

Town of Trenton
DRAFT of Official minutes of the regular meeting of
The Town of Trenton Plan Commission held on
Monday, June 8th, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

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

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: 4

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: **Kay moved to approve the agenda, seconded by Hein. The motion carried 4-0.**

Approve May 11, 2026, Public Hearing Minutes: zoning ordinance text amendment regarding large-scale solar:

Hein requested a language change in the minutes to make the summary that referenced the discussion specifically focused on allowing large-scale solar as a conditional use within the C-1 Conservancy zoning district.

Kay moved to approve the May 11, 2026 Public Hearing Minutes: zoning ordinance text amendment regarding large-scale solar with the suggested changes, seconded by Hein. Werhand abstained. Motion carried 3-0-1.

Approve May 11, 2026 Plan Commission Meeting Minutes:

Hein requested a change in the road mentioned in the Chairman's report within the minutes that referenced a property on Fairy Chasm Road, subject to an injunction requiring the cleanup of vehicles. He noted that this was actually Pat Ryan's property on Decorah Road.

Komro also noted that Tony Thoma should be removed from the attendance list because he was not present at the meeting. She also suggested changing the adjournment language that referenced "December's meeting" to be current.

Kay moved to approve the May 11, 2026 Plan Commission Meeting Minutes with the changes discussed, seconded by Groth. Motion carried 3-0-1. Werhand abstained.

Public Comments: None.

Pre-application concept review: Jean Falk land division (Decorah Road parcel T11 054100Z):

Discussion focused on a proposed land division and concerns for driveway access, traffic safety, and possible development. Chairman Lipscomb raised concerns about a blind spot and driveway access, mentioning that county approval would likely be required. Komro explained that some access points could have been approved in the past through parcel divisions and easements. Werhand noted that the county has not approved similar access arrangements in the past and believed further review would need to take place.

Hein's main concern was driveway access along South Oak Road and whether the proposed lot configuration would create unsafe ingress/egress conditions. He reviewed several of the proposed lots, identifying Lot 4 and Lot 6 that may bring up access or sight-line issues.

Komro suggested requiring the applicant's engineer to demonstrate that the proposed driveways could be safely accommodated. Komro emphasized that the applicants are seeking preliminary feedback and understand that the city could ultimately deny the proposal. Werhand recalled previous discussions and suggested the city would not be supportive of development on the site. Komro noted that the applicant would like to continue to pursue regardless; she mentioned that the property is currently zoned A-1 Agricultural, the proposal would require a Comprehensive Plan amendment and rezoning to Country Estates (CES-5).

Overall, it was agreed that driveway safety, sight lines, and access from both South Oak Road and Decorah Road must be addressed. Potential solutions discussed included requiring shared driveways, modifying lot configurations, changing lot sizes, or reducing the number of lots to improve safety.

Recommendation to Town Board: Conditional use permit for large-scale solar at 5510 River Road (parcel T11_0753, 40.77 acres):

Cindy explained that the public was rescheduled to June 22. Discussion followed.

Hein questioned whether any county permits or regulations would apply to the proposed solar project and raised several concerns about the draft conditional use permit. He noted that the draft permit appears to guarantee an extension if permit conditions are met. He underscored the importance of ensuring that renewals are not automatic. Instead, when the original lease term expires, the applicant should be required to submit a new conditional use permit application. This would allow the Town to conduct an additional public hearing, accept public comments, evaluate current land use and conditions, and determine whether a renewal is appropriate. Hein also pointed out that the document does not clearly define the roles of the petitioner, applicant, and operator, especially since the project is expected to be transferred from SV CSG Linde Solar, LLC to We Energies. He emphasized that the permit should clearly state that all current and future owners, operators, and assignees are bound by its conditions. He noted that undefined terms such as "applicant" can create confusion.

Werhand questioned who would be responsible for cleaning up the site if the project were abandoned, expressing concern that a limited liability company could choose to dissolve. Kay echoed these concerns, asking why the draft contained no bonding or financial security requirements to ensure funds would be available for site restoration after the lease expires. Hein agreed that the permit should better define responsibility, particularly if ownership changes over time. Komro acknowledged the concern and will research options such as bonding, escrow funds, or other financial protections to ensure the Town is not left with cleanup costs. She also planned to review the project's decommissioning plan and consult with the solar developer about escrow arrangements used on other projects.

Komro explained that the property owners, the Schloemers, own two parcels. The southern parcel has access from River Road via a driveway. Hein pointed out that the solar developer had proposed burying electrical lines along that access route. Davies clarified that the Paradise Drive frontage is what makes the parcel legally buildable because there is insufficient frontage on River Road alone. The board also discussed wetlands on the property, with Kay expressing concerns about operating equipment in low-lying areas, raising questions about whether the Department of Natural Resources would require permits for work near wetlands. Hein questioned how the proposed project area would access the site from Paradise Drive. Komro agreed to seek clarification from the applicant regarding access, the project boundaries, and ask if there are any possible changes to the property configuration.

Additional concerns focused on maps, emergency access, and permitting. Kay requested including a north arrow on the project map for clarity and questioned whether the existing driveway from River Road would be adequate for emergency vehicles. It was suggested that the Newburg Fire Department should be consulted about emergency access to the site, especially regarding safety.

Komro agreed to verify the driveway's adequacy, clarify the project's access plans, and consult with Town Attorney Jake regarding legal questions, permitting requirements, and the issues raised throughout the discussion.

Reports and Correspondence:

Supervisor Davies: None.

Supervisor Thoma: None.

Administrator Komro: Komro reported that Dan Laing is revisiting his request for a conditional use permit (CUP) for his property at the corner of Municipal Drive, where the former greenhouse was located. Dan had previously planned to raze the existing house; he has since completed significant renovations and is now renting it. Komro shared photos of the improvements to illustrate the condition of the property, noting that the greenhouse has been demolished, but the concrete slab remains. Cindy advised Dan that he could rebuild a garage or shop on the existing slab because it would not increase the property's nonconformity. Dan is requesting a CUP for a contractor shop and mini-warehouse units, both of which are permitted as conditional uses in the B-1 zoning district. He wants to develop the site gradually due to the high cost of excavation. Cindy explained that the property consists of two parcels in B-1 zoning district, each with an existing residence that is considered legal nonconforming. She researched whether the homes could be split off and rezoned residential but found that the properties are not within the Scenic Drive Sanitary District and instead rely on private septic systems. Because the required setbacks cannot be met, the parcels are not able to be divided in a way that complies with current zoning regulations. Because of this, Dan will need to determine how he wants to proceed with the property's future development, particularly since he eventually hopes to sell the western parcel.

Komro said she is still evaluating and has only recently started discussing the issue with the owner. She plans to meet with him to learn more about the condition of the second house and whether it is being rented. The owner asked if he could get a conditional use permit to rent one of the houses, but Cindy explained that residential rentals are not allowed as a conditional use in the B-1 local business district under the current ordinance. She asked the commission to consider possible solutions before the matter returns for consideration. The owner also asked for more time before being required to remove one of the houses. Komro noted the town could allow more time if the owner provided a bond or other financial guarantee to ensure the required work would be completed. She added that while the ordinance could be amended to allow residential rentals in B-1, she is hesitant to make that change for a single property since the town has very few parcels in B-1 zoning district.

