

Town of Trenton
Official Minutes from the Town Board Meeting
Town of Trenton Town Hall, 1017 Highway 33 East, West Bend, WI 53095
August 21, 2023, 7:00 PM

Present: Chairman Mike Lipscomb [virtual], Supervisor Barb Davies, Supervisor Ed Doerr, Administrator/Deputy Clerk Cindy Komro, Attorney Tim Schoonenberg, Clerk Heather Krueger, Treasurer Nicole Cozzuli-Meer, Director of Public Works Charles Schmidt.

Excused: none. Members of the public: 21

1. Chairman Lipscomb called the Meeting to order at 7:00 p.m.
2. Lipscomb asked those in attendance to stand and recite the Pledge of Allegiance.
3. Affidavit of Posting:
Lipscomb read the affidavit of posting that the August 21, 2023, Town Board meeting was properly posted prior to the meeting on the Town Bulletin Board and the Town official website and was also sent to the Washington County Daily News and WIBD Radio.
4. Approve July 17, 2023, Town Board Meeting Minutes. **Davies moved to approve the minutes of the Town Board meeting of July 17, 2023, Doerr seconded. Motion carried 3-0.**
5. Comments from the Audience: John Jansen, 5939 Wausaukee Rd.: commented on the proposed zoning change (Agenda item #11). He understands this is a big change in the town with a lot of potential consequences and wants the board to thoroughly understand everything involved before deciding. He feels the public has not been totally informed. The town is being forced into this because the rights-to-farming act is being used to pre-empt the town's existing zoning. The board needs to take this seriously, slowly, and consider it carefully. Jansen advises the board to take time to study and reach out to other municipalities and organizations to help learn what has been done in other communities.
6. Review and Accept Agenda: **Davies moved to approve the agenda as presented, Doerr seconded. Motion carried 3-0.**
7. July Bank Statement Reconciliations: **Davies moved to approve the July Bank Statement Reconciliations, Doerr seconded. Motion carried 3-0.**
8. Operator's License Application, 7/1/2023-6/30/2025: West Bend Lakes Golf Club: Michele Ruth Ciran, Alexander John Fountain, Kari A Yaeger, Kaitlynn Rose Christ, Nicholas Jerome Wolf, James Bender, Jason Schultz, Samuel Engelbrecht, Alan Bentfield. Other: Tim Krell. Applicants passed record check. Krueger explained that Michele Ruth Ciran is not an applicant of West Bend Lakes but wants to keep her license current, so she does not need to take the online beverage servers' course again. She responded to a letter that was sent. Tim Krell is not associated with West Bend Lakes, Krueger does not know why he wants his operator's license renewed as he did not respond to a letter Krueger sent. **Davies moved to approve all the named Operator License applicants, seconded by Doerr. Motion carried 3-0.**

