

Town of Trenton

Official minutes of the regular meeting of the The Town of Trenton Plan Commission held on Monday, May 11, 2026, at the Trenton Town Hall 1070 HWY 33, West Bend, WI

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

Others Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker. Not present: Supervisor Tony Thoma.

Members of the public: 3

Call to order: Lipscomb called the meeting to order at 7:04 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: **Schweizer moved to approve the agenda, seconded by Kidney. The motion carried 5-0.**

Approve April 13, 2026, Public Hearing Minutes: Littrel Zoning Map Amendment: **Hein moved to approve the April 13, 2026, Public Hearing Minutes: Littrel Zoning Map Amendment, seconded by Kidney. Motion carried 5-0.**

Approve April 13, 2026, Public Hearing Minutes: Praefke Comprehensive Plan and Zoning Map Amendments: **Kay moved to approve the April 13, 2026, Public Hearing Minutes: Praefke Comprehensive Plan and Zoning Map Amendments, seconded by Kidney. Motion carried 5-0.**

Approve April 13, 2026, Public Hearing Minutes: Public Hearing Minutes: Rob-n-Cin Farms Conditional Use Permit: **Kidney moved to approve the April 13, 2026, Public Hearing Minutes: Public Hearing Minutes: Rob-n-Cin Farms Conditional Use Permit, seconded by Hein. Motion carried 5-0.**

Approve April 13, 2026, Public Hearing Minutes: Plan Commission Meeting Minutes: **Kidney moved to approve the April 13, 2026, Plan Commission Meeting Minutes with changes to the second paragraph on page two so that the correct vote is reflected, seconded by Schweizer. Motion carried 5-0.**

Public Comments:

George Spaeth, 1791 Wallace Lake Road notes that the Town Crier misstated the Thursday yard recycle hours. Komro apologized for the mistake and noted that she posted on the website as soon as she found out that there was an error.

Pat Groth notes that in the Town Chairman letter his mother's name was noted incorrectly. Her name was Margaret, not Martha. Komro noted that she would make those changes.

Recommendation to Town Board: zoning ordinance text amendment allowing large-scale solar as a conditional use in C-1 Conservancy District:

The discussion focused on zoning, land use, and a proposed solar project. A clarification was made that zoning classifications and property use are separate issues. Land can remain in the C-1 Conservancy Zoning District, while its assessed use can potentially change depending on how the assessor would classify the solar operation for tax purposes. It was noted that agricultural zoning in the town already allows solar projects.

It was also stressed that solar installations can still preserve farmland because the equipment must be removed at the end of the project, where the land would return to agricultural use. Discussion also included cleanup responsibilities after possible storm damage to solar fields, after referencing a tornado-damaged site nearby. The town plans to request that cleanup and restoration requirements be included in the conditional use permit that is being drafted by consultants.

Discussion regarding the solar ordinance changes and concerns about possible future annexation by West Bend was also had. It was explained that the city cannot deny the conditional use permit but could have authority over land divisions. Also noted was the fact that annexation cannot be forced onto property owners.

Schweizer moved to recommend approval the zoning ordinance text amendment allowing large-scale solar as a conditional use in the C-1 Conservancy District to the Town Board, seconded by Kay. Motion carried 5-0.

Reports and Correspondence:

Commissioner Kay asked about the school house property on Rusco Road, prompting discussion.

Supervisor Davies: None.

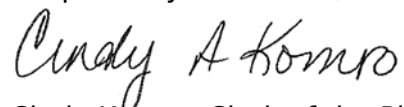
Supervisor Thoma: None.

Administrator Komro: Reminds everyone that approval of the conditional use permit for Rob-n-Cin Farms was announced. Also reported that Elderberry Manor submitted its alcohol beverage license application. She also mentioned that next month there will be a pre-application concept review for Jean Falk's property. The information has already been sent to the engineer.

Chairman Lipscomb: Lipscomb thanked everyone for their impartiality, support, and work on behalf of the Town. He believes the Town has handled matters appropriately and expressed appreciation for everyone's contributions. Mike inspected the water flowage area near Wallace Lake Road. He noted that the necessary work will be funded by the Town, but the expense is already included in the budget. He discussed concerns about the ATC project's impact on farmland. After hearing concerns from several residents, he is serving as an intervener and working on proposed amendments to address those concerns. He is collaborating with Kevin from Saukville and representatives from Fredonia. He also reported that a property on Decorah Road is subject to an injunction that will require the cleanup of the vehicles on the property. He noted that the owner is planning to remove the items. The owner had been in a medical facility for some time.

Adjourn: Lipscomb adjourned the May Plan Commission meeting at 7:56 p.m.

Respectfully submitted,



Cindy Komro, Clerk of the Plan Commission

These minutes were approved at the June 8, 2026, Plan Commission meeting and posted on the Town website on June 9, 2026.