Davies said the town has allowed unusual uses in the past, such as breeding exotic cats in an M-1 district. She said her preferred solution would be to split the property into two residential lots, but that is not possible because the property lacks enough road frontage and cannot meet setback requirements.

Komro explained that rezoning the property to R-1 would not solve the problem because the two houses are too close together to meet the required setbacks. Komro expressed concern about creating another exception that could set a precedent. She noted the property's legal nonconforming status but was unsure whether that would allow a land division. She still needs to determine the condition of the second house and suggested it may ultimately need to be removed.

Kay asked whether the highway expansion had reduced the property's size and created the setback issue. Komro said she did not believe the highway project was the cause and that the issue is simply the location of the two existing houses.

Hein mentioned the town wants to help the owner improve the commercial property and remain in the Town of Trenton, but he believes one of the houses will likely need to be removed. Barb added that the property would benefit from improved access from Municipal Road, and Cindy agreed.

Hein asked if the owner could reconfigure the property boundaries, expand the B-1 business area, and create room for another commercial building. Komro said that is a possibility and explained that she wanted the commission's input before meeting with the owner. She noted that while combining the lots was a simple administrative process, creating new lots now would have to meet current zoning rules,

making the process more complicated. She needs additional information about how the second house is being used and reminded the commission that the owner now understands that residential use cannot be approved through a conditional use permit.

Komro reported that absentee ballots for the August election will be mailed on June 25.

Chairman Lipscomb: None.

Additional Discussion:

Dennis Kay noticed that while using a map app during a road detour, a massage business was listed on Oak Road near Lincoln, with a phone number and address. He questioned whether the business was properly licensed within the Town of Trenton. Cindy and Barb responded that it would likely qualify as a home occupation, which is allowed if it complies with applicable rules. Barb added that a state license would also be required for a massage business, also mentioning that Google Maps listings are not always accurate. Kay said he would take a screenshot of the listing for future reference.

Hein observed activity on Highway M near Trading Post, where there are shipping containers and a roof being built. Komro confirmed the project is permitted, explaining that shipping containers are allowed in agricultural areas and the roof qualifies as an accessory structure with the required permit.

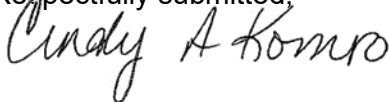
Chairman Lipscomb requested updates on zoning violations at Fairy Chasm and Knollwood. Komro explained that she Police Chief Mammen are continuing enforcement efforts, including sending notices for overgrown grass, junk vehicles, and other outstanding violations.

Werhand asked about the process and noted that some properties do not have required fire number signs. Komro explained that she maintains a list of noncompliant properties, sends notices, and collects payments. She further confirmed that when title companies request special assessment letters, she includes zoning information to alert buyers to existing violations, encouraging sellers to address issues before closing. This includes the suggestion to update fire number signs. Komro noted that owners who fail to comply can be billed and, if necessary, the costs can be added to the property's tax bill.

Adjourn

Lipscomb adjourned the June 22 Plan Commission meeting at 7:45 p.m.

Respectfully submitted,



Cindy Komro, Clerk of Town Plan Commission

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

TOWN OF TRENTON

DRAFT of Official Minutes

A Public Hearing of the Town of Trenton Plan Commission was held Monday, June 22, 2026, at 6:45 p.m. at the Town of Trenton Town Hall, 1071 State Highway 33 East, West Bend, WI 53095.

Chairman Mike Lipscomb called the Public Hearing to order at 6:47 p.m.

Plan Commission Members Present: Pat Groth, Doug Hein, Ray Werhand, Scott Schweizer, Dennis Kay.
Not present: Lee Kidney

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: 31

Lipscomb read the Notice of Public Hearing, held to accept public comments on an application submitted by Jacob Van Domelen of SV CSG Linde Solar, LLC, on behalf of Dennis Schloemer, 5510 River Road.

Summary: Owner Dennis Schloemer has petitioned the Town for a Conditional Use Permit to allow a 5 MW solar facility on approximately 25.18 acres of parcel T11_0753.

Public Comments:

Brandon Schneiberg, 1828 Cloverview Street: Schneiberg stated that he and his wife recently purchased their home, which borders the proposed solar project. They oppose the application citing its potential impacts on their family's quality of life. He expressed concerns about the proposed location of inverter transformers and electrical infrastructure near his property, mentioning potential noise, fire risk, and safety issues. He stated that existing vegetation would not adequately screen the project from neighboring homes, Prairie Meadow Park, or surrounding properties. He also shared concerns about the lack of an emergency response or firefighting plan, the potential use of glyphosate-based herbicides, possible health impacts, and possible reduced property values. He does not believe the proposed project would provide a safe environment for raising a child. He added that he and his wife would not have purchased their home had they known about the proposal and expressed concern that approval of the project may ultimately lead them to relocate.

David Lake, 5546 Whispering Pines Drive: Lake stated that his neighbor, Gary Furger of 5557 Whispering Pines Drive, who was unable to attend, asked him to share his opposition to the proposed solar farms in the Town of Trenton. Gary's statement argued that solar energy is less land-efficient than natural gas and nuclear power. He cited relatively low solar efficiency and urged commissioners to view existing large-scale solar developments to understand their size. Speaking for himself, David Lake expressed that he is not opposed to solar energy in general but has concerns about large-scale solar farms near residential properties. He questioned committing land to such extended lease periods given future uncertainties. He also asked how utility aid payments would be used, and expressed concern about setting a precedent for similar developments. He said additional studies and research are needed, and based on his current concerns, he opposes the proposal.

Joseph Geracie, 1827 Cloverview Street: Geracie shared that he lives directly across from the proposed solar and battery storage project. He spoke as a father, homeowner, and neighbor who would be directly affected. He supports clean energy and responsible development, but he believes the project should better protect the health, safety, welfare, and property rights of nearby residents. He questioned how close the battery storage equipment would be to occupied homes and asked whether alternative locations on the property had been considered to provide greater setbacks and a larger safety buffer. He also reiterated that the existing vegetation would not provide adequate year-round screening, particularly if trees are removed during construction or die over the life of the project. He urged the Town to require a screening

and maintenance plan with replacement vegetation and evergreen screening where needed. Finally, he asked whether local fire and emergency agencies had reviewed the battery storage system, if a site-specific emergency response plan had been prepared, and how potential battery fires or hazardous gas releases would be managed to protect nearby residents.

Craig Martin, 1822 Cloverview Street: Martin lives directly south of the neighboring farmhouse. He shared his concerns about the project's potential impacts on drainage and road conditions. He stated that the existing driveway may not be able to withstand the heavy construction traffic from trucks and that drainage issues affecting nearby properties have not been adequately addressed. He also raised issues relating to fire safety, citing recent solar facility fires as examples of potential risks. He questioned whether the Town's emergency response capabilities would be sufficient, noting that the Newburg Fire Department's volunteer response time to the area could be lengthy. Delays in reporting and dispatching a fire could further increase response times for residents.

