

Town of Trenton
Official minutes of the regular meeting of the
Town of Trenton Plan Commission held on
Monday, April 14, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Tony Thoma, Ray Werhand, Doug Hein, Scott Schweizer, Lee Kidney, Bob Roden. Other town officials present: Supervisor Barb Davies, Town Attorney Jake Curtis, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger.

Excused: Dennis Kay

Members of the public: 46

Call to order: 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 posted correctly.

Determination of Quorum: Per Lipscomb, quorum is satisfied.

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

Approve March 10, 2025, Public Hearing Minutes, Zoning Map Amendment (T11_0760). **Werhand moved, and Hein seconded to approve the March 10, 2025, Public Hearing Minutes, Zoning Map Amendment. The motion carried 6-0.**

Approve March 10, 2025, Plan Commission Meeting Minutes. **Kidney moved to approve the March 10, 2025, Plan Commission Meeting Minutes, seconded by Hein. The motion carried 6-0.**

Public Comments: (Public comments limited to 3 minutes per person)

Paul & Shannon Becker, 517 Newark Dr. Our property is on the agenda for discussion, and we hope the Plan Commission will consider changing the ordinance for the definition of exposure for the front of the house as it pertains to outbuildings. We want to put an accessory structure on our property, but it would be considered to be in the front yard, which is not allowed under the current zoning ordinances.

Alan Opperman, 145 Cortland Ln., believes the CAFO should not be allowed more than 999 animal units. He lives in a subdivision a mile away and is submitting a letter from the residents opposing it.

Joy Schroeder, 6725 Trenton Rd. Opposed to Industrial Farms in Trenton, and would like to see Organic farming. Asking the Plan Commission not to pass new zoning allowing more than 999 animal units.

Brian Bunzel, 6725 Trenton Rd. Opposed to the CAFO. Concerned about methane gas and contamination of individual wells. The town must pass an Operations Ordinance to protect its citizens from factory farms.

Jeff Wren, 6736 Westwood Trl., how many cows would the Roden farm have without regulations? Is there a limit?

Val Jansen, 5939 Wausaukee Rd., would like an explanation of Agricultural Enterprise zoning. What implications does it have for the future of farming in this town? I would also like the Board to show interest in Operation Ordinances to protect town residents.

John Jansen, 5939 Wausaukee Rd., would like the board to consider Operations Ordinances. It is a chance for people to have their concerns recognized in how the dairies are managed. The township has the authority to do this if it is for public health and welfare. Take the time to get this right.

Emily Kearns, 5959 CTH Y., read an excerpt from a letter that the Plan Commission members received from the Midwest Environmental Advocates. She summarized that the Town has the right to create zoning and also has the right to deny a farm with over 999 animal units. The residents have spoken; they do not want this type of farming.

Lauren Kearns, 5859 CTH Y., provided information for the Plan Commission regarding public safety and health concerns about groundwater contamination. She does not feel that the town has done any research on how this impacts our town.

Public comments closed at 7:25 PM.

Chairman Lipscomb: After last year's annual meeting, it was proposed that the town research Operation Ordinances. The town has contacted Lisa Doerr and Mary Dougherty, Bayfield elected officials and subject matter experts, regarding Operation Ordinances. There was a special Town Board meeting on the subject, an open meeting attended only by public officials; no residents chose to attend that meeting. Mary Dougherty gave the town two hours before last week's Lac Lawrann meeting. The board has been researching this topic for the last two years, during which time we have paused action on the zoning ordinances.

Certified Survey Map First Review and Discussion: Robert & Michelle Rollins, Cty Hwy Y, (T11 039800A, T11 039800B, T11 039800C). Per Komro, a new plan with a different driveway access route has been submitted. They need to contact Washington County for a driveway access point. The town allows one shared driveway access for two of the lots; three are not allowed. **Schweizer moved to table until Washington County advises what the driveway access will look like, seconded by Werhand. Motion carried 6-0.**

[Bob Roden stepped down and abstained from discussion on Zoning Districts]

Zoning Ordinance Text Amendment: Zoning Districts.

Discussion: Lipscomb, this continues the discussion regarding Enterprise Agriculture (EA) zoning, Country Estates (CES). Regarding the EA zoning, the town has done research for the last two years, trying to cap it or tier the number of animal units. The Plan Commission must decide between the following options:

Option A: The EA district will limit animal units (AUs) to 999, and the required acreage will be increased from 35 acres to a larger number (for certain levels of AUs) decided upon by the Plan Commission.

Option B: The EA district will allow, *as a Conditional Use*, more than 999 AUs, up to a number to be decided by the Plan Commission and the required acreage will be adjusted accordingly.

Discussion: Werhand would like to see option A, but would also like to incorporate the Operation Ordinance. Also concerned with where manure is allowed to be spread.

Attorney Curtis: Manure management is a DNR regulation, with WPDES permitting, the town does not have the authority to regulate this.

Discussion: Hein would like to see the town pass Option A

Discussion: Thoma would like to choose Option B, with a 2499 AU limit.

Discussion: Schweizer likes Option A and EA zoning the contiguous acres, which would regulate the number of animal units vs. the amount of land they have.

Discussion: Kidney would like to choose Option A.

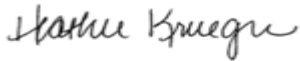
Discussion: Komro will create a clean copy of the ordinance to discuss at the May Plan Commission meeting. If approved, a public hearing will be held in June.

Reports and Correspondence:

Chairman Lipscomb: It is important that residents know that the town enforces ordinance violations. There are currently five outstanding: Wallace Lake clean-up, Burning violation, Decorah Rd., 310 Knollwood, and the Farm on Highway Y. They have all been spoken to and given deadlines.

Schweizer moved, and Kidney adjourned the Plan Commission meeting at 8:10 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Krueger".

Heather Krueger, Town Clerk

These minutes were approved at the May 12, 2025, Plan Commission meeting and posted on the Town website on May 14, 2025.