

Town of Trenton
Official minutes of the regular meeting of the
The Town of Trenton Plan Commission held on
Monday, March 9, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

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

Others Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Tony Thoma. Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker.

Members of the public: 11

Call to order: Lipscomb called the meeting to order at 7:01 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: Hein moved to approve the agenda, seconded by Werhand. The motion carried 6-0.

Approve February 9, 2026, Public Hearing Meeting Minutes. Kidney moved to approve the February 9, 2026, Public Hearing Minutes with the January date corrected, seconded by Hein. Motion carried 6-0.

Approve February 9, 2026, Plan Commission Meeting Minutes. Kay moved to approve the February 9, 2026 with the January 9 dates corrected to January 12 and the reference to the November meeting corrected to February, Plan Commission Meeting Minutes, seconded by Werhand. Motion carried 6-0.

Public Comments:

Joy Schroeder, 6725 Trenton Road: Opposed to zoning change for Rob n Cin Farms. Cited lower quality of life, lower property values, higher truck traffic, animal abuse and groundwater contamination.

Pre-application concept review: Nick Meier, 6273 Pleasant Hill Drive land division proposal: Per Komro, ordinances discourage flag lots and shared driveways. Only in special circumstances (not including just the owner's wish). Discussion followed. Meier is encouraged to think of other options.

Pre-Application Concept Review: Large-Scale Solar Farm in C-1 Conservancy Zoning District. Jacob Van Domelen, Agent for Dennis & Lynn Schloemer, 5510 River Road (parcels T11_0753 and T11_0747 totaling 80.77 acres):

Jacob Van Domelen, on behalf of owners, presented the concept for the project.

Per Komro, Town ordinances do not allow this use in C-1 Conservancy District. Although the property is currently being used for agricultural purposes, the designated use in the Town Comprehensive Plan is Low-Density Residential and the Zoning District is C-1 Conservancy. Options to allow this use:

- Rezone to agricultural or industrial, which would require a Comprehensive Plan Amendment. Unlikely to pass with the City of West Bend interest in annexation (currently in city's sewer service area)
- Amend ordinances to allow this conditional use in C-1 Conservancy.

Discussion followed. Can the City restrict the Town from allowing it? How does the assessment change for tax purposes? Does it make sense to open all Conservancy parcels to this conditional use?

Recommendation to Town Board: Zoning text amendment regarding uses not requiring a zoning permit: **Schweizer moved to recommend approval of the Zoning text amendment regarding uses not requiring a zoning permit, seconded by Kidney. Motion carried 6-0.**

Recommendation to Town Board: Zoning text amendment correcting number of animals reference in CES-10 Country Estates Zoning District: **Werhand moved to recommend approval of the Zoning text amendment correcting number of animals reference in CES-10 Country Estates Zoning District, seconded by Hein. Motion carried 6-0.**

Recommendation to Town Board: Zoning text amendment regarding Accessory Structures, C-1 Conservancy and R-3 Rural Residential Zoning Districts: **Schweizer moved to recommend approval of the Zoning text amendment regarding Accessory Structures, C-1 Conservancy and R-3 Rural Residential Zoning Districts, seconded by Kidney. Motion carried 6-0.**

Discussion: Legacy Barn/Building Permit: Discussion ensued regarding a zoning text amendment to allow for legacy structures. Comments were gathered and will be reviewed for a future meeting.

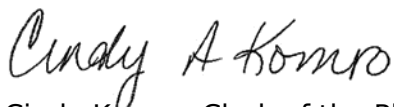
Driveway access request: Tolbert Lane, parcel T11_014900J (currently 7020 River Road): Per Komro, this access was previously requested and denied. Discussion followed regarding potential future challenges with the road dedication and how to handle transfer of the piece of property owned by the Town. **Kidney moved to approve the request, conditioned on River Road ditching and confirmation from the Public Works Department that snow removal options are accessible, seconded by Hein. Motion failed 3-4, with Lipscomb breaking tie.**

Notice of April 13 public hearing: Comprehensive Plan Amendment and zoning map amendment: Mary L. Praefke 2015 Revocable Trust and Susanne Praefke (based on Certified Survey Map relocating parcel boundary lines of parcel T11_082300A, 0.92 acres at 1125 Paradise Drive and portion of parcel T11_082300Z, 38.99 acres at 1145 Paradise Drive): Notification of the upcoming public hearing was distributed.

Reports: None.

Lipscomb adjourned the March Plan Commission meeting at 9:22 p.m.

Respectfully submitted,



Cindy Komro, Clerk of the Plan Commission

These minutes were approved at the April 13, 2026, Plan Commission meeting and posted on the Town website on April 14, 2026.