Rebecca Richardson, 1819 Cloverview Street: Richardson lives in the Prairie Meadow subdivision across from the park and opposes the proposed solar project. She spoke from the perspective of a mother of four and a registered nurse. She stated she values the community, park, and surrounding wildlife. She is concerned about the potential safety risks the project could pose to children who frequently play in the nearby woods, including her own. She also expressed concern about the impacts of construction that would produce increased traffic, dust, heavy equipment, and noise from installing more than 10,000 solar panels. As a third-shift nurse who sleeps during the day, she said the construction noise would significantly disrupt her sleep and affect her ability to care for her family.

Elizabeth Sterman, 1834 Cloverview Street: Sterman stated that her property directly borders the proposed farm field. She initially bought her home for its scenic view and proximity to the park. She expressed strong concern about fire risk, particularly due to the proposed location of transformers and an access road near her home, which she stated could put her property at increased risk. She also raised worries about potential health impacts in the event of a fire and said the project would likely reduce her property value and make it difficult to sell.

Christina Alridge, 1722 Cloverview Street: Alridge and her husband live directly next to the proposed construction access road. She clarified that she is not opposed to solar energy in general, but objects to how the project is being implemented. She expressed concern that construction traffic so close to their small lot would significantly affect their quality of life, disrupt her husband's ability to work from home, and make it difficult to enjoy their yard. She also raised concerns relating to potential environmental impacts on birds and wildlife from reflective solar panels and transmission infrastructure. She requested changes such as relocating the access road farther from homes, adding noise controls and screening, and addressing wildlife impacts with deterrents.

Sharon Martin, 1822 Cloverview Street: Martin shared that she has lived in her home for over 22 years and recently learned about the proposed solar farm. She explained that her property borders a residential driveway not designed for heavy construction traffic and expressed concern about increased truck use, existing drainage issues, and the difficulty large vehicles already have navigating the road. She raised further concerns about the project's proximity to the nearby homes and a public park, as well as potential fire risks and a lack of clear studies on wildlife impacts. She urged the board to consider requiring changes to the proposal such as increased setbacks, berms, and moving the development farther from residential areas and Prairie Meadow Park.

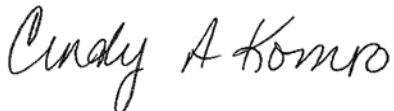
Diane Mayer, 7030 Poplar Road: Mayer expressed concern about solar farms replacing farmland. She argued that companies target agricultural land through long-term leases, which she believes harms the future of farming and the natural rural landscape. She acknowledges that landowners are tempted by financial offers; she expresses interest in developers prioritizing alternatives such as installing solar on rooftops, over highways, or along bike paths instead of using rich farmland. She emphasized frustration at

the loss of farmland in Trenton over time. Diane urged for more innovative planning that preserves agricultural land and keeps development away from residential and farming areas.

Matt Sternig, 1700 Sagewood Circle: Sternig is a resident of Prairie Meadow, an alderman for District 4, and a member of the West Bend City Plan Commission. Matt explained the role of plan commissioners in evaluating whether development complies with codes, state statutes, and regulations rather than deciding based purely on personal opinion. He noted that many speakers are not Town of Trenton residents and do not directly represent the commission's constituents. However, he encouraged the commissioners to listen carefully to all public input. Urging them to thoughtfully consider community concerns and, if the project moves forward, to consider possible adjustments that could address those concerns.

Lipscomb adjourned the Public Hearing at 7:15 p.m.

Respectfully submitted,

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

Cindy Komro, Town Clerk

Affidavit of Posting: These minutes were approved at the ———, 2026 Plan Commission meeting and posted on the Town website on 2026.

Town of Trenton
DRAFT Minutes from the Special Town Plan Commission Meeting
Town of Trenton Town Hall, 1071 Highway 33 East, West Bend, WI 53095
June 22, 2026, at 7:00 p.m.

Plan Commission Members Present: Pat Groth, Doug Hein, Ray Werhand, 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. Not present: Lee Kidney

Members of the Public: 34

Chairperson Lipscomb called the meeting to order at 7:15 p.m.

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

Affidavit of posting: Lipscomb read the affidavit of posting, stating that the June 22, 2026, Special Plan Commission meeting agenda was properly posted on the Town Hall bulletin board and the Town's official website.

Determination of Quorum: Lipscomb determined quorum.

Public comments: None.

Recommendation to Town Board: Conditional use permit for large-scale solar at 5510 River Road (parcel T11 0753, 40.77 acres)

Town Administrator Komro began the discussion by listing concerns from the public, which included chemicals, the 25 to 40 year project duration, utility aid payments, site location, the Newburg Fire Department, an emergency response plan, and construction impacts. Werhand asked whether the county had reviewed road access off River Road, and Komro clarified that the city, not the county, was responsible because River Road had been transferred from county to city control. As a result, any ingress or egress approvals would come from the City of West Bend. Werhand also clarified that the conditional use runs with the land rather than the lessee. Komro agreed, adding that financial assurances such as bonds would be tied to both the landowners and the company, with flexibility to add additional requirements and include periodic reviews to ensure adequate coverage over the span of the project.

Discussion shifted to lease transfers and property changes. Werhand raised concerns about whether lease reassignment or property sale would trigger additional requirements. Komro noted that she would coordinate with the town attorney to work on the legal language to ensure assignments and successor entities are properly covered. She also explained that the conditional use permit would be recorded on both affected parcels, meaning future sales would appear in title searches. She explained that the southern parcel could become illegal non-conforming if separated due to insufficient road frontage. Werhand asked about shared driveway easements. The Schloemers, who were present, confirmed ownership of the driveway, prompting Komro to note the need to verify any potential conflicts.

Chairman Lipscomb discussed a possible alternative access via Paradise Drive and suggested it could reduce construction impacts like dust, noise, and subdivision disruption. He acknowledged wetlands and possible DNR restrictions. Jacob Van Domelen, representative of SunVest Solar, explained that Paradise Drive access was not feasible due to wetland and regulatory constraints. The Chairman also discussed fire department coordination, construction duration, traffic levels, and the relatively low noise levels of solar fields. Lipscomb also mentioned screening improvements and confirming fencing expectations.

Groth and others asked about equipment, including whether panels produced noise or clicking sounds. Van Domelen explained that the single-axis trackers moved slowly and quietly with no audible clicking. Schweizer raised concerns about power lines, distances to nearby homes, and broader impacts. Van Domelen explained that existing distribution lines would be used with only minor pole additions and that no permanent sanitary facilities would be installed, only temporary porta potties during construction.

Werhand and others questioned construction access, turnaround space, and post-construction site conditions. Van Domelen confirmed construction would last roughly 12 to 16 weeks with work hours from 7 a.m. to 5 p.m., and that turnaround space for trucks was being designed into the site. He also explained that all infrastructure would be removed at decommissioning per bond requirements. Groth asked about ground disturbance. Van Domelen stated the project would focus mostly on driven piles and small concrete pads for transformers.

Hein was interested in noise, safety, and environmental concerns. Hein cited several studies and asked about distances to residences, along with inverter noise levels. Van Domelen estimated equipment would be approximately 140 to 175 feet from nearby homes and described inverter and transformer noise as comparable to conversational volume. Hein also confirmed there would be no battery system, addressing prior concerns. Discussion continued and moved to ambient sound measurements, screening with trees, fencing height requirements, and long-term maintenance frequency.

