

TOWN OF TRENTON
DRAFT of Official Minutes

**A Public Hearing of the Town of Trenton Town Board and Plan Commission was held
Monday, April 14, 2025, at 6:50 PM at the Town of Trenton
Town Hall, 1071 State Highway 33 East, West Bend, WI 53095.**

Supervisor Lipscomb called the Public Hearing to order at 6:50 P.M.

Lipscomb read the Notice of Public Hearing called to consider a petition to amend the Town of Trenton Comprehensive Plan: 2050 and Town of Trenton Zoning Map. Applicants David & Heather Erlandson have applied for a Land Division/Reconfiguration via Certified Survey Map affecting the following parcels:

Parcel	Address	Size	Comprehensive Plan Designation	Zoning District
T11_0704	Lincoln Dr	30.71 ac	Primary Environmental Corridor	C-1 Conservancy
T11_070900D	5642 School Rd	1.93 ac	Country Estates	R-2 Residential
T11_070500A	5638 School Rd	38.11 ac	Primary Environmental Corridor	C-1 Conservancy

The proposed Certified Survey Map will reconfigure the parcels so that two large parcels remain. Most buildings are planned for removal, except for the residence at 5638 School Rd. The intention is to build a new residence on the newly created northern parcel (retaining address 5642 School Rd).

Plan Commission members present: Bob Roden, Lee Kidney, Ray Werhand, Doug Hein, Tony Thoma, Scott Schweizer. Absent: Dennis Kay

Town Board Supervisors present: Chairman Mike Lipscomb, Supervisor Barb Davies.

Also present: Clerk Heather Krueger, Town Administrator Cindy Komro.

Members of the public: 22

The notice was properly posted on the town hall bulletin board and the town website on March 10, 2025, before the public hearing.

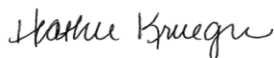
Public Comments:

Bill Buettner, 5654 School Road. The owners will raze a beautiful barn on the property. Is this at the town's request or is it a personal reason?

Applicant David Erlanderson responded: We will raze the barn for personal reasons. We are not planning on developing this property.

Lipscomb closed the Public Hearing at 6:56 p.m.

Respectfully submitted,



Heather Krueger

Clerk of the Plan Commission

These minutes were approved at the May 12, 2025, Plan Commission meeting and the May 19, 2025, Town Board meeting and posted on the Town website on May 21, 2025.

Minutes.PH.Erlandson.4-14-25

Town of Trenton
Draft of Official Minutes from the Town Board Meeting
Town of Trenton Town Hall, 1071 Highway 33 East, West Bend, WI 53095
April 21, 2025, 7:00 PM

Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Tony Thoma, Administrator/ Deputy Clerk Cindy Komro, Treasurer Nicole Cozzuli-Meer, Clerk Heather Krueger. Members of the Public: 6

Chairman Lipscomb called the Meeting to order at 7:00 p.m.

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

Affidavit of Posting:

Lipscomb read the affidavit of posting, stating that the April 21, 2025, Town Board Meeting agenda was properly posted before the meeting on the Town Bulletin Board and the Town's official website and sent to the Washington County Daily News and WIBD Radio.

Approve March 10, 2025, Public Hearing Meeting Minutes, Arick Groth Zoning Map Amendment. **Davies moved to approve the March 10, 2025, Public Hearing Minutes as presented, seconded by Thoma. Motion carried 3-0.**

Approve March 17, 2025 Town Board Meeting Minutes. **Davies moved to approve the March 17, 2025, Town Board Meeting, seconded by Thoma. Motion carried 3-0.**

Approve March 26, 2025, Special Town Board Meeting Minutes. **Davies moved to approve the March 26, 2025, Special Town Board Meeting Minutes, seconded by Thoma. Motion carried 3-0.**

Approve April 7, 2025, Special Town Board Meeting Minutes. **Davies moved to approve the April 7, 2025, Special Town Board Meeting Minutes, seconded by Thoma. Motion carried 3-0.**

