

Town of Trenton
Official minutes of the regular meeting of
The Town of Trenton Plan Commission held on
Monday, July 13th, 2026 at 7:00 pm, at the Trenton Town Hall
1071 HWY 33, West Bend, WI

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

Others Present: Supervisor Barb Davies, Supervisor Tony Thoma. Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker. Excused: Chairman Mike Lipscomb.

Members of the public: 5

Call to order: Schweizer called the meeting to order at 7:00 p.m.

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

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

Determination of Quorum: Per Schweizer, quorum is satisfied.

Review and Accept Agenda: **Werhand moved to approve the agenda, seconded by Kay. Motion carried 5-0.**

Approve June 8, 2026 Plan Commission Meeting Minutes: **Kay moved to approve the June 8, 2026 Plan Commission Meeting Minutes, seconded by Hein. Motion carried 5-0.**

Approve June 22, 2026 Public Hearing Minutes: Large-scale solar Conditional Use Permit: **Kidney moved to approve the June 22, 2026 Public Hearing Minutes: Large-scale solar Conditional Use Permit, seconded by Hein. Motion carried 5-0.**

Approve June 22, 2026 Plan Commission Special Meeting Minutes: **Kay moved to approve the June 22, 2026 Plan Commission Special Meeting Minutes, seconded by Kidney. Motion carried 5-0.**

Public Comments:

Brian Feucht explained that he is currently in the process of purchasing the property that is occupied by Ozaukee Christian School. He shared that he plans to relocate their tax preparation and accounting business, expand his real estate business, and eventually establish a banquet hall. His wife, who owns a restaurant in Kewaskum, would also use the site to support her catering business for funerals and special events. Future possibilities could also include a daycare or doggy daycare, and Feucht said he is open to presenting other business ideas to the Board as opportunities come up. Because the property is currently zoned Institutional, he is seeking to rezone it to either B-1 or B-2, with B-1 reading to be the best fit for the mix of office and commercial uses he envisions. He noted that the timing is complicated because the school's move to its new location depends on receiving occupancy approval, which could delay their departure and overlap with his planned closing at the end of September. Feucht requested guidance on navigating the transition if both uses temporarily coincide.

Cindy Komro recommended rezoning the property to B-1, stating that it best aligns with Feucht's proposed business offices and intended uses for the property.

Zoning text amendment to resolve omission in B-1 zoning building setback guidelines: **Werhand moved to recommend Board approval of the zoning text amendment to resolve omission in B-1 zoning building setback guidelines, seconded by Kidney. Motion carried 5-0.**

Recommendation to Town Board regarding Comprehensive Plan Land Use Map amendment from Country Estates to Low-Density Residential and Town zoning map amendment from CES-5 to R-2, Daniel and Nancy Legate (one acre of parcel T11_040700G): **Hein moved to recommend Board approval of a Comprehensive Plan Land Use Map amendment from Country Estates to Low-Density Residential and Town zoning map amendment from CES-5 to R-2, Daniel and Nancy Legate (one acre of parcel T11_040700G), Kay seconded. Motion carried 5-0.**

Recommendation to Town Board: land division by Certified Survey Map, Nick Meier, 6273 Pleasant Hill Drive (T11_042100C): Komro suggested that the Plan Commission could recommend approval of the request, contingent upon the Town Board's consideration, provided the Town Engineer confirms before the Board meeting that all engineering requirements have been met. **Kay moved to recommend the land division by Certified Survey Map, Nick Meier, 6273 Pleasant Hill Drive (T11_042100C) subject to engineer's requirements being satisfied, seconded by Kidney. Motion carried 5-0.**

Pre-application concept review update: Dan Laing, Conditional Use Permit at 2281 Hwy 33 (T11_050900B):

Dan Laing shared that he intends to sell the house on Municipal Drive.

Cindy Komro reviewed the proposal, explaining that the primary issue is that B-1 zoning district allows as a permitted accessory use "residential quarters for the owner or proprietor, located in the same building as the business." The Municipal Drive parcel has a residence that is not attached to any business. The Hwy 33 parcel used to have a greenhouse attached to the residence but was removed. She discussed possible options, including requiring the residence to become conforming, pursuing a text amendment, or rezoning. Dan Laing stated he plans to sell one home, citing a need for rental housing within the community. He explained that he is waiting for conditional use approval before investing in engineering.

Dennis Kay questioned whether the property could be rezoned and expressed concern about creating a special exception for one property owner. He noted the nonconformities were inherited from previous development rather than the current owner. Doug Hein mentioned that septic locations and setback compliance would also be important considerations.

Ray Werhand questioned lot configuration, setbacks, the possibility of connecting to the Scenic Drive Sanitary District, and whether the site plan was drawn to scale. Barb Davies cautioned against creating solutions that would leave future boards with unresolved zoning issues. She suggested researching hardship relief and noted the Scenic Drive Sanitary District is not accepting additional properties.

Tony Thoma asked about the attached garage and the proposed driveway access. Dan Laing confirmed the residence includes an attached garage and acknowledged that the preliminary site plan would need revisions to meet setbacks. Laing stated the property would soon be listed for sale and reported he has contacted WisDOT and attempted to contact the City of West Bend regarding driveway access.

Cindy Komro noted that continued research into the potential parcel split, rezoning, and Board of Appeals options will be explored while refining language for a possible future conditional use permit if the project moves forward.

Werhand moved to postpone action until further notice, seconded by Kidney. Motion carried 5-0.

Building plans and specifications approval review: West Bend Lakes Golf Club, 1241 Hwy 33 (T11_0429): Tom Merkel shared that the project is a cold storage shed located near the existing shed. It will be set well back from all lot lines, exceeding required setbacks, and that Walter's has been contracted to construct it. **Kidney moved to approve the commercial structure plans as submitted, Kay seconded. Motion carried 5-0.**

Reports and Correspondence: None.

Adjourn

Schweizer adjourned the July Plan Commission meeting at 7:49 p.m.

Respectfully submitted,



Cindy Komro, Town Clerk

These minutes were approved at the August 10, 2026, Plan Commission meeting and posted on the Town website on August 11, 2026.