Chairman Lipscomb, Town Administrator Komro, and others also discussed ordinance considerations for large-scale solar, property rights, screening requirements, and whether additional regulatory updates were needed. Kay emphasized adding trees for both visual screening and sound reduction. Werhand asked final procedural questions about inspections and zoning compliance, with Komro noting the building inspector does not handle commercial inspections and state-level oversight would apply.

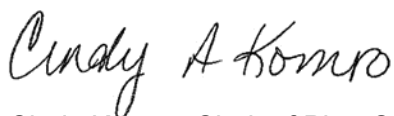
Overall, the group decided that additional research and studies needed to be conducted before moving forward with a decision.

Schweizer moved to postpone the matter until further notice to allow for additional research and to address outstanding concerns, and Groth seconded. Motion carried.

Adjourn:

Lipscomb adjourned the Plan Commission June 22 Special meeting at 7:56 p.m.

Respectfully submitted,



Cindy Komro, Clerk of Plan Commission

Affidavit of Posting: These Minutes were approved by the Plan Commission at the [REDACTED], meeting and were posted on the Town of Trenton official website on [REDACTED]. Cindy Komro, Town Administrator/Clerk.

Chapter 380. Zoning

Article III. Zoning Districts

§ 380-25. B-1 Local Business District.

[Amended 9-15-2025 by Ord. No. Z2025.09.02; 9-15-2025 by Ord. No. Z2025.09.03]

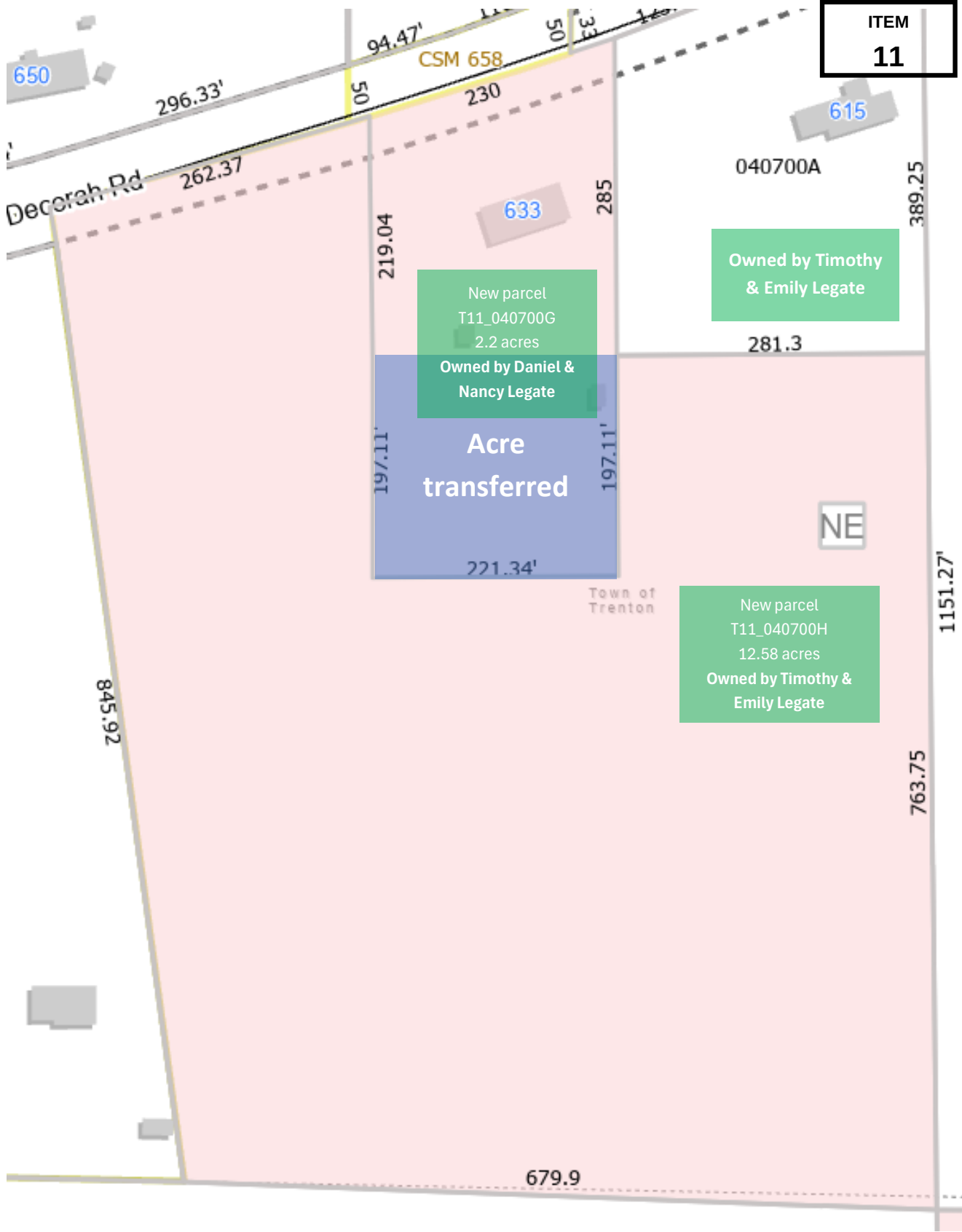
- A. Purpose. The B-1 Business District is intended to provide for small groups of retail and customer-service establishments in a shopping center setting serving the residents of the Town and the character, appearance and operation of which are compatible with the character of the surrounding area. No such district shall be less than two acres in area.
- E. Lot area and width.
- (1) Local business shopping centers or districts shall contain a minimum of two acres and shall be not less than 200 feet in width.
 - (2) Individual business sites in the B-1 Business District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, required yards and appropriate sanitary facilities.
- F. Building height.
- (1) No principal building or part of a principal building shall exceed 35 feet in height.
 - (2) Accessory dwellings located within the business structures in the B-1 District shall provide a living area of not less than 700 square feet.
- G. Yards.
- (1) A minimum street yard (setback) of 50 feet from the road right-of-way shall be required.
 - (2) There shall be a rear yard of not less than 25 feet.
- H. Plans and specifications to be submitted to Plan Commission. To encourage a business environment that is compatible with the residential character of the Town, zoning permits for permitted uses in business districts shall not be issued without review and approval of the Town of Trenton Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading and landscape plans.

