

Town of Trenton
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. 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.

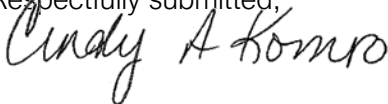
Chairman Lipscomb requested updates on zoning violations at Fairy Chasm and Knollwood. Komro explained that she Police Chief Mammen are continuing enforcement efforts, including sending notices for overgrown grass, junk vehicles, and other outstanding violations.

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,

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

Cindy Komro, Clerk of Town Plan Commission

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