Public Comments: None

Review and Accept Agenda: **Davies moved to accept the agenda as presented, seconded by Thoma. Motion carried 3-0.**

March Bank Statement Reconciliation. **Davies moved to approve the March Bank Statement Reconciliations, seconded by Thoma. Motion carried 3-0.**

Fire Number Address Sign Resident Cost: The town charges residents \$75 for a new fire number; the cost has gone up to over \$150. Komro would like to notify residents that the price will be going up on September 1, 2025, and they will have all summer to comply with the ordinance of having a town-issued, reflective fire sign. **Davies moved to increase the fire number address sign cost to \$100 starting September 1, 2025, seconded by Thoma. Motion carried 3-0.**

Public Works Snow Plow Equipment Discussion regarding updating Public Works equipment in the next few years. Lipscomb is keeping up with equipment availability and costs. He feels the town is okay for the 2025-2026 season, but he may have to revisit it later to discuss the 2026-2027 season. Davies does not want the town to be in a position to have to purchase two pieces of equipment in the same year.

Fees for Public Records. Per Komro, the fee schedule for Public Records has not been updated in several years. Komro suggested updating the fee to \$5.00 for the first page and \$.50 for additional pages. **Davies moved to update the fee schedule for Public Records Requests to \$5.00 for the first page and \$.50 for each additional page, seconded by Thoma. The motion carried 3-0.**

Previous Month Correspondence and Department Reports:

Police Department: Calls for service: 180, 54 traffic stops, 32 citations.

Clerk Heather Krueger: Congratulations to the Town Board on a successful election. Seventy percent of residents voted at the Spring Election, and 30% voted absentee. The 2025 Recycling Grant was successfully filed last week.

Treasurer Nicole Cozzuli-Meer Presented the First Quarter and March Receipts.

Town Zoning Activity Cindy Komro Five new requests have come in, and five pending requests are active. The Zoning Hub building continues, and Komro received a report from a contractor regarding the expansion of the town hall. Five active Notices of Violations have been sent. Administrative Activity Cindy Komro: Quarterly payroll reports were filed, and audit review and form CT drafts were completed. Board of Review Training will be taken by Supervisor Thoma. The Spring town Crier is almost complete and will be mailed soon.

Supervisor Davies:

- Davies followed up on the town's complaint regarding the manure sprayed/spread on N Trenton Rd. She did not find it to be as bad as expected. The County does have an active spray permit for that parcel. There is no damage or manure on the town road.
- At the annual meeting, some residents expressed concern that the town board was not doing anything behind the scenes regarding the zoning and the CAFO issue. Davies will bring articles and research on what she finds to share with the board and residents. Davies is looking into training on the DATCAP website. The main problem is the manure. The board has been active, trying to hear both sides of this rezoning.

Chairman Lipscomb:

Lipscomb has been actively communicating with residents about town concerns. He would like residents to be informed about the path the town is headed regarding the rezoning, and it is timed out properly.

Payment of Bills **Davies moved to approve the March bills in the amount of \$77,019.90, seconded by Thoma. Motion carried 3-0.**

Adjourn **Davies moved to adjourn at 7:44 pm.**

Respectfully submitted,



Heather Krueger, Clerk

Affidavit of Posting: These minutes were approved at the May 19, 2025, Town Board meeting and were posted on the town's official website on May 21, 2025.



275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

TB Meeting 05/19/2025

ITEM
09

May 2, 2025

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

SUBJECT: Certified Survey Map Review – David L. Erlandson Living Trust, Heather S. Erlandson Living Trust

Dear Commission Members:

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

All Items listed have been included.

Town Engineer confirmed 5/13/2025

1. The location of soil borings should be shown, **and their results submitted** along with the Certified Survey Maps.
2. Eliminate partial wording as a result of overlapping sheets 1, 2 and 3.
3. Identify the location of CSM 1009.
4. Label current zoning.
5. Identify set-back lines.

