

Town of Trenton

Official minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, January 13, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Scott Schweizer [virtual], Tony Thoma, Lee Kidney, Ray Werhand, Doug Hein, Dennis Kay. Other town officials were present: Supervisor Barb Davies, Supervisor Ed Doerr, Town Attorney Jake Curtis, Town Administrator/Zoning Administrator Cindy Komro and Clerk Heather Krueger.
Members of the public: 10

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.

Determination of Quorum: Per Lipscomb, quorum is satisfied.

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

Approve December 9, 2024, Public Hearing Minutes re: Zoning Text Amendment, Setbacks in Accessory Structures. **Thoma moved, and Hein seconded to approve the December 9, 2024, Public Hearing minutes. The motion carried 6-0.**

Approve December 9, 2024, Public Hearing Minutes re: Zoning Text Amendment, Setbacks in Agricultural Districts. **Kidney moved, and Werhand seconded to approve the December 9, 2024, Public Hearing minutes. The motion carried 6-0**

Approve December 9, 2024, Plan Commission Meeting Minutes. **Thoma moved, and Hein seconded to approve the December 9, 2024, Plan Commission Meeting Minutes. The motion carried 6-0**

Public Comments:

Erin Tomasik, Dairy Business Association: I want to ask the Plan Commission members to consider the statutory requirements for Agricultural Zoning. The arbitrary animal unit limits in the newest draft ordinance are confusing compared to what the DNR requires.

Architectural Approval, Metal Accessory Structure: Larry Wilkens, 6380 Hwy I (T11-0412002). Per Komro, the structure being built is a carport, and only the roof is metal; the structure has no sides. **Hein moved to approve the building permit for the carport with a notation that if sides were added, additional consideration by the Plan Commission would be required, seconded by Kidney. Motion carried 6-0.**

Pre-Application Concept Review, Land Division: Robert & Michelle Rollins, Hwy Y (T11_039800A, T11_039800B, T11_039800C): Komro explained that the Rollins want to reconfigure their current parcels. They have preliminary plans and would like to move forward with a Certified Survey Map. The general consensus of the Plan Commission was they could move forward, with recommendations to contact the Village of Newburg and Washington County.

Zoning Ordinance Regarding Certified Survey Maps and Subdivision Plats. Supervisor Davies explained that the County subdivision rules no longer apply, which raises concerns because Certified Survey Maps have less stringent requirements than Subdivision Plats. Davies distributed information on Certified Survey Maps and Subdivisions for the Plan Commission to review and possibly recommend creating a

Town subdivision ordinance, or adding requirements to the Town Certified Survey Map process, if allowed.

Zoning Ordinance Text Amendment: Agricultural Districts. Discussion regarding how to structure the requirements for permitted and conditional uses in the agricultural zoning districts, especially with regard to Animal Units allowed.

Zoning Ordinance Text Amendment: Conditional Uses: Discussion regarding updating the Conditional Use text in the town zoning.

Reports:

Plan Commission members: None

County Board Representative Thoma: Encouraged residents to fill out the questionnaire that was mailed to them from Washington County; feedback is very beneficial to the County Board as it considers where to focus its time and resources in the next term.

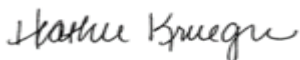
Town Clerk: Krueger reported that January 7, 2025, was the deadline for submitting candidacy papers for the Spring Election. Mike Lipscomb is the only candidate running for Town Chair, and Barbara Davies and Tony Thoma are the only candidates to submit paperwork for Town Supervisors. All races will be uncontested.

Town Administrator: Komro will ask the Town Board to purchase Zoning Hub at the town board meeting. This interactive web-based application allows residents to view their property's zoning and what is allowed in that zoning. Other towns in the area are using it, and it is being well received.

Town Chairman: Lipscomb responded to a remark that the town does not address ordinance violations. The Town addresses violations as they are reported and as time permits. If there are other violations, he would like to be notified.

Adjournment. Lipscomb moved, and Kay seconded to adjourn the Plan Commission meeting at 8:55 PM.

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the February 10, 2025, Plan Commission meeting and posted on the Town website on February 11, 2025.