The amendment is necessary to correct an omission in the setback guidelines for structures in the B-1 zoning district. No side yard setback is defined. The amendment proposes adding Subsection (3) to §380-25 G. as follows:

§380-25 G. Yards

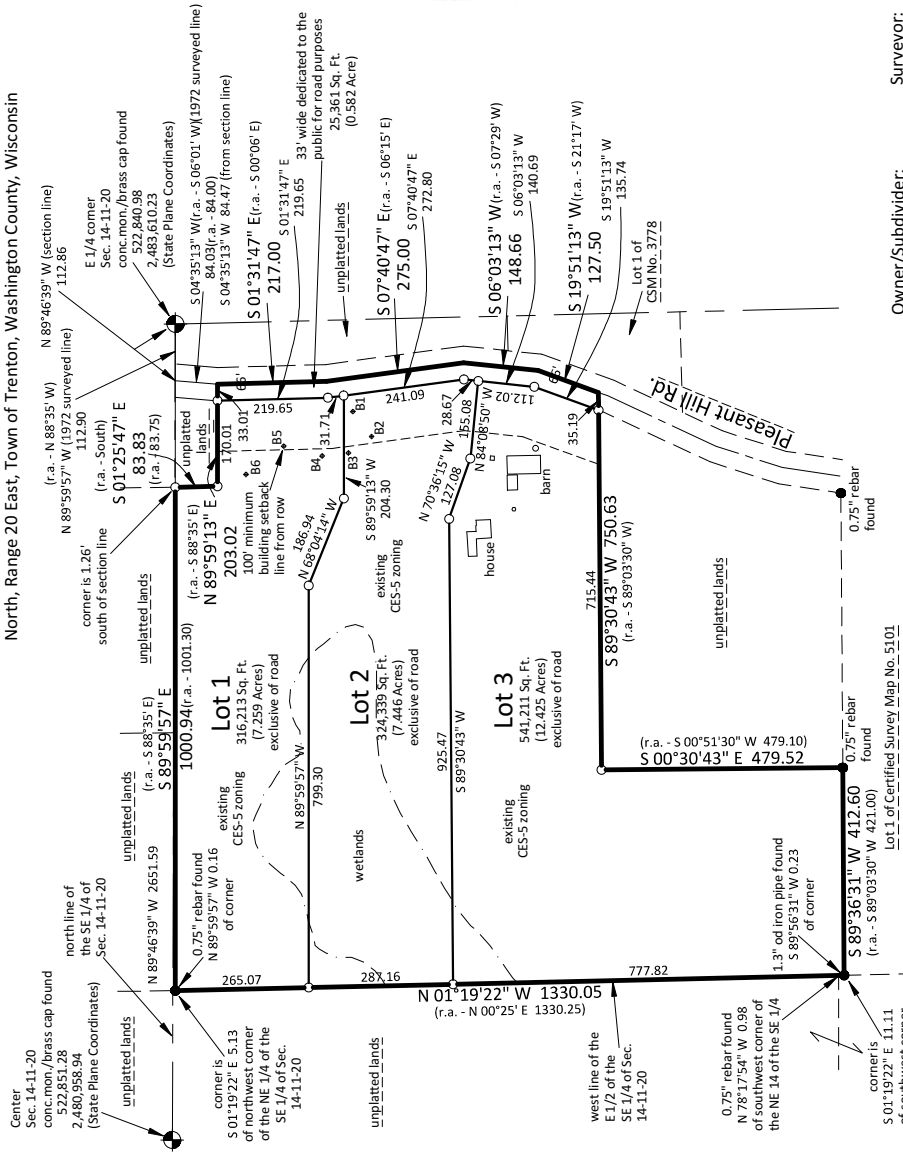
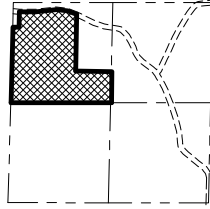
(3) There shall be a side yard of not less than 25 feet.

ITEM
11



Part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin

Location Sketch
SE 1/4 Sec. 14-11-20
Scale: 1" = 2000'



unplatted lands

This instrument was drafted by David J. Leininger, S-2285

Dated this 5th day of June 2026.

*B1 - indicates a soil boring location per soil test site plan

(r.a.) - means "recorded as"

○ - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set.

● - indicates a monument found as indicated.

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The north line of the SE 1/4 of Sec. 14-11-20 has a grid bearing of N 89°46'39" W.



Scale in feet
1" = 300'



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collaborāte / formulāte / innovāte

June 30, 2026

Town of Trenton
1071 Highway 33 East
Post Office Box 259
Newburg, Wisconsin 53060-0259

SUBJECT: Certified Survey Map Review – MSF Rental, LLC (Nicholas Meier, member)

Dear Commission Members:

We have received and reviewed the referenced Certified Survey Map (CSM). Our comments and recommendations are as follows:

1. Per 350-6 B(6); show distances between property lines and existing structures in Lot 3. Also include location of well in Lot 3, if any.
2. Per 350-8 B(8); include note about minimum lot area required by the zoning district in which the land division is located.
3. Per 350-6 B(11); show Owners of record for all abutting Unplatted lands.
4. Per 236.4 (1m)(d)(1); On Line 1 of the Surveyor's Certificate, consider using the full legal name of Nicholas S. Meier to match the Owner's Certificate.
5. Per 236.4 (1m)(d)(2); On Line 3 of the Surveyor's Certificate, Township 14 North should read Township 11 North.
6. General Comment: Consider labeling the Point of Beginning (POB) on Sheet 1.
7. General Comment: Consider using a suffix ' to indicate "feet" for all distances shown on Sheet 1.

We recommend that this Certified Survey Map be approved upon inclusion of the above comments into revised Certified Survey Map.

Sincerely,

A handwritten signature in red ink that reads "Troy M. Collins". The signature is written in a cursive, flowing style.

Troy M. Collins, PLS
GRAEF



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MEMORANDUM

TO: Town of Trenton
FROM: GRAEF
Joseph Komorowski, P.E., City of Cudahy Engineering Consultant
DATE: June 29, 2026