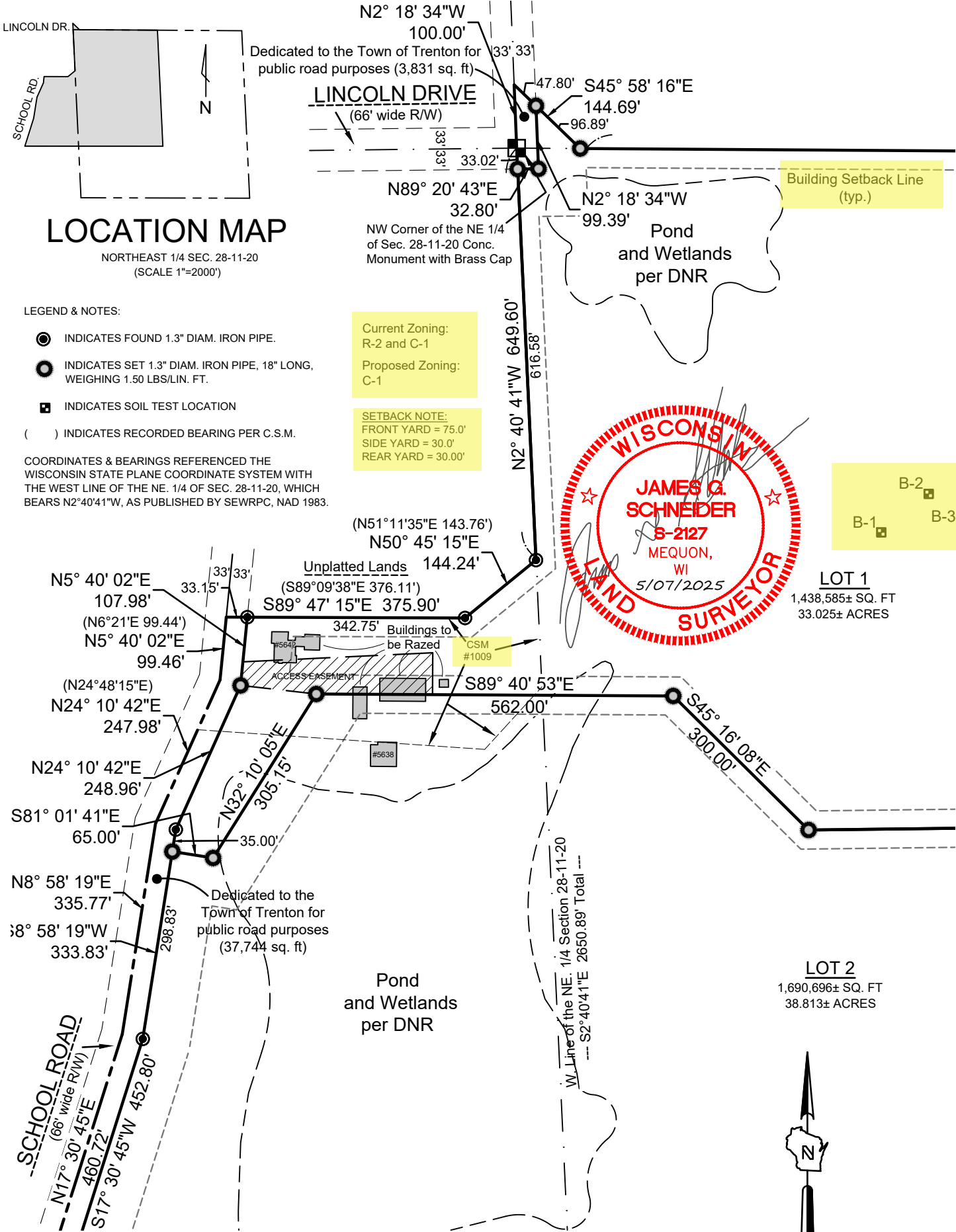
We recommend that the Certified Survey Map be approved upon inclusion of the above comments into a revised Certified Survey Map.

