

Town of Trenton
Official minutes of the regular meeting of the
Town of Trenton Plan Commission held on
Monday, March 10, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Tony Thoma, Ray Werhand, Doug Hein, [virtual] Mike Lipscomb, Scott Schweizer and Dennis Kay. Other town officials present: Supervisor Barb Davies, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger.

Excused: Lee Kidney

Members of the public: 29

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

Approve February 10, 2025, Plan Commission Meeting Minutes. **Kay moved, and Thoma seconded to approve the February 10, 2025, Plan Commission Meeting Minutes. The motion carried 6-0**

Public Comments:

Lauren Kearns, 5917 County Road Y: She is asking the Plan Commission to do more research on the health and safety impacts of Livestock Facilities before creating an ordinance that impacts residents. Details on health studies were read and presented to the Plan Commission members. There is also concern that large farms will also impact small farmers.

John Jansen, 5939 Wausaukee Rd. Jansen has become aware that the Plan Commission is considering raising the limit of animal units to 4,999. The area's land use does not support this number of animals. If this number of animal units are allowed, there will be negative impacts on residents, especially property values, groundwater, and truck traffic for hauling manure.

Chris Kearns, 5917 County Road Y. The neighbors to the east of the farm are very upset with the 4,999 animal units. You are not looking out for the neighbors or their property values; you are not looking out for the residents. It's important to get feedback from the community.

Mark Schaefer, 6745 County Road M. As the only small dairy farmer in the area, he does not feel the big farmers in the town have a negative impact on him and his business; they are very supportive, and town residents are wrong when they think this is not a good thing.

Emily Kearns, 5859 County Road Y. Emily has data for the Plan Commission on real estate values that she will email.

George Spaeth, 1791 Wallace Lake Rd. Residents are complaining about the farm, but where does your manure go? It just doesn't go to the sewage plant, and that's not the end; many regulations impact farmers.

Alan Oppermann 145 Courtland Ln. What liability does the town have? What if animals get sick in a confined area? Who will be responsible for that? Komro: The town ordinances require a farmer to apply for a conditional use permit in the event a larger number of animal units are requested. The CUP would include agreements and procedures to do all that. It would be the farmers' responsibility.

Jeremiah Backhaus, 130 Orchard Dr., disagrees that applying a three-minute limit before public comments is appropriate. Komro: It was stated before the first public comment was given. Backhaus: His property is located one mile north of the Roden farm, and he has not received any notice from the Plan Commission on any changes to the specific area; he is disappointed that there is no notice of what is happening. Trenton has a state-renowned botanist stating his concerns with this farm and the water, and no one is listening to him. There is a lot of politics going on; he cannot get a conditional use permit for something on his property, but a large farming organization may be able to with new rules.

Danna Wilcox 5997 County Road Y. Can you explain how you got the 4,999 animal units? Komro: The town has been revising the agricultural ordinances to update them. During one of the meetings, one of the Plan Commission members stated the 2,499 animal units were insufficient, so they changed it based on other information. This has not been finalized, and they are continuing to talk about this. Lipscomb: The state requires the town to have a zoning district for this type of farm operation; the Plan Commission is 24 months into this; they are taking their time, have limited resources, and have listened to public comments. There is no time frame. The public cannot vote on this, but the Plan Commission will consider all public comments.

Resident Request, Ed Eckert (994 Knollwood Rd): Review of Fence Regulations Per Komro, the applicant would like to put up a fence that is six feet tall and be "forward" of the house, to fence in livestock (Alpaca) on the property. The current CES-10 zoning states that a fence may not be more than three feet tall if in the front yard and shall not be closer than five feet to a street right-of-way. This fence would be located 550 feet from the road, and the height is to protect the safety of the animals. There was a discussion, and the Plan Commission feels the Fence Ordinance should be reworded to make exceptions when necessary. Komro will begin working on updating the ordinance.