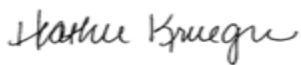
9. Newark Drive Rehabilitation Project Report: Engineer Burt Naumann explained that the Newark Drive project is a complete reconstruction. The progress has been going faster than expected, ditches are cut, culverts are in, and they are working on the subgrade. Michels said they may be able to put down pavement by Labor Day. The residents have adjusted nicely to the road closure, with few issues.
10. Wallace Lake Sanitary District Succession Planning: Judy Mastenbrook: The sanitary district is looking to the town for a feasible succession plan. The district consists of 110 homes on the lake, has a \$500K budget and has been run independent of the town for over 43 years. Many of the homes are transitioning to summer homes and WI State Statutes require the three commission members to be fulltime residents. Mastenbrook has been performing the administrative duties alone and feels this is more than one person should be doing; proper cash controls are difficult to implement in this situation. Managing the large budget and specialized maintenance required is a challenging undertaking. The sewer repair technician has given a one-year notice, so they are looking for a replacement. Mastenbrook gave the board an outline of a proposed succession plan as well as the annual report for 2022. They are asking permission from the town board to work with the Town Administrator so the town has the knowledge of the operations in case they do not find anyone else that will serve. Mastenbrook would like to begin sharing documents, records and knowledge with the town. They have three commissioners on the board, and they hired a resident of the district for insurance as an outside person and a sewer operator. Lipscomb agrees that backfilling and a succession plan is vital for all positions, including the town administrator and the DPW. Davies: Would the town be a backstop or actively involved? Mastenbrook is asking the town to become actively involved. The district would still like to have a commission to make decisions as to what happens on the lake. There may be a way for some cross savings by working together as well. Skills besides accounting are needed such as; grant writing, knowing how the State Statutes relate to the district, how the tax levies work, DNR permits to harvest weeds and someone is needed with these skills to perform these tasks. Davies: the town wouldn't do this free of charge, as this is a separate district, the town would need to look at the costs involved. Lipscomb: This would fall back on the town if the district would lose leadership, meeting with the commission would be beneficial to the town. Komro: the board doesn't need to act on this but if this is how the district is moving forward, she would like permission from the board. Davies, Doerr and Lipscomb agree this a good idea, a proposal to the board may be forthcoming.
11. Ordinance Z2023.08.01, Amendments to zoning Code: Davies moved to approve Ordinance Z2023.08.01, Amending the zoning Code creating section §381.45 AE, Agricultural Enterprise District [which is about five pages long], and adding the sections that add the Conditional Use Permit, seconded by Doerr. Discussion: Komro read the beginning of the Ordinance as it has been edited after the public hearing held prior to the Plan Commission meeting on August 15, 2023. Davies: I attended the public hearing, heard everyone's concerns- they are serious concerns and deserve serious consideration, but Town Attorney Ian Prust suggests that there are also serious ramifications on the town's end if we don't move forward. This doesn't rezone anyone's property, it doesn't allow anyone to automatically become a CAFO, it creates a method to apply. A lot of the objections deal with the possibility of what occurs on an applicant's property. Davies reread the DNR requirements and regulations on CAFOs and understands the concerns. Davies recalls Prust suggesting on three instances at the public hearing not to wait. The Ordinance gives the town two options: 1. To eliminate the maximum number of animals, like the town of Farmington

did, so you can have as many as you wanted. 2. Adopt an ordinance that allows someone to apply for more density on certain properties. The way it is currently written, the applicant needs to apply for the rezoning to AE and a possibility of a Conditional Use Permit. Davies reiterated that she got the impression from the town attorney that there could be substantial ramifications to the town if the town does not act. Doerr: Listened to both sides, but feels the town needs more feedback. If we rush into it, we could shoot ourselves in the foot. Lipscomb: agrees with Davies, we have information, our power and ability on what we can do is still intact, we have put a lot of time and effort into Prust's opinion. Lipscomb is committed to contacting other communities to get information and thoughts on the Conditional Use Permit. **Voice Vote: Aye-2, Opposed-1.** Davies would like to ask Jansen to provide continued advice in this area moving forward.

