Town Clerk