

Minutes from the Public Hearing - Town of Trenton

Date and Time: October 13, 2009 – 7:10 P.M.

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

Present: Chairman Joe Gonnering, Supervisor John Norman, Town Clerk Barbara Davies, Building Inspector/Zoning Administrator Frank Mayer.

Chairman Gonnering called the Public Hearing to order at 7:10 PM. Gonnering stated that the Notice of Public Hearing had been published as required. Gonnering read the entire notice of Public Hearing called to consider the petition of JT Roofing to amend the Town of Trenton Zoning Map from EA-1 Exclusive Agricultural to R-1 Single Family Residential in accordance with Article XII, Sections 380-120, 121, and 122 of the Town of Trenton Zoning Ordinance. The petition is for a 17.25-acre parcel located on Oak Road, Tax key number T11-0568. JT Roofing seeks the rezoning to allow creation of four (4) residential single-family parcels.

Chairman Gonnering recused himself at this time, stating that he had sold product/s to JT Roofing. Supervisor John Norman took over the remainder of the hearing.

Supervisor Norman asked for any questions or comments on the rezoning petition.

Dave Skinner asked what the project was. Skinner was furnished with a map.

Norman then called on Pete Hurth of Baudhuin Engineering to present the project in detail. Hurth affirmed that the petition is for the creation of four residential lots. Hurth stated that the Plan Commission has asked for a plan for the entire parcel owned by JT Roofing. JT Roofing owns a parcel of approximately 130 acres, fronting Oak Road on the west and Decorah Road on the north. Hurth displayed a map of the entire parcel showing additional future lots. All lots would be larger than one acre in size; some would be larger than 3 acres. JT Roofing is seeking approval of phase one with this petition, the creation of four residential lots on the 17.25-acre parcel.

Dave Skinner said he thought that 10-acre lots with 500' of road frontage were required. Supervisor Norman said that was not true, it would depend on the zoning.

Sarah Follett asked what zoning was sought for the parcel. Frank Mayer said it was R-1, 1-acre minimum. R-1 setbacks were discussed.

Ken Birkeland asked what the impact on Oak Road would be if the project were approved.

Sarah Follett asked if this plan agreed to the Comprehensive Plan, which Follett thought required 5-10 acre minimums in this area. Mayer and Norman stated that the Plan requires 1-acre minimum density.

Gerald Schmitt said that he was against a subdivision. Schmitt said he was a farmer, and thought this plan was too dense. Schmitt asked if the plans conflict with any West Bend Airport regulations or restrictions.

Dave Skinner asked what Thull's (JT Roofing) timeline is. Hurth said that the four lots, if approved, would be put on the market now. The others would depend on the economy.

Sarah Follett asked if this was spot zoning, and if it would set a precedent.

Ray Werhand asked what the total number of lots would be for the entire project. Hurth answered that the drawings show 45 lots on the 130-acre parcel. Werhand asked if the developer would be responsible for rebuilding Oak Road, as it would be too narrow to handle the additional traffic.

Several questions were asked about wells and septic systems. Hurth stated that wells and septic systems would be regulated by the appropriate state and county agencies. Concern was expressed about impact on the water table itself.

Plan Commissioner Scott Schweizer pointed out that JT Roofing could petition for annexation to the City of West Bend if Mr. Thull does not agree with the Town's decisions on the property. John Follett said that city sewer is one-half mile away and would be expensive to extend. The city currently has an estimated 10-year supply of buildable lots.

Gerald Schmitt asked if the Town did not want to keep this area rural.

Pat Behm said that she owned property next door to Mr. Thull. She wanted clarification on exactly what would be rezoned. Behm said she felt there was too much building going on and opposed the rezoning.

Allan Bruggink said he had purchased a home in the area because he liked the privacy. He was concerned that the water level in many wells would drop if this development proceeds.

Supervisor Norman asked three times for additional comments or questions. There were none. Norman closed the Public Hearing at 7:30 PM.

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 October 16, 2009. Barbara J. Davies, Town Clerk