

Town of Trenton
Official minutes of the regular meeting of the
The Town of Trenton Plan Commission held on
Monday, February 9, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

Plan Commission Members Present: Doug Hein, Lee Kidney, Ray Werhand, Alternate Randy Wiskirchen. Via teleconference: Scott Schweizer, Dennis Kay, Recused from meeting: Bob Roden.

Others Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Tony Thoma. Town Administrator/Zoning Administrator/Clerk Cindy Komro, Office Assistant Cass Walker, Attorney Jake Curtis.

Members of the public: 17

Call to order: Lipscomb called the meeting to order at 7:02 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: **Kay moved to approve the agenda, seconded by Kidney. The motion carried 5-0.**

Approve January 12, 2026, Public Hearing Meeting Minutes. **Hein moved to approve the January 12, 2026, Public Hearing Minutes, seconded by Kidney. Motion carried 5-0.**

Approve January 12, 2026, Plan Commission Meeting Minutes. **Schweizer moved to approve the January 12, 2026, Plan Commission Meeting Minutes, seconded by Hein. Motion carried 5-0.**

Public Comments: None.

Recommendation to Town Board regarding Zoning Map Amendment from EA Exclusive Agricultural to AE Agricultural Enterprise: Rob n Cin Farms LLC, 5545 County Hwy Y (parcels T11_065200C, T11_064200E totaling 141.37 acres):

Per Komro, a second meeting is being held because the application that was originally posted on the website did not have the addresses of the people 200 feet from the property, resulting in an incomplete application. It was also decided to separate the Public Hearings for the zoning and the conditional use permit. Technically, the Board is required to hold a Public Hearing for the rezone, where the Plan Commission can, of its own volition, also hold one. This is a cleaner way to track discussion.

Lipscomb noted that the Town Board agreed.

Per Attorney Curtis, Towns are no longer required to publicly notice in an official paper. Legally, it is required to be on the Town website and posted in physical locations for people to see. This was confirmed by the Town Association Legal Counsel.

Discussion ensued regarding the standards to meet for recommending approval or denial.

Komro reviewed the conditions to be met for approval of this zoning map amendment, as discussed at the January 12, 2026 Plan Commission meeting:

Consistent with future land use recommendations contained in the comprehensive plan. From Town Ordinance §380-14 EA Agricultural Enterprise District: Purpose. The Agricultural Enterprise District is intended to preserve and promote a full range of agricultural uses, secure land for livestock production and other agricultural uses that may be more intensive than crop production, strengthen agriculture's contribution to an area's economic base (including new employment opportunities), support processing, value added, and other activities closely allied to the agricultural industry, and prevent conversion of land identified as a valuable agricultural resource to uses that are not consistent with agriculture. **The Comprehensive Plan shows these parcels remaining in Prime Agricultural Land Use.**

Consistent with the vision, goals, objectives and policies contained in the comprehensive plan. From Comprehensive Plan Update:2050: Prime Agricultural Lands: Prime agricultural lands consist of parcels 35 acres or larger that are covered by soils well suited for the production of food and fiber, and which occur in aggregate blocks of farmland or conservancy lands 100 or more in extent. **The parcels will remain in agricultural use and an agricultural zoning district.**

Change in community actions or characteristics that justify the change. **Changes in farming have occurred, as the same number of cows exist in the town but concentrated on fewer farm parcels.**

Property in the immediate vicinity or the community as a whole will not be adversely affected. Per Kidney, we have heard both sides, including “what-ifs” but we must consider designated facts and nothing of concern has been presented. Per Werhand: We are also supposed to look at the possibility of problems in the future. Manure spreading, not on the property, but in the Township or surrounding areas, could adversely affect properties in the future. Per Lipscomb, the closest properties to the farm in question have leased their land for this farm’s manure spreading for 20 years and have had no effects on their wells, and in fact have written letters in support of the farm. Per Kidney, his personal experience with manure spreading near his property has not affected his well. **Manure spreading for a livestock facility is regulated by the Wisconsin Department of Resources. Manure spreading for smaller operations is riskier because they are not regulated.**

Natural environment (water, noise, stormwater management, soils, wildlife, vegetation) will not be adversely affected, or any impact can be mitigated by improvements. Per Hein, the fan noise is related to seasonal grain-drying fans, which is not a CAFO issue or a dairy farm issue, but is related to grain drying, affecting many sizes of farms. **The change in zoning will not affect the natural environment.**

Ability to provide adequate public facilities or services (highways, streets, water, sewage, drainage, schools, emergency services) will not be adversely affected. Per Lipscomb, current conditions on Highway Y include traffic from many sources including data center supply transport. The Town has no authority over the County Highway and Highway Y services the current level of traffic without issues. **Highway Y improvements are already planned for the next few years.**

There is a community need for this change. Schweizer reiterated that community changes in farming support this farm's ability to expand. **The change in zoning district will allow the farm to apply for reasonable expansion via a Conditional Use Permit.**

This change allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **Planned land uses on adjacent parcels are largely agricultural through the 2050 Comprehensive Plan Land Use Map.**

Removing areas from Agricultural districts, this land is suitable for development which will result in undue water and air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural resources. **Not applicable, as this request does not remove it from an agricultural district.**

This change will result in illegal "spot zoning" (use is inconsistent with surrounding properties and serves only a private, rather than public interest). **Confirmed with legal counsel.**

Kidney moved to recommend approval of the zoning map amendment for parcels T11_065200C, T11_064200E totaling 141.37 acres from EA Exclusive Agricultural to AE Agricultural Enterprise to the Town Board, seconded by Schweizer. Motion carried 4-1.

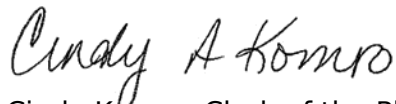
Reports:

Administrator Komro: Distributed a report of January activity; mentioned upcoming Plan Commission actions.

Chairman Lipscomb: Summarized the lengthy process of this issue since 2023. The town adopted an ordinance creating a zoning district allowing farms of unlimited animal units, as required by the State of Wisconsin. Within that ordinance, the town added extra protection by way of requiring a Conditional Use Permit for an expanded livestock facility. This will allow the town to limit expansion to a size that suits the farm and surrounding area. The town has taken steps to gather additional data, including assisting residents with well water testing.

Lipscomb adjourned the February Plan Commission meeting at 7:39 p.m.

Respectfully submitted,



Cindy Komro, Clerk of the Plan Commission

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