Sincerely,

Burt J. Naumann, P.L.S.
Senior Vice President

CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin



LOCATION MAP

NORTHEAST 1/4 SEC. 28-11-20
(SCALE 1"=2000')

LEGEND & NOTES:

- INDICATES FOUND 1.3" DIAM. IRON PIPE.
- INDICATES SET 1.3" DIAM. IRON PIPE, 18" LONG, WEIGHING 1.50 LBS/LIN. FT.
- INDICATES SOIL TEST LOCATION
- () INDICATES RECORDED BEARING PER C.S.M.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NE. 1/4 OF SEC. 28-11-20, WHICH BEARS N2°40'41"W, AS PUBLISHED BY SEWRPC, NAD 1983.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

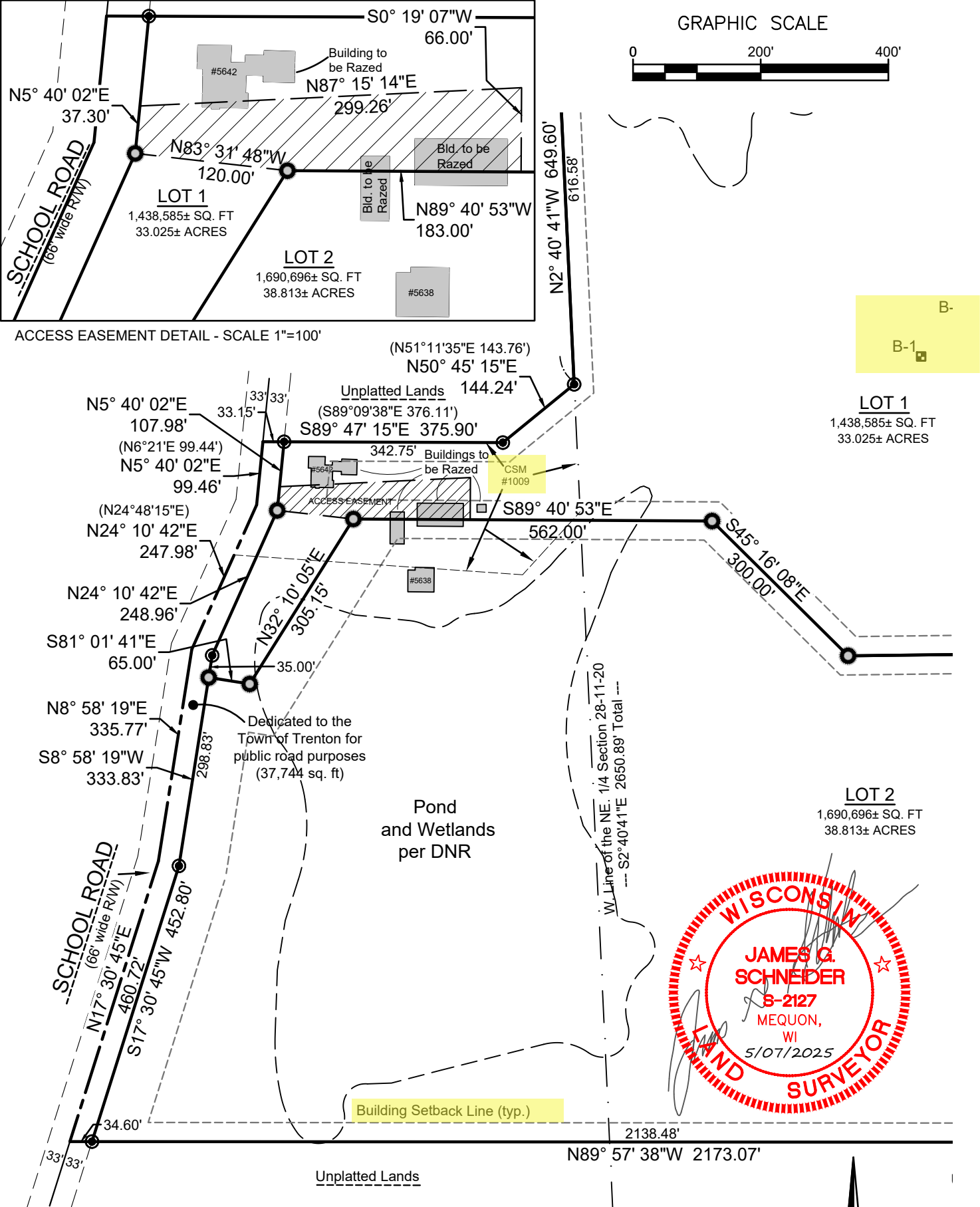
OWNER :
DAVID L ERLANDSON LIVING TRUST,
HEATHER S ERLANDSON LIVING TRUST
12676 N. HAWKS GLEN CT.
MEQUON, WI 53097

GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin



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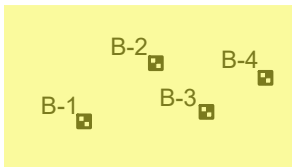
GRAPHIC SCALE



Unplatted Lands

N. Line of the NE. 1/4 Section 28-11-20
--- S89°37'58"E 2654.94' Total ---
S89° 37' 58"E 1227.47'

Building Setback Line
(typ.)



LOT 1

1,438,585± SQ. FT
33.025± ACRES

Pond

Pond

Unplatted Lands

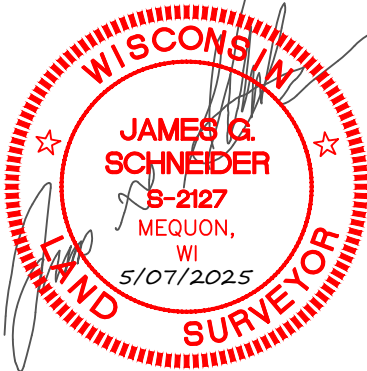
Wetland per
Wisconsin Department
of Natural Resources

N89° 19' 08"E 917.53'

Building Setback Line
(typ.)

LOT 2

1,690,696± SQ. FT
38.813± ACRES



S2° 41' 34"E 1830.00'

774.13'

Unplatted Lands

2138.48'

N89° 57' 38"W 2173.07'

Unplatted Lands



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin, bounded and described as follows:

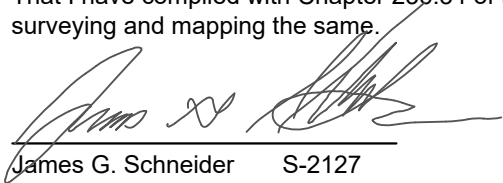
Commencing at the Northwest corner of the Northeast 1/4 of said Section 28, also being the Southwest corner of the Southeast 1/4 of said Section 21; thence N2°18'34"W, along the West line of the Southeast 1/4 of said Section 21, 100.00 feet; thence S45°58'16"E, 144.69 feet to a point in the North line of the Northeast 1/4 of said Section 28; thence S89°37'58"E, along said North line, 1227.47 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 28; thence S2°41'34"E along the East line of said West 1/2, 1830.00 feet; thence N89°57'38"W, 2173.07 feet to a point in the centerline of School Road; thence N17°30'45"E along said centerline, 460.72 feet; thence N8°58'19"E along said centerline, 335.77 feet; thence N24°10'42"E along said centerline, 247.98 feet; thence N5°40'02"E along said centerline, 99.46 feet to the Northwest corner of Certified Survey Map (CSM) No. 1009; thence S89°47'15"E along the North line of said CSM, 375.90 feet; thence N50°45'15"E along the North line of said CSM, 144.24 feet to a point in the West line of the Northeast 1/4 of said Section 28; thence N2°40'41"W, along said West line, 649.60 feet to the point of commencement.