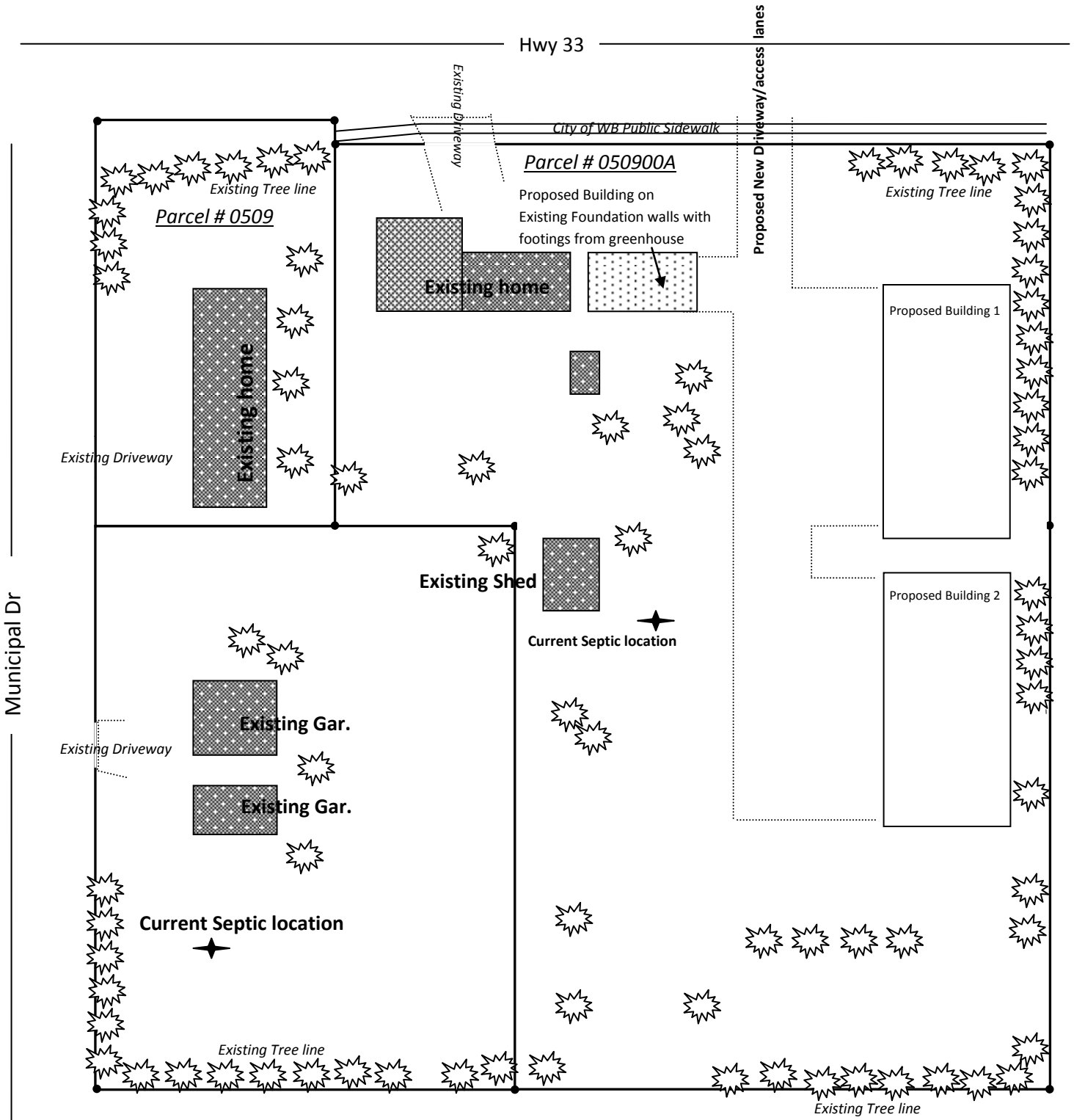
SUBJECT: Meier CSM

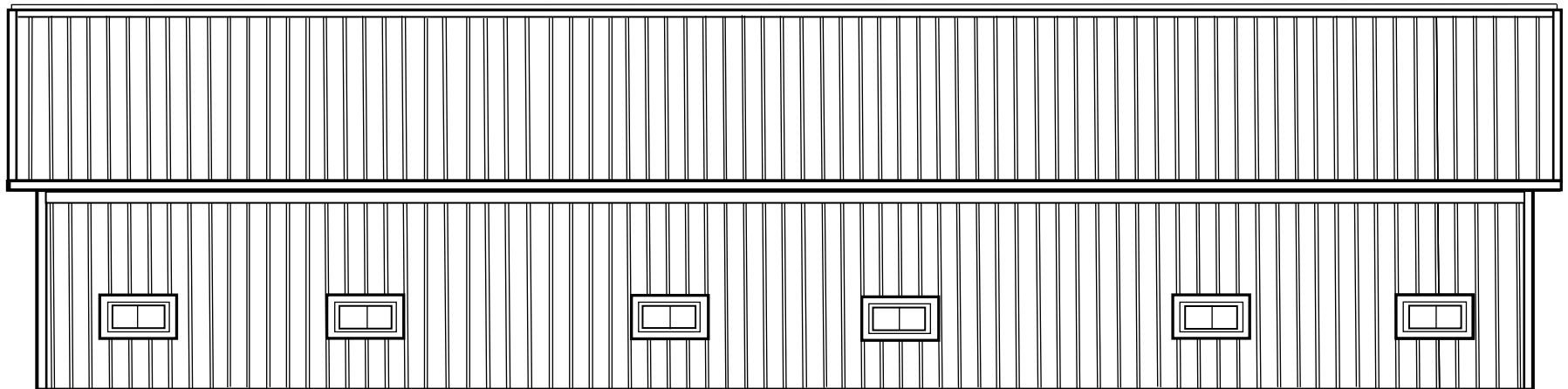
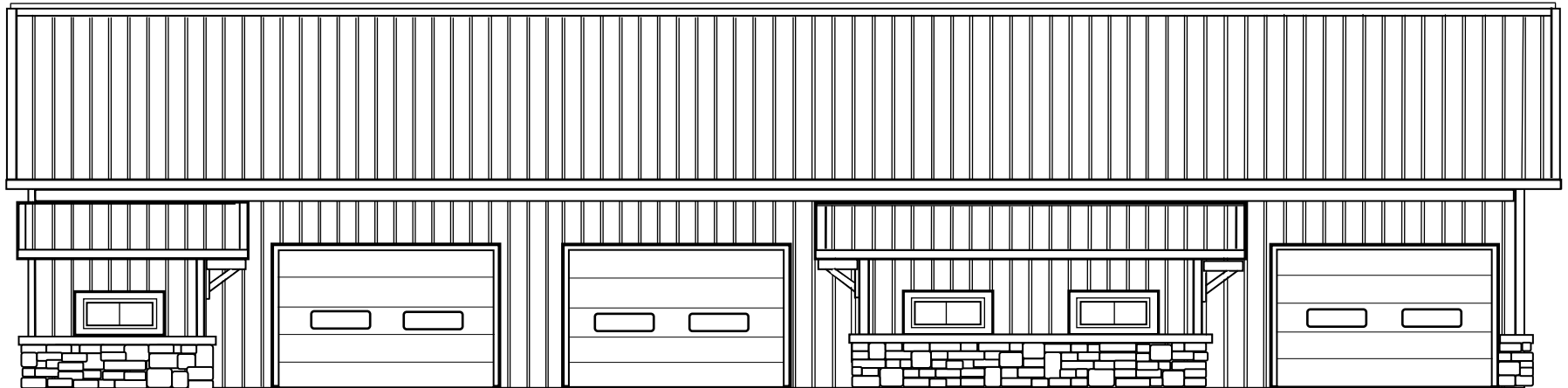
1. 350-6 (B)(16) – Existing Utilities: All known existing utilities and drain tile shall be shown on the CSM. All existing utilities and drain tile shall be protected and maintained.
 - a. Add note to CSM “All proposed impacts to existing utilities shall be reviewed and approved by the Town of Trenton.”
2. 350-6 (B)(17) – Drainage Ways: Due to various drainage patterns through each proposed lot and from offsite flows flowing from one parcel to the next.
 - a. The sub-divider shall prepare a Drainage Exhibit displaying contours and the various drainage patterns and locations for future parcel owners and reference. Please note it appears that the existing wetland located in the northwest corner of the sites is a major drainage low point for the area.
 - b. Add note to CSM “Before a new building(s) permit can be issued, a grading plan will need to be reviewed by the Town to ensure no drainage from offsite/through the property is obstructed and at that time, additional drainage and/or other easements may be required. All driveways and proposed culverts should be part of the grading plan. Culvert design and size shall be reviewed and approved by the Town of Trenton. If necessary, the Town of Trenton shall require any future site improvements impacting drainage, be completed by a professional engineer in the state of Wisconsin, at the residents expense.”
3. 350-6 (B)(19) – Environmental Corridors: Confirm entire site has been verified there are no other environmental corridors that need to be included in the CSM. Confirm entire site has had a field survey and delineated for wetlands.
 - a. Provide note on CSM “When wetlands are present onsite, proper coordination with the WDNR for any water quality, set back limits, and construction requirements shall be verified and satisfied. The areas identified as DNR Wetland Protective Areas have additional Wisconsin DNR restrictions and requirements pertaining to construction within the protective areas. Prior to any construction within these protective areas, please contact the Wisconsin DNR more details and comply with all DNR requirements. Final coordination and permitting shall be submitted to the City of Muskego for review and approval.”
4. 350-6(C)(4) – Soil Borings: Provide soil boring locations and map and submit boring report with future building permit for Town of Trenton records. Provide boring(s) in approximate location of future dwelling. Soil boring report shall provide the Seasonal High Ground Water Elevation (SHGW). This is the highest anticipated seasonal water elevation based on that boring location.
5. 350-6(C)(4) – Soil Borings POWTS: Confirm The soil evaluation report meets DSPS 383, 384, and 385 for the required use. Provide Town of Trenton all required DSPS and/or other agency approvals for their records.
6. 350-6(C)(11) – Existing Drain tile: A note shall be added to the CSM “All existing drain tile damaged shall be replaced to maintain proper drainage conveyance.”

