

Town of Trenton
Official minutes of the regular meeting of the
Town of Trenton Plan Commission held on
Monday, May 12, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Tony Thoma, Ray Werhand, Doug Hein, Scott Schweizer, Lee Kidney, Bob Roden, Dennis Kay. Other town officials present: Supervisor Barb Davies, Supervisor Tony Thoma, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger.

Members of the public: 26

Call to order: Lipscomb called the meeting to order at 7:00 PM

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

Affidavit of Posting: Lipscomb confirmed that the meeting notice was posted correctly.

Review and Accept Agenda: **Schweizer moved, and Hein seconded to approve the agenda. The motion carried 6-0.**

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Informational Presentation: Nutrient Management Plan Specialist: Kevin Beckard, AgSource Laboratories

Informational Presentation: Wisconsin Department of Natural Resources Representative: James Salscheider, CAFO Compliance and Enforcement Coordinator

Informational Presentation: Farm Operations Engineer: Andy Dexheimer, Miller Engineers & Scientists

Approve April 14, 2025, Public Hearing Minutes, Zoning Map Amendment (5638-5642 School Rd, T11 0704, T11 070900D, T11 070500A). **Schweizer moved, and Roden seconded to approve the April 14, 2025, Public Hearing Minutes, Zoning Map Amendment. The motion carried 6-0.**

Approve April 14, 2025, Plan Commission Meeting Minutes. **Kidney moved to approve March 10, 2025, Plan Commission Meeting Minutes, seconded by Hein. The motion carried 6-0.**

Public Comments:

John Jansen, 5939 Wausaukee Rd., expressed appreciation to the Plan Commission for organizing informative sessions. However, he emphasized that existing regulations should not be applied uniformly. He highlighted concerns about contamination in the Town of Trenton, particularly due to shallow bedrock, which may not be adequately addressed under current guidelines. Jansen urged the commission to consider implementing a Local Operators Permit to safeguard the health and safety of residents. Additionally, he recommended establishing an emergency management plan to effectively respond to potential contamination incidents.

Lauren Kearns, 5859 CTH Y, shared personal reasons for her consistent attendance at meetings to discuss the Concentrated Animal Feeding Operation (CAFO). She described the overpowering odor of manure and the overwhelming farm traffic as significant disturbances. Kearns urged the commission to consider the well-being of local residents when making decisions related to the CAFO.

Architectural Review, Metal Accessory Structure: Ivan Shoppach, 6924 Beck Ln, R-1 Single-Family Residential (T11_0100008, <1 ac). **Schweizer moved, and Kidney seconded to approve the architectural plan, metal accessory structure for Ivan Shoppach, 6924 Beck Ln. Motion carried 6-0.**

Architectural Review, Metal Accessory Structure: Justin Jarmuz & Brooke Chromy, 1423 Paradise Dr, CES-10 Country Estates (T11_0719 & T11_0722 combined 13.78 ac) Per Komro, this building matches existing structures on the property and meets all zoning codes. **Hein moved to approve the architectural plan, metal accessory structure at 1423 Paradise Dr., seconded by Schweizer. Motion carried 6-0.**

Approve Storage Building in B-2 Highway Business District: Turn One Properties, 6950 County Hwy M (T11_001200D) Per Werhand the first approved buildings on this site are not complete, the siding needs to be finished. Per Schweizer, these buildings are off the road far enough and do not need a protective fence, there will be no outside storage, so blacktop is not needed. **Schweizer moved to approve the Storage Building for Turn One Properties, 6950 CTH M, seconded by Roden. Motion carried 6-0.**

Schedule Public Hearing for Zoning Map Amendment: Robert & Michelle Rollins, Parcels T11_039800A (Cty Hwy Y, 6.32 ac), T11_039800B (6171 Cty Hwy Y, 10.45 ac) and T11_039800C (Cty Hwy Y, 3.83 ac) Per Komro, this is for the zoning map amendment only, not a review of the Certified Map. **Roden moved to hold the public hearing for the Zoning Map Amendment for Robert & Michelle Rollins to be held on June 9, 2025, at 6:45 p.m., seconded by Werhand. Motion carried 6-0.**

