

TOWN OF TRENTON

Official Minutes

A Public Hearing of the Town of Trenton Plan Commission was held Monday, February 9, 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: 18

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: Petition 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, by Conditional Use Permit.

Public Comments:

Town Administrator Cindy Komro distributed written comments received.

John Jansen, 5939 Wausaukee Road: John expressed concern that the Town is moving too quickly on the proposed rezoning and stated that there is no urgency to act. The speaker noted that the WPDES permit is currently being contested and could remain unresolved for several months or longer. In addition, the DNR is reviewing significant issues that may further affect the project timeline. John stated that action is not required at this time and that the applicant is unlikely to be in a position to expand operations for many months. John also raised concerns that allowing the applicant to operate in a manner inconsistent with current zoning during this period could set a negative precedent. It was suggested that other farmers considering CAFO operations may interpret such action as encouragement to expand first and address zoning later, which the speaker believes would undermine the authority of the Planning Commission and the Town Board. The speaker further indicated that the WPDES permit is likely to be modified, and any action taken now could become outdated. The speaker suggested that it would be in the Town's best interest to delay consideration until the permit process is complete, which may also provide reassurance to residents. John ultimately recommended tabling the item, forming a work group, gathering additional public input, and considering operational ordinances. The speaker

emphasized the importance of addressing residents' concerns and protecting their property rights alongside those of local farmers.

Lauren Kearns, 5719 Cty Hwy Y: Lauren stated opposition to the proposed AE zoning designation and conditional use permit. The speaker expressed frustration that residents have raised concerns over several years and feel those concerns have largely gone unaddressed. Lauren acknowledged that the Town Board is relying on the DNR to oversee water monitoring, groundwater issues, and discharge permits, but stated that traffic and noise impacts have not been adequately addressed to protect nearby residents. The speaker noted that there are 86 homes within one mile of the farm and stated that many residents lived in the area prior to the CAFO operation. Lauren expressed concern about the perception that residents should not object because they live near a farm, stating that this characterization is unfair given the history of the neighborhood. Lauren questioned whether AE zoning is appropriate for this location, citing the proximity of residential neighborhoods, wetlands, and forested areas, rather than large, contiguous farmland. The speaker urged the Town to more carefully evaluate whether AE zoning is suitable for the community. Lauren also requested that the Town address ongoing noise and traffic concerns, stating that manure truck traffic has increased significantly in recent years and now occurs frequently, including at night and throughout the summer, resulting in persistent noise and odor impacts.

Emily Kearns, 5917 Cty Hwy Y: Emily stated that she lives approximately one mile from the farm and first raised concerns about whether the meeting had been properly noticed in accordance with Wisconsin State Statutes. The speaker expressed concern that adequate public notice was not provided, resulting in limited attendance and confusion among residents about the meeting date. Emily emphasized that the issue affects many families and that broader public awareness is important. She clarified that they support farming and stated that suggestions to the contrary are inaccurate. However, the speaker opposed the creation of a special zoning district for large industrial farms where such zoning had not previously existed. Emily described experiencing ongoing impacts from the operation, including persistent manure odors, fan noise, heavy traffic, and concerns about well water quality, noting that residents rely on private wells. The speaker stated that these impacts affect daily life, health, and property values. Emily also expressed concern that the proposed rezoning was initiated at the request of a single operator who serves on the Planning Commission. The speaker stated that the existing EA zoning district was intended to limit large facilities and protect homeowners, and that changing the zoning for one business would be unfair and could undermine public trust. Emily noted that AE zoning would remain with the property permanently and expressed concern that a future owner could further expand operations, potentially limiting the Town's ability to regulate the use. The speaker characterized the decision as one with long-term consequences for the community. Emily referenced a statement made in April 2024 indicating a need for 2,500 animal units for a manure digester and questioned whether a similar scenario could occur if the rezoning is approved. The speaker stated that the WPDES permit is being contested on multiple grounds, not solely groundwater monitoring, and indicated that correspondence from the DNR had been provided to Town officials. Emily urged the Town to consider concerns related to odor,

traffic, and operational impacts, and to explore the adoption of operational ordinances. The speaker stated that they value the farm as part of the agricultural community but encouraged consideration of limiting the number of animal units in order to better balance agricultural operations with the interests of neighboring residents.

Alan Oppermann, 145 Cortland Ln: Alan stated opposition to the proposal, citing concerns about the rapid increase in the scale of what had previously been a family farm. Alan expressed uncertainty about the potential consequences of the expansion and indicated that prior emails outlining these concerns had been submitted to Town officials before the previous meeting. The speaker raised concerns about the presence and handling of hazardous materials associated with the operation and stated that surrounding properties and the Town may lack adequate protection in the event of an incident. The speaker referenced the possibility of equipment failure, such as a slurry tank breakdown, and expressed concern that impacts from such an event may not be confined to the farm property. Alan urged the Town to consider safeguards for residents in close proximity to the operation and to ensure appropriate protections are in place for the surrounding community.

Lipscomb adjourned the Public Hearing at 7:01 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 9, 2026 Plan Commission meeting and posted on the Town website on March 10, 2026.