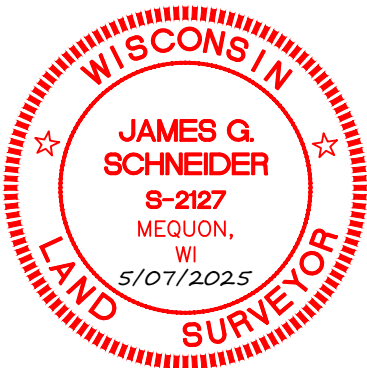
Said lands containing 72.793 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the regulations of the Town of Trenton, in surveying and mapping the same.


James G. Schneider S-2127



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OWNER'S CERTIFICATE

We, David L. Erlandson and Heather S. Erlandson, Trustees of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER, do hereby certify: THAT we have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided mapped and dedicated.

Witness David L. Erlandson, Trustee

Witness Heather S. Erlandson, Trustee

WITNESS the hand and seal of said OWNER on this ____ day of _____, 20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____, 20__ David L. Erlandson and Heather S. Erlandson, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

My Commission expires _____

Notary Public

CONSENT OF MORTGAGEE

BANK FIRST, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of David L. Erlandson and Heather S. Erlandson, Trustees of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER.

In witness whereof, the said BANK FIRST has caused these presents to be signed by _____, it's _____ at _____, Wisconsin, this _____ day of _____, 20__.

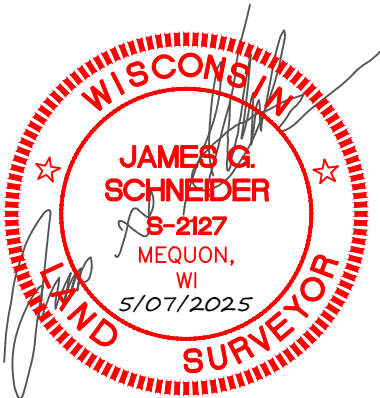
IN THE PRESENCE OF: BANK FIRST

By: _____

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____, 20__ the above named by _____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

My Commission expires _____

Notary Public



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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TOWN OF TRENTON PLAN COMMISSION APPROVAL

APPROVED by the Town of Trenton Plan Commission on this _____ day of _____, 20____

Mike Lipscomb, Town Chairman

Cindy Komro, Zoning Administration

TOWN OF TRENTON TOWN BOARD APPROVAL

APPROVED by the Town of Trenton Town Board this _____ day of _____, 20____

Mike Lipscomb, Town Chairman

Heather Krueger, Clerk

EXTRATERRITORIAL REVIEW AND APPROVAL

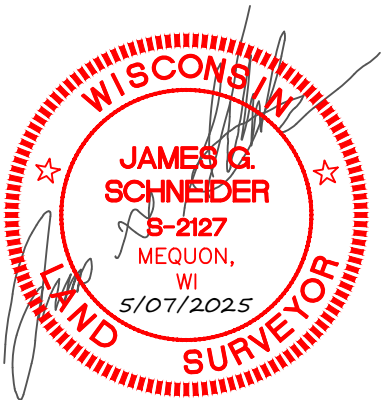
CITY OF WEST BEND APPROVAL

APPROVED by the City of West Bend on this _____ day of _____, 20____.

