

Town of Trenton
Official minutes of the regular meeting of
The Town of Trenton Plan Commission held on
Monday, September 14, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

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

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

Members of the public: 7

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: **Werhand moved to approve the agenda, seconded by Groth. The motion carried 6-0.**

Approve August 10, 2026 Plan Commission Meeting Minutes:

Kidney moved to approve the August 10, 2026 Plan Commission Meeting Minutes, seconded by Schweizer. Motion carried 6-0.

Public Comments:

Brandon Schneiberg, 1828 Cloverview Street (City of West Bend), expressed concerns that the updated solar plans do not provide sufficient screening, as the entire field remains visible from Prairie Drive, nearby homes and the park. He noted that the inverter location is only being moved roughly 50 feet in the updated plans. Brandon also referenced his own sound study, which found ambient noise levels above the previously cited 65 decibels. Additionally, he raised a concern regarding setback requirements, citing Town Ordinance §380-53(B), which requires community and large-scale solar arrays to be set back 150 feet from the road right-of-way. Brandon stated that he had spoken with the FAA, which recommended that the solar developer contact the FAA as a safety precaution. The Prairie Meadow community is against the project because of the potential for property value decreases.

Recommendation to Town Board: Ordinance to amend Town Zoning Code §380-107 Accessory uses and structures, creating legacy structure guidelines:

Komro explained that the town needs to determine how legacy structures will be counted toward accessory-structure limits. The proposed approach would exclude the first 50% of a property's allowable accessory-structure area from the calculation, while any amount above 50% would count against the allowable square footage. Legacy structures would still count toward the total number of accessory structures permitted.

The Commission discussed allowing multiple legacy structures, while maintaining Plan Commission discretion over requests for additional structures, land divisions, and rezoning. Property owners would need to apply for and receive approval for a structure to be designated as a legacy structure. The

provision is intended to preserve historic and cultural structures while being flexible with the accessory structure limits. It was noted that legacy structures cannot be used for residential or business purposes.

The Commission further discussed modifications to legacy structures. It was agreed that property owners should be required to submit proposed alterations to the Plan Commission for review to determine whether the changes significantly affect the structure's historical character or appearance. The ordinance language will be revised to state that alterations must be approved by the Plan Commission, rather than simply stating that they "may" be approved. **Kidney moved to recommend approval of the amendment to the Town Board with the following changes: subsection E. "Alterations to a legacy structure must be brought to Plan Commission for approval" and clarifying how the square footage of additional (non-legacy) accessory structures would be calculated, seconded by Hein. Motion carried 6-0.**

Recommendation to Town Board: Donald & Bridget Poetzi, 1291 Paradise Drive (10.03 acres): Amendment to Comprehensive Plan Land Use Map, from Prime Agricultural to Country Estates and Amendment to Town Zoning Map, from EA Exclusive Agricultural District to CES-10 Country Estates District: **Werhand moved to recommend approval of the amendments to the Town Board, seconded by Kidney. Motion carried 6-0.**

Recommendation to Town Board: Rent Rite LLC, 6492 Municipal Drive (1.0 acre): Amendment to Comprehensive Plan Land Use Map, from Commercial to Low-Density Residential and Amendment to Town Zoning Map, from B-1 Local Business District to R-1 Single-Family Residential District: **Groth moved to recommend approval of the amendments to the Town Board, seconded by Kidney. Motion carried 6-0.**

Architectural approval for accessory structure in CES-10 Country Estates district: Don & Bridget Poetzi, 1291 Paradise Drive:

The applicant plans to work with Northridge Buildings on a 30-by-80-foot building and is requesting additional height to achieve the proper roof pitch. The standard 17-foot height would not allow for the desired pitch; approximately 19 feet 6 inches would be needed.

Komro explained that the ordinance limits a 30-foot-wide building to 17 feet in height, which does not allow the applicants to achieve the needed roof pitch. The Poetzi's requested a height of approximately 19 feet 6 inches to 20 feet. Their existing home is ~ 22 feet tall, with their barn measuring 19 feet tall, so the proposed building would remain consistent with the existing structures. It was noted that there were no apparent safety concerns according to the building inspector. **Schweizer moved to approve the architectural plan as submitted, seconded by Hein. Motion carried 6-0.**

Conditional use permit request for manufacturing ammunition in residential district

Joshua Kaliszewski requested a conditional use permit (CUP) to operate a small, home-based firearms business. To obtain a Federal Firearms License (FFL) the applicant needs approval from the Plan Commission. The applicant stated that home-based FFLs are common in Wisconsin and that the business would be regulated and audited by the ATF, including recordkeeping and background procedures. There would be no storefront or signage, and sales would primarily be online, with any in-person transactions occurring off-site, such as at a local gun range. The applicant stated that the business would not generate additional traffic in the area.

Discussion followed. Komro explained that the current ordinances do not allow ammunition manufacturing as a conditional use in any district. If the town wants to consider the proposal, it will need to amend the ordinance to allow commercial ammunition manufacturing as a conditional use and determine which zoning districts would be appropriate. Komro will reach out to the Fire/Police Departments as well as the Wisconsin Towns Association before bringing it back for further discussion.

Concept review: 83-parcel subdivision plat, B E Dev 2, LLC (parcels T11_052700A, T11_0537, T11_0538, T11_0539001, T11_054000Z, totaling 140.44 acres):

The Commission discussed applying lessons learned from previous subdivisions to the new 83-lot subdivision, particularly regarding roads, curbing, culverts, and stormwater management. The developer will be informed of the Plan Commission's requirements for the first 17-lot phase. Members also mentioned using Jamestown as a model for architectural variety and potentially creating a review process to prevent repetitive home designs. Graef is already reviewing these considerations.

Reports and Correspondence:

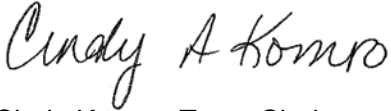
Administrator Komro: Provided updates on two upcoming land-use matters. Krull Trust is proposing a CSM to create a narrow lot on Decorah Road, with the County requiring removal of one of the existing driveway accesses if a new driveway is added. Krull will also attend a pre-application concept review. Komro also discussed the former Ozaukee County Christian School property, which Brian Feucht purchased. The property will require a Comprehensive Plan amendment and zoning map amendment to return it to commercial zoning. Feucht intends to use the property for office space and is considering potential future daycare or doggy daycare use.

Deputy Clerk: Provided updates about the August election results. She also provided updates about the preparation work going into the upcoming November election.

Adjourn

Lipscomb adjourned the September Plan Commission meeting at 8:14 p.m.

Respectfully submitted,

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

Cindy Komro, Town Clerk

These minutes were approved at the October 12, 2026, Plan Commission meeting and posted on the Town website on October 14, 2026.