Certified Survey Map: David & Heather Erlandson, Parcels T11_0704 (Lincoln Dr, 30.71 ac), T11_070900D (5642 School Rd, 1.93 ac) and T11_070500A (5638 School Rd, 38011 ac) The Certified Survey Map has been approved by the Town Engineer. **Schweizer moved to recommend approval of the CSM for David & Heather Erlanson, seconded by Werhand. Motion carried 3-0.**

Resolution Z2025.05.01, Approving Amendment to Town of Trenton Comprehensive Plan: 2050 from Country Estates to Primary Environmental Corridor (Parcels T11_0704, T11_070900D and T11_070500A) and Amendment to Town of Trenton Zoning Map from R-2 Single-Family Residential (unsewered) to C-1 Conservancy (Parcel T11_070900D only). **Werhand moved to approve Resolution Z2025.05.01, seconded by Kidney. Motion carried 6-0,**

Pre-Application Concept Review: Clarence A & Carol M Wentz Revocable Trust, T11_011200C (2450 N Wallace Lake Dr), T11_011200D, T11_011200G Per Komro, two proposals were presented, the Plan Commission prefers proposal A, as the lot lines are cleaner. This will require a zoning map amendment of the out lot (T11_011200G). A Public Hearing for the zoning map amendment will be held on June 9, 2025, at 6:55 p.m.

Pre-Application Concept Review Update: Comprehensive Plan Amendment (from Prime Agriculture to Government/Institutional/Utility) and Zoning Map Amendment (EA Exclusive Agriculture to I-1 Institutional): Ozaukee Christian School (Applicant) and Michael & Kelsey Bardenwerper (Owners), Hwy 33 (T11_0242); Schedule Public Hearing, Ozaukee Christian School is planning to expand by purchasing adjacent land to construct an additional school building. Dave Schwartz, representing OCS, presented the expansion plan. Before purchasing the land, OCS would like to know if the Plan Commission would have any objections to rezoning this land to I-1 Institutional. **Schweizer feels this would be a great asset to the Town and moved to approve the concept plan as presented and schedule a public hearing for July 14, 2025, at 6:50 p.m., seconded by Roden. Motion carried 6-0.**

Zoning Ordinance Text Amendment: Zoning Districts. The final draft of the updated zoning ordinance was presented to the Plan Commission members on May 1, 2025. Minor typographical errors and inconsistencies were addressed. **Schweizer moved to hold a public hearing to accept comments on the updated draft ordinance on June 9, 2025, at 6:00 p.m., seconded by Kidney, with a note that public comments will be limited to three minutes to Town of Trenton residents. Motion carried 3-0.**

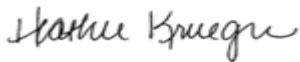
Zoning Ordinance Text Amendment: Fences. Discussion regarding the current zoning and if updates to the code were needed. Discussion was tabled until further research is done.

Reports and Correspondence:

Administrator Komro: A public hearing to amend the Comprehensive Plan:2050 for a land division to (original) parcel T11_014900A (corner of Wallace Lake and North River Roads), currently zoned R-1 Single Family Residential (unsewered). Two Certified Survey Maps were approved, dividing the parcel into seven parcels between 1.5028 and 3.0484 acres, and one parcel of 18.35 acres. The Comprehensive Plan is inconsistent with the parcel sizes created and applicants have therefore requested an amendment to the land use plan map from Medium Density Residential to Suburban Density Residential. The public hearing will be held on June 9, 2025 at 6:50 p.m.

Commissioner Kay moved, and Commissioner Werhand seconded to adjourn the Plan Commission meeting at 8:29 PM.

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the June 9, 2025, Plan Commission meeting and posted on the Town website on June 10, 2025.