John Fellows,
Community Development Planner



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



Town of Trenton
Washington County, Wisconsin

ORDINANCE Z2025.05.01

AN ORDINANCE AMENDING THE TOWN OF TRENTON COMPREHENSIVE PLAN AND THE TOWN OF TRENTON ZONING MAP

WHEREAS, the Town of Trenton, pursuant to Sections 62.23, 61.35, and 60.22(3) of the *Wisconsin Statutes*, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 17, 2009, following extensive public participation; and amended and updated that plan on November 14, 2017; and

WHEREAS, Applicants David & Heather Erlandson have submitted a request via land division to reconfigure parcels T11_0704 (Lincoln Dr, 30.71 ac), T11_070900D (5642 School Rd, 1.93 ac) and T11_070500A (5638 School Rd, 38011 ac) so that two large parcels remain, and to change the land use designation of portions of the parcels from Country Estates to Primary Environmental Corridor on the land use plan map adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050; and

WHEREAS, applicants have further petitioned to amend the Town of Trenton zoning map of parcel T11_070900D from R-2 Single-Family Residential (unsewered) to C-1 Conservancy, resulting in the two remaining parcels being in the C-1 Conservancy District; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment on April 14, 2025, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

WHEREAS, the Plan Commission has reviewed the petition at its May 12, 2025 regular meeting and has approved Resolution Z2025.05.01, recommending approval of the amendments to the Town of Trenton Comprehensive Plan:2050 and the Town of Trenton Zoning Map.

NOW, THEREFORE, BE IT RESOLVED that Ordinance Z2025.05.01 is hereby adopted, approving the petitioners' requests for amendments to the Town of Trenton Comprehensive Plan:2050 and the Town of Trenton Zoning Map.

Adopted this _____ day of _____, _____.

In favor:_____ Opposed:_____ Abstain:_____ Absent:_____

_____ ss/_____ Mike Lipscomb, Town Chairperson

_____ ss/_____ Tony Thoma, Town Supervisor

_____ ss/_____ Barbara Davies, Town Supervisor

_____ ss/_____ Attest, Heather Krueger, Town Clerk

Posted: _____/_____/_____

**Town of Trenton
Washington County, Wisconsin**

RESOLUTION NO. Z2025.05.01

**RECOMMENDING AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAPS FOR THE
TOWN OF TRENTON**

WHEREAS, the Town of Trenton, pursuant to Sections 62.23, 61.35, and 60.22(3) of the *Wisconsin Statutes*, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 17, 2009, following extensive public participation; and amended and updated that plan on November 14, 2017; and

WHEREAS, Applicants David & Heather Erlandson have submitted a request via land division to reconfigure parcels T11_0704 (Lincoln Dr, 30.71 ac), T11_070900D (5642 School Rd, 1.93 ac) and T11_070500A (5638 School Rd, 38011 ac) so that two large parcels remain, and to change the land use designation of portions of the parcels from Country Estates to Primary Environmental Corridor on the land use plan map adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050; and

WHEREAS, applicants have further petitioned to amend the Town of Trenton zoning map of parcel T11_070900D from R-2 Single-Family Residential (unsewered) to C-1 Conservancy, resulting in the two remaining parcels being in the C-1 Conservancy District; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment on April 14, 2025, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

WHEREAS, the Plan Commission hereby finds that:

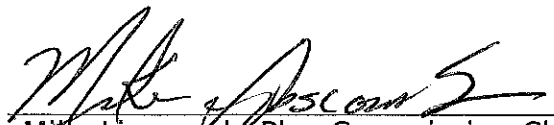
- The comprehensive plan, with the proposed amendment, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and
- The comprehensive plan, with the proposed amendment, is internally consistent; and
- The proposed zoning map amendment is consistent with the proposed comprehensive plan amendment.

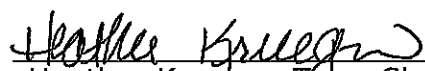
NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Trenton Plan Commission hereby approves Resolution Z2025.05.01, recommending approval of the amendments to the Town of Trenton Comprehensive Plan:2050 and the Town of Trenton Zoning Map.

BE IT FURTHER RESOLVED that the Plan Commission hereby recommends the Town Board enact an Ordinance adopting the Amendments to the Comprehensive Plan and Zoning Map.

Adopted this 12 day of May, 2025.

Attest:


Mike Lipscomb, Plan Commission Chair


Heather Krueger, Town Clerk