12. Schutzhund Training and Trials: Daryl Baublitz presented the proposed use of the park, they would be using the bottom portion of the park behind the town hall. Per Davies: The proposal is to train primarily German Shepard dogs on the field behind the town hall in ultimate obedience. The trialing does require *shooting*, which would not be allowed, but the town could talk to the neighboring residents. The Schutzhund club would follow the schedule for availability and not have trainings when other events are present. Per Schoonenberg: is there a per-event insurance policy? Can you name the town as an insured for the trainings? Daryl Baublitz will find out. No motion needed.
13. Amend Town Official Fee Schedule: Komro would like to increase the cost of the Certified Survey Map (CSM) application fee by \$30 to cover the cost of getting a copy of the filed CSM with the County, Komro would also like to increase the cost of the Conditional Use Permit (CUP) to cover the costs of the mailings by \$200 as a deposit (refundable if not entirely used). **Davies moved to amend the fee schedule as discussed to allow \$200 deposit on the CUP and \$30 on the CSM effective Sept 1, 2023, seconded by Doerr. Motion carried 3-0.**
14. Culvert Waiver Application: Randall Cranney, 1254 Paradise Dr. Davies took pictures. This driveway was installed without a permit. Davies would have recommended the owner install a culvert, but the driveway is already complete. Davies does not feel it is the taxpayer's responsibility to pay for a culvert if the driveway gives out and a culvert needs to be put in eventually. **Davies moved to deny the culvert waiver at 1254 Paradise Dr., no second. Doerr moved to approve the culvert waiver, seconded by Lipscomb. Motion carried 2-1.**
15. Culvert Waiver Application: Jeffery Gaspardo, 6479 Scenic Dr. Per Davies, this is a very flat area and there are no culverts on this road. **Davies moved to approve the request for the culvert waiver, second by Doerr. Motion carried 3-0.**
16. Review Town Budget: Per Komro, this will be postponed until next month.
17. Assessor Contract 2024-2028: **Davies moved to approve the Assessor Contract for 2024-2028 for \$30,090 per year, which includes the 2024 re-evaluation, seconded by Doerr. Motion carried 3-0.**

18. Town Website: Per Lipscomb, we have reevaluated and have deployed Town Web as a new webhost. Expediency and ease of use for residents gives the town the ability to communicate and be more productive in our work. It is currently being built but it does take a while. Per Komro, residents can sign up for text messaging, which is a service provided with the website, not advertising but resources.
19. Resolution 2023.08.01, Participation in State of Wisconsin's Local Government Investment Pool. The LGIP provides a higher rate of return and is offered to government. **Davies moved to approve resolution 2023.08.01, participation in the State of Wisconsin Local government Investment Pool, seconded by Doerr.** Discussion: Per Doerr, loyalty to local business is important, is it a substantial difference to move the towns money from the Newburg State Bank? Per Komro, the monthly rate of return is much higher than the bank and it would make a significant difference. Lipscomb feels that local businesses need to be sharp and let those businesses know we have options. **Motion carried 3-0.**
20. Department Reports:
Building Inspector: No report. Lipscomb expects a monthly report and will be asking the Building Inspector for this moving forward.
Town Police Department: Andy Mammen has returned as a part-time officer; he will be taking over the administrative police duties. Lipscomb expects a monthly report and will be asking the Police Dept. for a new report moving forward.
Chairman: None
Supervisor Doerr: Purple Loosestrife growing in the town.
Supervisor Davies: None
Director of Public Works: Scott Construction is done with Chip sealing, the house on Evergreen is being torn down on Thursday/Friday, Payne & Dolan is coming next month to finish Cal Drive.
Administrator/Deputy Clerk: None
Treasurer: Receipts report is available; the August settlement was received, and Video Service Provider fee was received.
Clerk: Krueger will be attending the Wisconsin Municipal Clerks Association Conference this week in Appleton, this will not be an expense to the Town of Trenton, but Krueger will be out of the office. Krueger reported that the Wisconsin Election Commission approved new absentee envelopes and an order has been placed through the WA Co. Clerks office, grant was received to offset the cost.
21. Approve Payment of Bills:
Davies moved to approve payment of bills totaling \$125,506.91, Doerr seconded. Motion carried 3-0.
22. Adjourn: **Doerr moved, and Davies seconded to adjourn at 8:26 PM. Motion carried 3-0.**

Respectfully submitted,



Heather Krueger, Clerk

Affidavit of Posting: These minutes were posted on the Trenton Town Hall Bulletin Board at 1071 State Hwy 33 East, West Bend, WI on August 29, 2023, Heather Krueger.

Subject to Approval: These Minutes will be considered for final approval by the Town Board at the September 18, 2023 Town Board Meeting.