

Minutes from the Town of Trenton Town Board Meeting

Date and Time: November 17, 2009 – 7:30 P.M.

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

Present: Chairman Joe Gonnering, Supervisor Ed Doerr, Supervisor John Norman, Town Clerk Barbara Davies, Treasurer Monica Diaz, Deputy Clerk/Treasurer Cindy Komro, Building Inspector/Zoning Administrator Frank Mayer.

Affidavit of Posting:

Prior to the Meeting, notice was properly posted on the Town Bulletin Boards and mailed to the West Bend Daily News and WBKV AM/FM.

Pledge of Allegiance:

Chairman Gonnering invited all in attendance to join in saying the pledge of allegiance prior to the meeting.

Chairman Gonnering called the Meeting to order at 7:30 P.M.

Approval of Minutes – Town Board Meeting of November 3, 2009; Public Budget Hearing of November 10, 2009; Special Town Meeting of Electors of November 10, 2009:

It was moved by Ed Doerr and seconded by John Norman to approve the Town Board Minutes of November 3, 2009, the Public Hearing Minutes of November 10, 2009, and the Special Town Meeting Minutes of November 10, 2009. Voting aye: 3. Nay: 0.

Affidavit of Posting:

Chairman Joe Gonnering read the affidavit of posting, and stated that the Agenda for tonight's meeting had been posted as required and an affidavit of posting has been filed.

Comments and Questions from the Audience:

None.

Accept/Review Agenda:

It was moved by John Norman and seconded by Ed Doerr to accept the Agenda as presented. Voting aye: 3. Nay:0.

Consideration of Ordinance 10-2009-04, JT Roofing, Zoning Change, E-A District to CES-5, Section 30(Tabled 10/20/09):

Chairman Gonnering read the agenda item aloud. Gonnering then recused himself from the Board and took a seat in the audience. Frank Mayer told Supervisors Doerr and Norman that the Plan Commission decided that all existing buildings should be removed from the property. Mayer stated that a new Certified Survey Map has been submitted showing the parcel with all buildings removed except the two existing barns. Mayer said he felt the petition would need to go back to the Plan Commission, as the Plan Commission wanted all buildings removed as a condition of rezoning. Supervisor Doerr noted that the Town Board could impose different requirements. Pete Hurth (Baudhuin Engineering, representing Gerald Thull) told the Board that Gerald Thull and Les Gundrum talked about the proposal and have agreed that they would like to have the two existing barns remain on the property. All other sheds, silos, and lean-tos will be removed. Thull and Gundrum propose a deed restriction stating that a change in ownership in this parcel would mean that all remaining buildings, i.e. the two barns, be torn down. Supervisor Doerr started to make a motion on approval of the Certified Survey Map, then noted that this ordinance addresses the rezoning required before the CSM can be approved. Discussion followed. Frank Mayer told the Board that the Plan Commission's recommendation was that the rezoning would be contingent on removal of all of the buildings. It was moved by Ed Doerr and seconded by John Norman to

approve the requested rezoning from EA to CES-5 contingent on what is going to happen to the existing buildings. Discussion followed. Doerr stated that there must be a deed restriction stating that any remaining buildings be torn down if there is an ownership change of the underlying parcel now being rezoned. Doerr read a letter from Les Gundrum, requesting that the barns be allowed to remain. Gundrum also asked for clarification on how the newly rezoned parcel would be taxed. Gundrum's letter is addressed to Joe Gonnering because Gundrum has requested a letter on the property tax consequences of this change. A copy of Gundrum's letter appears after the close of these minutes. Doerr and Norman agreed that the two barns will be permitted to remain, but the deed restriction will state that the barns must be torn down if/when Les Gundrum sells the property. Frank Mayer told Norman and Doerr that the Plan Commission also recommended the posting of bonds for razing of the buildings and a road bond. Ed Doerr suggested giving Thull nine months to raze all buildings except the two barns. Town Engineer Burt Naumann will set the amount of the road bond. Pete Hurth asked about razing the buildings before the CSM is recorded. A Bond of \$75,000 was suggested for the building demolition. Discussion followed. The Clerk will check that the buildings have been removed or will obtain the required \$75,000 bond prior to signing the Certified Survey Map. On Ordinance 10-2009-04, rezoning from EA to CES-5: Voting aye: 2. Nay: 0.

Discussion/Possible Action re: JT Roofing, Certified Survey Map Approval, Section 30:

It was moved by John Norman and seconded by Ed Doerr to approve the Certified Survey Map submitted by JT Roofing showing a four-lot land division. Two barns will remain on one of the four lots. Voting aye: 2. Nay: 0.

