

Town of Trenton
Official minutes of the regular meeting of
The Town of Trenton Plan Commission held on
Monday, August 10, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

Plan Commission Members Present: Doug Hein, Pat Groth, Dennis Kay, Ray Werhand, Scott Schweizer, and Lee Kidney.

Others Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker. Not present: Supervisor Tony Thoma.

Members of the public: 15

Call to order: Lipscomb called the meeting to order at 7:00 p.m.

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

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

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Review and Accept Agenda: **Werhand moved to approve the agenda, seconded by Kay. The motion carried 6-0.**

Approve July 13, 2026 Public Hearing Minutes: Zoning text amendment, B-1 side yard setback: **Hein moved to approve the July 13, 2026 Public Hearing Minutes: Zoning text amendment, B-1 side yard setback, seconded by Kidney. Motion carried 6-0.**

Approve July 13, 2026 Public Hearing Minutes: Comprehensive Plan and zoning map amendments, 633 Decorah Road (Daniel & Nancy Legate): **Schweizer moved to approve the July 13, 2026 Public Hearing Minutes: Comprehensive Plan and zoning map amendments, 633 Decorah Road, seconded by Kay. Motion carried 6-0.**

Approve July 13, 2026 Plan Commission Meeting Minutes: Doug Hein requested a correction; Pat Groth was originally marked as present but should have been marked excused. **Hein moved to approve the July 13, 2026 Plan Commission Meeting Minutes with the correction, seconded by Kay. Motion carried 6-0.**

Accessory structure exception to number and size guidelines on large parcels (C-1 Conservancy zoning district): David & Heather Erlandson, 5642 School Road (T11 070500B, 33.03 acres): David and Heather Erlandson clarified and provided explanations for questions raised by the Plan Commission. **Schweizer made a motion to approve an accessory structure exception to number and size guidelines on large parcels (C-1 Conservancy zoning district) for David & Heather Erlandson at 5642 School Road, conditioned on consistent handling of such exceptions, seconded by Werhand. Motion carried 6-0.**

Accessory structure architectural approval (CES-5 Country Estates zoning district): Scott & Peggy Gronbeck, 1880 Decorah Road (T11 050100A): The applicant is proposing to remove the larger existing structure and replace it with a smaller structure. The new structure would be sided with wood to

match the existing residence. The applicant also discussed plans to reuse wood from an existing structure where possible. **Schweizer moved to approve the architectural plan for the accessory structure in Country Estates zoning district for Scott & Peggy Gronbeck at 1880 Decorah Road, seconded by Kidney. Motion carried 6-0.**

Legacy structure guidelines and application. The Plan Commission continued discussion regarding proposed guidelines and an application for legacy structures. Komro presented additional information and a draft form that could be filed with Washington County and associated with the property deed. A draft permit application was also presented. Several potential approaches to legacy structures were discussed among the group, including application requirements, as well as restrictions and allowances for future requests on the properties that have approved legacy structures. Komro noted that she will continue researching examples from surrounding communities and revise the proposed guidelines and application for further Plan Commission consideration.

Rent Rite LLC (Dan Laing, member) CUP update: Davies and Komro met with Mr. Laing, and it was determined that the setback requirements for R-1 zoning are met for the parcel at 6492 Municipal Drive. Mr. Laing intends to sell the parcel and is looking into rezoning it before the sale. Mr. Laing also intends to proceed with a conditional use permit for the remaining property. The proposed use would include an office within the residence, with the property rented to a person operating a permitted business such as an attorney or accountant. The discussion noted that the applicable ordinance permits residential use as an accessory use to a business when the proprietor or owner resides in the residence and maintains an attached office or business space. No action was taken.

Proposed ground solar at 1070 Knollwood Road: The proposed location options do not conform with the Country Estates zoning district (side property setback must be 150 feet from neighboring residence, and not allowed in front yard). Conforming locations on the property are prohibited by the existing mound system, topography, trees, and other site conditions. The possibility of seeking approval through the Board of Adjustment/Board of Appeals was discussed. Davies reminded everyone of Wisconsin's statutory policy supporting renewable energy and the limitations on local regulation of solar and wind energy systems that meet requirements, including the need for such conditions to be supported by significant evidence rather than opinion or public discourse.

Large-scale solar CUP update: The Plan Commission discussed fire protection, access, setbacks, sound levels, and state regulations related to the proposed large-scale solar project. The revised site plan increased the setback from approximately 200 feet to approximately 400 feet. Sound testing conducted by Jacob Van Domelen and Doug Hein showed ambient levels of approximately 38–42 decibels, with temporary spikes from surrounding activity. Hein noted that the proposed distance is more than twice the distance needed to reduce sound to ambient levels and stated he had no concerns regarding the setback. The Commission discussed the importance of basing any restrictions on health and safety requirements. The upcoming 2050 Comprehensive Plan update may also help address future solar development. Komro will update the conditional use permit, and further research and discussion will continue. The SunVest Solar contact is waiting for contact from the Newburg Fire Department Chief to discuss the fire protection issues.

Upcoming public hearings: Comprehensive Plan and zoning map amendments: Komro reviewed upcoming public hearings involving Comprehensive Plan and zoning map amendments.

Reports and Correspondence:

Pat Groth expressed interest in researching the Town's zoning regulations, particularly accessory structures, acreage requirements, and animal limitations in the various zoning districts.

The Commission discussed the history and purpose of the CES-5, Country Estates zoning districts, and the Town's past regulation of the size and number of accessory structures. It was indicated that these issues warrant further consideration and that a broader review of the zoning ordinance may be undertaken.

Chairman Lipscomb explained new technology that he is researching for meetings.

Adjourn: Lipscomb adjourned the August Plan Commission meeting at 8:02 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cindy A Komro".

Cindy Komro, Clerk of the Town Plan Commission

These minutes were approved at the September 14, 2026, Plan Commission meeting and posted on the Town website on September 22, 2026.