Recommendation to Town Board: Certified Survey Map, Joseph & Dean Groth (Owners) and Arick Groth (Applicant), 2230 Rusco Dr (T11_0760). The town engineer has reviewed and approved the preliminary CSM. **Werhand moved to approve the Certified Survey Map for 2230 Rusco Dr T11_0760, seconded by Hein. The motion carried 6-0.**

Recommendation to Town Board: Land Division, Certified Survey Map (#1), Adam Huback, Southeast Corner of Wallace Lake Rd and N River Rd (T11_014900A) The town engineer has reviewed and approved the preliminary CSM. **Werhand moved to approve the Certified Survey Map for Adam Huback, T11_014900A, seconded by Thoma. The motion carried 6-0.**

Recommendation to Town Board: Land Division, Certified Survey Map (#2), Adam Huback, Southeast Corner of Wallace Lake Rd and N River Rd (T1014911A) The town engineer has reviewed and approved the preliminary CSM. **Schweizer moved to approve the Certified Survey Map for Adam Huback, T11_014900A, seconded by Hein. The motion carried 6-0.**

Grading Plan Approval: Mark Foyse, BMCI Storage Units, 7040 N Trenton Rd (t11-009700G) **Thoma moved to approve the grading plan for BMCI 7040 N Trenton Rd, seconded by Schweizer. The motion carried 6-0.**

Pre-Application Concept Review, Comprehensive Plan Amendment (from Prime Agriculture to Government/Institutional/Utility) and Zoning Map Amendment (EA Exclusive Agriculture to I-1 Institutional): Ozaukee Christian School (Applicant) and Michel & Kelsey Bardenwerper (Owners), Hwy 33 (T11_0242); Schedule Public Hearing. Ozaukee Christian School presented a long-term plan for a High School Expansion. The proposed purchase of an adjacent parcel to the east, at the corner of Hwy 33 and Poplar Rd., would allow entering traffic to be diverted from Hwy 33 to N Poplar Rd. A Comprehensive Plan Amendment will be required, and a Zoning Map Amendment will be required. The Plan Commission would like to see more plans before scheduling a public hearing date.

Pre-Application Concept Review, Land Division/Certified Survey Map/Comprehensive Plan Amendment (from Country Estates to Primary Environmental Corridor) and Zoning Map Amendment (from R-2 Single-Family Residential to C-1 Conservancy): David & Heather Erlandson, 5638 School Rd (T11_070500A), 5642 School Rd (T11_070900D) and Lincoln Dr vacant parcel (T11_0704); Schedule Public Hearing. The owners would like to combine three lots into two lots, keeping the house on the southern parcel as it is. The structures on the northern parcel will be removed to become compliant. Currently, there is a shared driveway on the property. A public hearing will be scheduled for 6:50 p.m. on April 14, 2025, before the Plan Commission meeting.

Discussion: Zoning Ordinance Text Amendment: Agricultural Districts. Komro presented a listing of all landowners, tax keys, and agricultural acres within all agricultural zoning districts in use within the Town, for informational purposes. Werhand: The 4,999 animal units were discussed, but no decision was made. Komro: Correct, it was included in the next draft of the ordinance. Schweizer: No one in the town is considering going as big as 4,999 animal units, so if this number is being used, it was taken out of context. It should be reduced to a different number; we are not trying to scare the township. Werhand: at the last meeting, a question was directed to Rick Roden regarding how many contiguous acres should be allowed, which he didn't have any idea or time to consider. This should be researched as well. Komro: Agreed, we should research this further. Further discussion was given regarding agricultural zoning.

Reports:

Plan Commission members: None

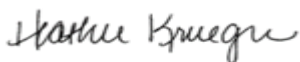
County Board Representative Thoma: None

Town Administrator: The local zoning is now available on the County GIS website.

Town Chairman: None

Lipscomb moved, and Schweizer seconded to adjourn the Plan Commission meeting at 8:21 PM.

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the April 14, 2025, Plan Commission meeting and posted on the Town website on April 15, 2025.