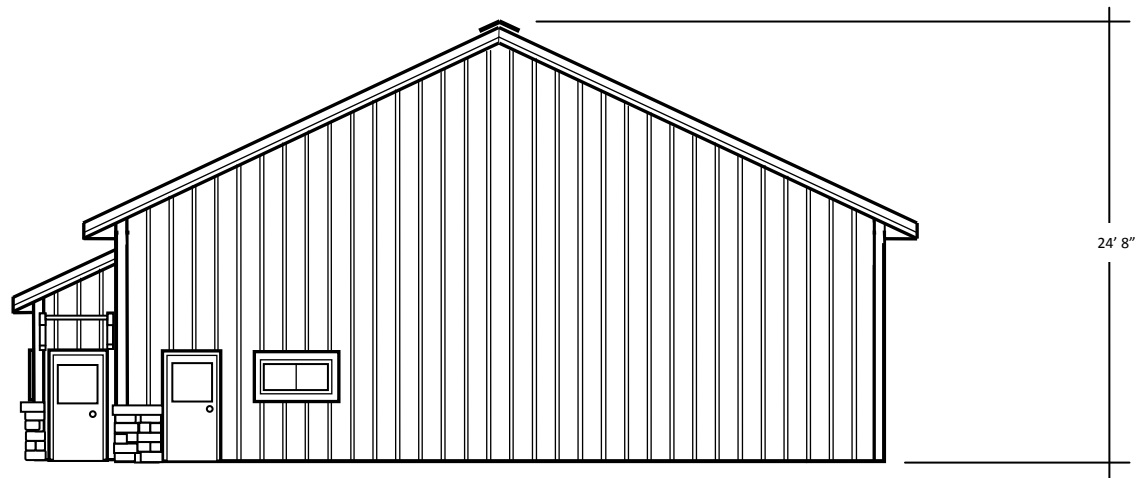
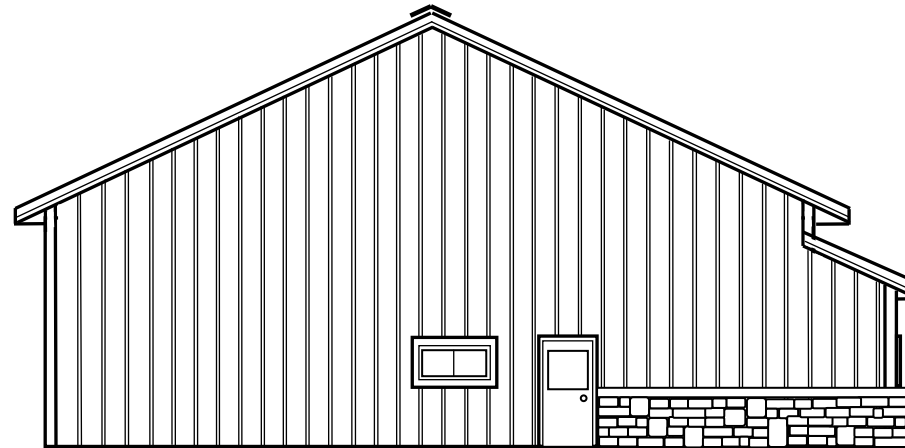
Parcel split not possible
--Location of septic
--Setbacks not sufficient (R-1 zoning, not R-4)

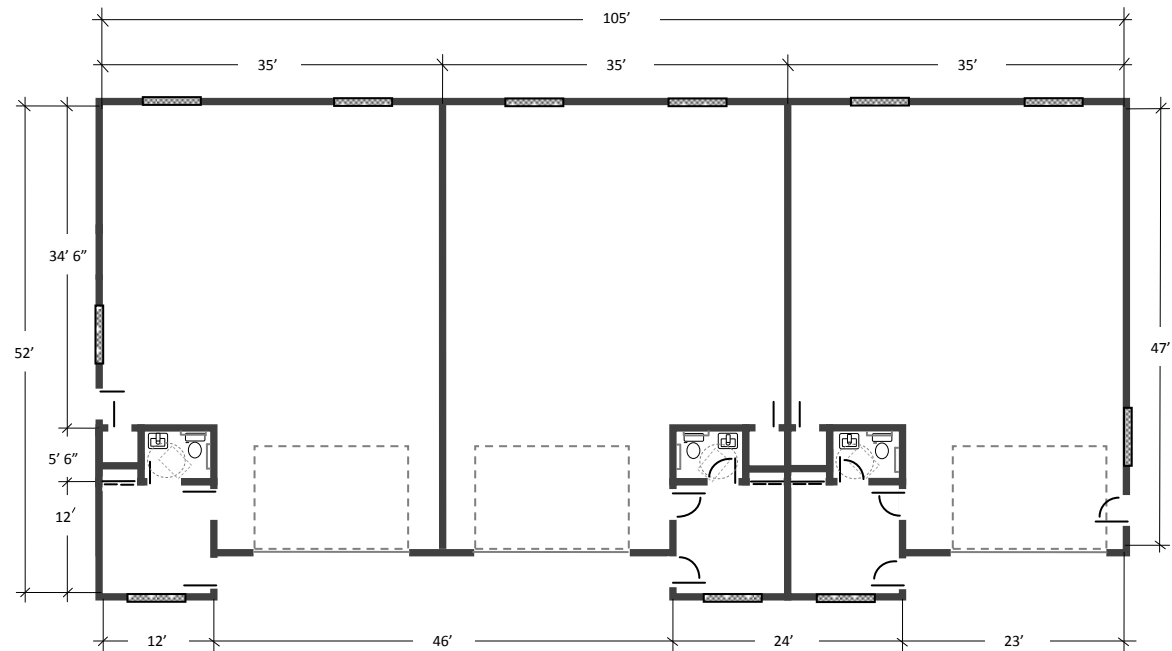
Currently renting home on parcel 050900A

