

Town of Trenton
Official Minutes from the Special Town Plan Commission Meeting
Town of Trenton Town Hall, 1071 Highway 33 East, West Bend, WI 53095
June 22, 2026, at 7:00 p.m.

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

Others Present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Tony Thoma. Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker. Not present: Lee Kidney

Members of the Public: 34

Chairperson Lipscomb called the meeting to order at 7:15 p.m.

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

Affidavit of posting: Lipscomb read the affidavit of posting, stating that the June 22, 2026, Special Plan Commission meeting agenda was properly posted on the Town Hall bulletin board and the Town's official website.

Determination of Quorum: Lipscomb determined quorum.

Public comments: None.

Recommendation to Town Board: Conditional use permit for large-scale solar at 5510 River Road (parcel T11 0753, 40.77 acres)

Town Administrator Komro began the discussion by listing concerns from the public, which included chemicals, the 25 to 40 year project duration, utility aid payments, site location, the Newburg Fire Department, an emergency response plan, and construction impacts. Werhand asked whether the county had reviewed road access off River Road, and Komro clarified that the city, not the county, was responsible because River Road had been transferred from county to city control. As a result, any ingress or egress approvals would come from the City of West Bend. Werhand also clarified that the conditional use runs with the land rather than the lessee. Komro agreed, adding that financial assurances such as bonds would be tied to both the landowners and the company, with flexibility to add additional requirements and include periodic reviews to ensure adequate coverage over the span of the project.

Discussion shifted to lease transfers and property changes. Werhand raised concerns about whether lease reassignment or property sale would trigger additional requirements. Komro noted that she would coordinate with the town attorney to work on the legal language to ensure assignments and successor entities are properly covered. She also explained that the conditional use permit would be recorded on both affected parcels, meaning future sales would appear in title searches. She explained that the southern parcel could become illegal non-conforming if separated due to insufficient road frontage. Werhand asked about shared driveway easements. The Schloemers, who were present, confirmed ownership of the driveway, prompting Komro to note the need to verify any potential conflicts.

Chairman Lipscomb discussed a possible alternative access via Paradise Drive and suggested it could reduce construction impacts like dust, noise, and subdivision disruption. He acknowledged wetlands and possible DNR restrictions. Jacob Van Domelen, representative of SunVest Solar, explained that Paradise Drive access was not feasible due to wetland and regulatory constraints. The Chairman also discussed fire department coordination, construction duration, traffic levels, and the relatively low noise levels of solar fields. Lipscomb also mentioned screening improvements and confirming fencing expectations.

Groth and others asked about equipment, including whether panels produced noise or clicking sounds. Van Domelen explained that the single-axis trackers moved slowly and quietly with no audible clicking. Schweizer raised concerns about power lines, distances to nearby homes, and broader impacts. Van Domelen explained that existing distribution lines would be used with only minor pole additions and that no permanent sanitary facilities would be installed, only temporary porta potties during construction.

Werhand and others questioned construction access, turnaround space, and post-construction site conditions. Van Domelen confirmed construction would last roughly 12 to 16 weeks with work hours from 7 a.m. to 5 p.m., and that turnaround space for trucks was being designed into the site. He also explained that all infrastructure would be removed at decommissioning per bond requirements. Groth asked about ground disturbance. Van Domelen stated the project would focus mostly on driven piles and small concrete pads for transformers.

Hein was interested in noise, safety, and environmental concerns. Hein cited several studies and asked about distances to residences, along with inverter noise levels. Van Domelen estimated equipment would be approximately 140 to 175 feet from nearby homes and described inverter and transformer noise as comparable to conversational volume. Hein also confirmed there would be no battery system, addressing prior concerns. Discussion continued and moved to ambient sound measurements, screening with trees, fencing height requirements, and long-term maintenance frequency.

Chairman Lipscomb, Town Administrator Komro, and others also discussed ordinance considerations for large-scale solar, property rights, screening requirements, and whether additional regulatory updates were needed. Kay emphasized adding trees for both visual screening and sound reduction. Werhand asked final procedural questions about inspections and zoning compliance, with Komro noting the building inspector does not handle commercial inspections and state-level oversight would apply.

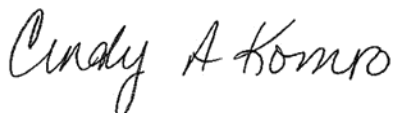
Overall, the group decided that additional research and studies needed to be conducted before moving forward with a decision.

Schweizer moved to postpone the matter until further notice to allow for additional research and to address outstanding concerns, and Groth seconded. Motion carried.

Adjourn:

Lipscomb adjourned the Plan Commission June 22 Special meeting at 7:56 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Cindy A Komro". The signature is written in a cursive, flowing style.

Cindy Komro, Clerk of Plan Commission

Affidavit of Posting: These Minutes were approved by the Plan Commission at the July 13, 2026 meeting and were posted on the Town of Trenton official website on July 14, 2026. Cindy Komro, Town Administrator/Clerk.