

TOWN OF TRENTON

Official Minutes

A Public Hearing of the Town of Trenton Plan Commission was held Monday, February 16, 2026, at 6:45 p.m. at the Town of Trenton Town Hall, 1071 State Highway 33 East, West Bend, WI 53095.

Chairman Mike Lipscomb called the Public Hearing to order at 6:45 p.m.

Plan Commission Members Present: Doug Hein, Lee Kidney, Ray Werhand, Alternate Randy Wiskirchen. Via teleconference: Scott Schweizer, Dennis Kay, Recused from hearing: 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: 14

Lipscomb read the Notice of Public Hearing, called to consider amendments to the Zoning Code of the Town of Trenton and a draft of a Conditional Use Permit. Lipscomb reiterated guidelines for residents who are speaking. Lipscomb offered an opportunity for further discussion after the meeting adjourned.

Summary: In accordance with Town Zoning Ordinances, Chapter 380, Article XII Changes and Amendments, Rob-n-Cin Farms has petitioned the Town to amend the Town of Trenton Zoning Map from EA Exclusive Agricultural District to AE Agricultural Enterprise District for Tax Key Numbers identified as T11_065200C and T11_064200E totaling approximately 141.37 acres. The amendment is requested to allow Applicant to apply for a Conditional Use Permit to expand its existing livestock facility under Town Ordinance Section 380-14C, Subsection (13) Livestock facilities of 1,000 or more animal units.

Public Comments:

Town Administrator Cindy Komro distributed written comments received.

Jay Koenitzer 6262 Congress Drive: Jay notes that this has been an issue for many months and years in the Town. He is opposed to expansion of the farm. He inquires how this decision benefits the Town of Trenton, and the Town of Trenton residents. Further asking if property values will increase and if roads will be better maintained. Also wonders if the environment, and drinking water will be affected, noting that everyone is on private wells. Jay expresses uncertainty in the event that the Roden family decides to sell their property, mentioning that an offer from a foreign entity or company may be accepted. If that did take place the Town would have to deal with someone who is not a member of the community already. Notes that farming methods have changed over the years, the methods and sizes have changed.

Kristen Waller 2370 Wallace Lake Rd: Kristen stated that there are many professionals that have come and spoken about the fragility of the surrounding area. She believes there are many reasons to be very concerned. She notes that as far as remediation, there was spill in the northern part of the state. She notes that by the time the process is underway, its already in the soil. She notes that the other satellite areas are also ones of concern. She notes that things have changed, there is sustainability farming. She wonders if this would be a better

option. She lived across from a dairy farm growing up and the smell is nothing like what she grew up with. She notes that they are spraying where she lives and the smell is much worse comparatively. She states that its a problem looking at the environmental aspect and believes that there are other ways to do this.

John Jansen 5939 Wausaukee Road: John spoke in opposition of the rezone and conditional use permit. He notes that there is no need to rush anything. The WPDES Permit is currently in administrative review. He notes that the application is going to be scrutinized more carefully. Stated that anything that is done on the permit could all be negated by what the DNR could decide. He recommends waiting until the new permit is obtained and notes that there is nothing to be gained from rushing it. More outreach is advised and waiting to act on this issue. Notes that he has worked on half a dozen or more similar projects around the state. Notes that it would make the Town look bad to rush the process.

Tony Cypcar, Wood River Court (City of West Bend): Not Town resident.

Nancy Karsten, 7184 N River Road: She is concerned about mycotoxins from the farm, which is an issue that is not well-known. Mycotoxins build up in concentration and go into the air, soil, and water. Notes that James Salscheider from the DNR was unaware of mycotoxins. She is also concerned about her property value decreasing.

Megan Wirkus, 6854 South View Circle: She moved to Trenton about 11 years ago because she wanted more land. Her goal was to create a life that was sustainable for her family. The spring they moved in they planted 40 grape vines, chickens, larger scale gardening, they work to create this environment. Upon researching Town ordinances she interprets that she can have no more than five chickens on 10 acres. She notes that it's not worth it for her. It took a lot of time to see that things have changed a bit. She notes that if Trenton wants to encourage and foster a sustainable environment she questions why there are such regulations for individuals where the large-scale farms can bring in large quantiles of animals. She is opposed; the area she lives in has been contaminated by other farms in the area. They have tried to tap for wells in the area, and it has been years before

Lipscomb explains that this cannot be put on hold because it is an application. Unless the application is incomplete, by law, it must be addressed. If it is ignored, in 90 days it becomes zoning anyway.

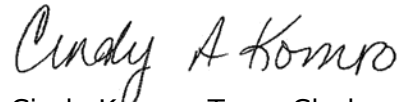
Komro further notes that the conditional use permit is not up for consideration right now. This zoning would give nothing more than what the current zoning is, until a conditional use permit is entertained.

Lipscomb notes that the process for this has been slowed down for two years, mentioning that it has been an issue and has been addressed. The Riverkeepers, DNR, and the Department of Agriculture were all involved in the process. Lipscomb further explained how the process for zoning works. CAFO applications are reviewed and granted by the DNR. This is a meeting for the Town to provide zoning. In fact, farms that are not CAFOs have less stringent regulations regarding their manure spreading. All municipalities in the state are required to have a zoning district that allows for unlimited animal units. The Town added a Conditional Use Permit requirement to limit the animal units based on the facts for a particular farming operation. Owners of parcels adjacent to

the farm have had their wells tested with no issues and have submitted comments in support of this farm's expansion.

Lipscomb adjourned the Public Hearing at 7:09 p.m.

Respectfully submitted,

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

Cindy Komro, Town Clerk

Affidavit of Posting: These minutes were approved at the March 16, 2026 Town Board meeting and posted on the Town website on March 17, 2026.