ITEM
13





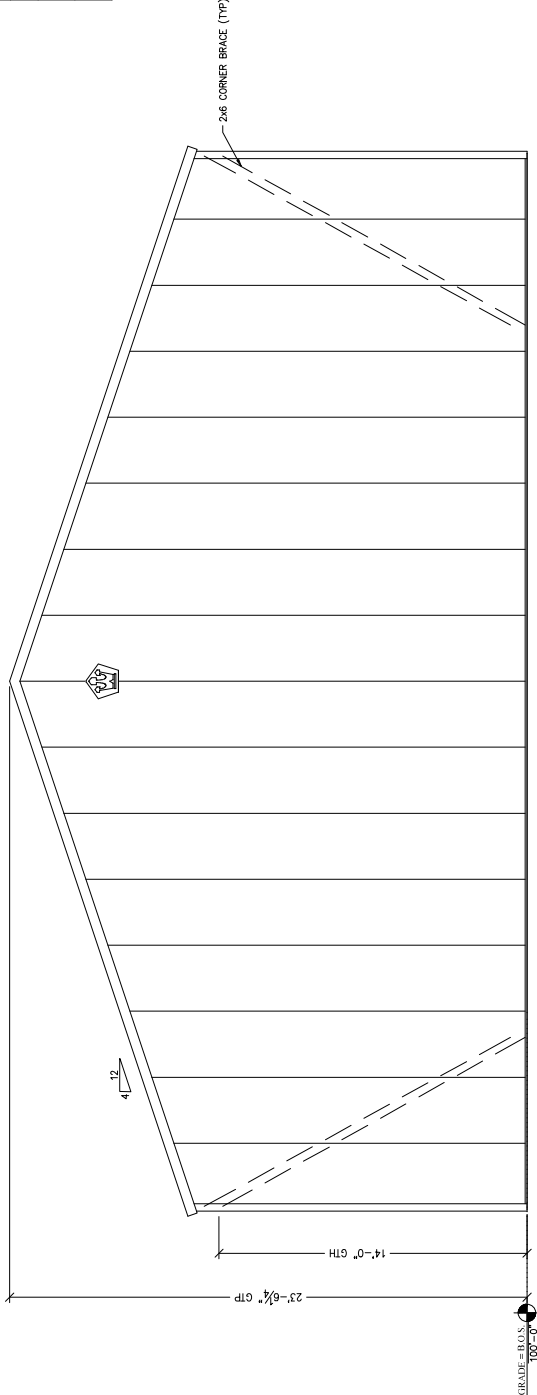




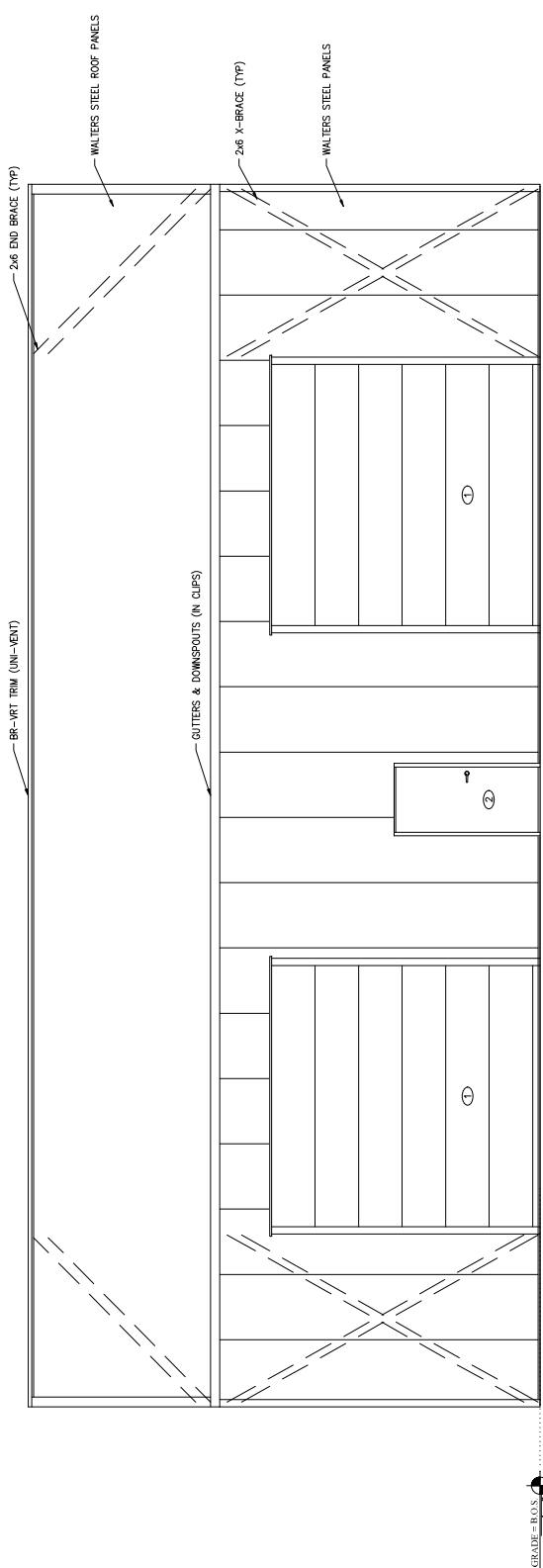
DOOR & WINDOW SCHEDULE		
MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS* *SEE PAGE 01 FOR PLYCO ROUGH OPENING SIZES*		
TAG	TYPE	QUANTITY
①	12'-0"x12'-0" OVERHEAD DOOR	2
②	3068 THERMAL BREAK PLYCO 92 TB ALUMINUM FRAME SERIES W/LEVER LOCKSET	1

Ordinance requirements:

Plans and specifications to be submitted to Plan Commission. To encourage a business environment that is compatible with the residential character of the Town, zoning permits for permitted uses in business districts shall not be issued without review and approval of the Town of Trenton Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading and landscape plans.



1 NORTH END ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Plan Commission Meeting July 13, 2026

ITEM
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JOB NUMBER:
 99F-2190

SHEET NUMBER

A1



**Walters
Buildings**
Jack Walters & Sons Corp.
P.O. Box 388,
West Bend, WI 53092
1-800-255-7600
www.waltersbuildings.com

OWNER NAME:
TOM MERKEL
-WEST BEND LAKES
GOLF COURSE

OWNER ADDRESS:
1241 WF-83
WEST BEND, WI 53095
WASHINGTON
COUNTY

PROJECT NAME:
48x56 STORAGE

PROJECT ADDRESS:
1241 WF-83
WEST BEND, WI 53095
WASHINGTON
COUNTY

SALES REP / DEALER:
JACOB RITTER

DRAWN BY:
ADAM CHAPSER

ESTIMATOR:
BRIAN BUSKE

LAST SAVED BY:
CULLSHI ON 4/13/26

PAPER SIZE:
ARCH-PALLET (11.69 X 24.84) (48 X 56)

SCALE:
1" = 20'

ENGINEER:
CAYNEN KLESSIG

JOB NUMBER:
99F-2190

SHEET NUMBER:

SP



1 SITE PLAN
SCALE: 1"=250'

SP