Consideration of Ordinance 10-2009-3, JT Roofing, Zoning Change, EA to R-1, Section 21 (Tabled 10/20/09): Frank Mayer told the Board that the Plan Commission as directed that a new map be prepared. It will be considered at the 12/8/09 Plan Commission Meeting. It was moved by Ed Doerr and seconded by John Norman to reject Ordinance 10-2009-03, EA to R-1. Voting aye: 2. Nay: 0.

Discussion/Possible Action re: JT Roofing, Certified Survey Map Approval, Section 21:

This Certified Survey Map accompanies the rezoning requested in Ordinance 10-2009-3. It was moved by Ed Doerr and seconded by John Norman to deny approval to the Certified Survey Map. Voting aye: 2. Nay: 0.

Chairman Gonnering rejoined Town Board members Doerr and Norman.

Approve Resolution 11-09-01, Designating the State Bank of Newburg as an Authorized Real Estate Tax Collection Agent:

It was moved by Ed Doerr and seconded by John Norman to approve Resolution 11-09-01, designating the State Bank of Newburg as an authorized real estate tax collection agent for the Town of Trenton. Voting aye: 3. Nay: 0.

Approve Resolution 11-09-02, Adopting the Town Tax Levy for 2009 to be Collected in 2010:

It was moved by Ed Doerr and seconded by John Norman to approve Resolution 11-09-02, adopting the Town tax levy of \$907,097 for 2009 (to be paid 2010). Voting aye: 3. Nay: 0.

Update on Receipt of Letter from Department of Corrections:

Attorney Deb Hoffmann has written to Chad Frey regarding the state's plans for 1842 STH 33. No response has been received at this time.

Move Park Play Structure to Town Hall Park:

Chairman Gonnering told the Board that Jim Wollner and Lance Unger looked at the play structure. It would be costly to move the structure back to the Town Hall. Recent vandalism at Stockhausen Park caused the Board to consider moving the play structure. Discussion followed. It was moved by Ed Doerr and seconded by Norman to leave the structure at Stockhausen Park, and to make any necessary repairs. Voting aye: 3. Nay: 0.

Approval of Bank Statement Reconciliations:

The Board reviewed the 10/09 bank reconciliations. It was moved by Ed Doerr and seconded by John Norman to approve the October 2009 bank reconciliations. Voting aye: 3. Nay: 0.

Plan Commission Recommendations:

Frank Mayer stated that the Plan Commission has recommended that Karen Watry proceed with preparation of a Certified Survey Map.

Annexation Petitions:

None.

Reports:

Frank Mayer reported that he expects another new home permit to come in this week. Mayer thinks the house will be on Southview Circle.

Cindy Komro reported that the water test results meeting would be tomorrow at 6:30 at the Town Hall. A question regarding posting of the agendas to the Town web site was discussed.

Monica Diaz reported that she has applied for online banking at State Bank of Newburg. Access will be available in about a week. Diaz is ready for property tax collection. Dog license fees will stay the same for 2010.

Barb Davies reported on the personal property tax case involving Guaranteed Roofing/Don Laufer.

Joe Gonnering reported that the last truck should be ready for plowing by Monday. Willow stumps have been ground out along Paradise Drive. Some pothole and patching work has been done.

Ed Doerr reported no noxious weed complaints, but plants continue to grow in the mild weather.

John Norman again reported phone calls from Town residents.

Payment of Bills:

It was moved by John Norman and seconded by Ed Doerr to approve for payment bills in the amount of \$41,664.86 and payroll of \$ 11,669.44. Voting Aye: 3. Nay:0.

Other Business:

None.

Consideration of any Preliminary Plat or any Final Plat which may be submitted pursuant to Chapter 236, Wisconsin Statutes:

None.

Action on Authorization Allowing Town Officials to Attend Seminars:

None.

Action on any Ordinance, Resolution, Report or Recommendation already Pending Before the Town Board:

None.

Adjournment:

It was moved by John Norman and seconded by Ed Doerr to adjourn the Meeting at 8:20 PM. Carried unanimously.

Respectfully submitted,

Barbara J. Davies
Town Clerk

Affidavit of Posting:

These Minutes were posted on the Town of Trenton Town Hall Bulletin Board at 1071 STH 33 East, West Bend, WI on November 20, 2009. Barbara J. Davies, Town Clerk