Town of Trenton
Official minutes of the regular meeting of
The Town of Trenton Plan Commission held on
Monday, October 12, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

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

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: 25

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 Kay. The motion carried 5-0.**

Approve September 14, 2026 Public Hearing Minutes:

a. Text amendment to create Legacy Structure guidelines
b. Comprehensive Plan and Zoning Map amendments: Rent Rite LLC (Daniel Laing, member) – 6492 Municipal Drive (parcel T11_0509, 1.0 acre)
c. Comprehensive Plan and Zoning Map amendments: Donald & Bridget Poetzl - 1291 Paradise Drive (parcel T11_082400A, 10.09 acres)

Kay moved to approve the September 14, 2026 Public Hearing Minutes, seconded by Groth. Motion carried 5-0.

Approve September 14, 2026 Plan Commission Meeting Minutes:

Hein moved to approve the September 14, 2026 Plan Commission Meeting Minutes, seconded by Schweizer. Motion carried 5-0.

Recommendation to Town Board: Ordinance amending Zoning Code to add bus shelter guidelines

Time limits, removal authority, setback requirements, and the enforcement of dilapidated structures were discussed. It was suggested that instead of imposing a time limit on bus shelters, their conditions could be monitored instead. Lipscomb requested language clarifying that the Town has discretion to remove shelters. Schweizer noted that the required setback should be five feet beyond the road right-of-way.

Groth moved for the Board to approve with discussed changes, seconded by Kay. Motion carried 6-0.

Recommendation to Town Board: Ordinance amending Zoning Code to revise accessory structure height guidelines

Members questioned the proposed 12-foot sidewall limit, noting that it restricts overhead door height, which may be too low for some residential accessory structures. Action on this item was postponed to a later date.

Recommendation to Town Board: Ordinance amending Zoning Code to revise fence guidelines

The conversation centered on whether security fences with privacy slats or other visibility obstructions should have additional approval requirements. Requiring review by the Plan Commission and Board for security fences was supported. It was also suggested that any fence that exceeds six feet in a residential district should require Plan Commission review, noting that exceptions may be made in certain circumstances. The Commission discussed the approval requirements in more detail. Action on this item was postponed to a later date.

Recommendation to Town Board: Comprehensive Plan Amendment and Zoning Map Amendment, Cream Street LLC (Brian Feucht, member) – 1214 Hwy 33 (parcel T11 024100A)

Brian Feucht explained that the office will open first. Future plans include a catering business and an event center.

Schweizer moved to recommend approval to the Town Board: Comprehensive Plan Amendment and Zoning Map Amendment, Cream Street LLC (Brian Feucht, member), Groth seconded. Motion carried 5-0.

Legacy Accessory Structure application: Don & Bridget Poetzl, 1291 Paradise Drive

Discussion touched on how to define a “legacy” building. It was noted that the ordinance does not specify an age requirement; Lipscomb emphasized that eligibility would be evaluated on a case-by-case basis through the Planning Commission’s conditional use permit process, allowing the Commission to exercise discretion in determining whether a building qualifies as legacy.

Schweizer moved to approve the Legacy Accessory Structure application: Don & Bridget Poetzl, 1291 Paradise Drive, seconded by Groth. Motion carried 5-0.

Pre-application concept review: Land Division via Certified Survey Map to reconfigure lot lines of 1470 Decorah Rd and adjoining parcel (parcels T11 048100C and T11 048100D, 40.29 and 20.68 acres, respectively) – Krull Trust

The property was divided approximately four years ago, and the applicant is now seeking to reconfigure the lots. Washington County has approved a driveway for the western lot, if a portion of the existing turnaround driveway is removed so there is only one access point.

Discussion focused on the county’s requirement that the driveway be located within 25 feet of the western lot line and at least three feet from the adjoining property. It was noted that electrical and communication equipment is near the proposed driveway area, which raised questions about potential conflicts. The driveway is estimated to be 10–15 feet wide, and clarification is needed from the county on whether the 25-foot requirement applies to the driveway’s starting point or its entire length.

Since this was a pre-application concept review, Krull was advised that the surveyor could begin work, provided that the driveway layout accommodates the county’s requirements.

Recommendation to Town Board: Conditional use permit application for large-scale solar at 5510 River Road (parcels T11 0753 and T11 0747, 40.77 and 40.0 acres, respectively)

Komro suggested postponing action on the proposed solar project due to the threat of litigation and requested a closed session with the Town’s attorney, Plan Commission, and Board. She also identified the need for an erosion control plan, stormwater management plan, and financial assurance.

Revisions to the proposed solar installation’s conditional use permit, including deed recording, long-term oversight, map details, property surveys, and herbicide use, were discussed. Discussion emphasized that the next full update of the Town’s comprehensive plan should identify appropriate locations for large-scale solar projects. Lipscomb and Komro shared information from a Wisconsin Towns Association session, reiterating that state law limits local authority to restrict solar developments, which usually requires significant health or safety concerns.

The Commission also discussed revisions to the proposed solar installation's conditional use permit, including recording conditions with the county, creating a process for monitoring compliance over the 40-year term, and improving the site map to show the creek, north orientation, wetlands, and other relevant features. Komro noted that recording the CUP with the County is an expectation of the current draft.

Jacob Van Domelen of SunVest Solar LLC shared updates and confirmed that a property survey and title review have been completed, and the project accounts for an existing grading easement along the southern boundary. Regarding the concerns raised, Van Domelen explained that herbicides would be applied initially to clear weeds, with limited spot treatments conducted only as necessary during periodic site visits. Hein cautioned that requiring special notification of herbicide applications could set a precedent for other agricultural activities in the Town.

Meeting in a closed session to consult with legal guidance and updating the comprehensive plan was identified as the next step in the process.

Reports and Correspondence:

Commissioner Pat Groth mentioned a resident who is looking to manufacture ammunition. He noted that the proposed business would target the higher-end sports shooting market rather than offering lower-cost or average products. Groth emphasized the owner's intentions of providing a specialized, higher-quality product.

Administrator Komro announced that the Town's website had been redesigned and encouraged residents to visit it.

Deputy Clerk Walker reported on attending the 2026 Wisconsin Towns Association Convention. She highlighted the valuable Wisconsin Elections Commission training and the opportunity to network with fellow clerks. Walker reiterated that in-person absentee voting would begin Tuesday, October 20th, 2026.

Adjourn

Lipscomb adjourned the October Plan Commission meeting at 8:02 p.m.

Respectfully submitted,

Cindy A Komro

Cindy Komro, Town Clerk

These minutes were approved at the November 9, 2026, Plan Commission meeting and posted on the Town website on November 10, 2026.