

Town of Trenton

Official minutes of the regular meeting of the
The Town of Trenton Plan Commission held on
Monday, April 13, 2026, at the Trenton Town Hall
1070 HWY 33, West Bend, WI

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

Others Town Officials present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Tony Thoma. Town Administrator/Zoning Administrator/Clerk Cindy Komro, Deputy Clerk Cass Walker.

Members of the public: 21

Call to order: Lipscomb called the meeting to order at 7:00 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: Hein moved to approve the agenda, seconded by Kidney. The motion carried 6-0.

Approve March 9, 2026, Public Hearing Minutes: Text Amendments: Hein moved to approve the March 9, 2026 Public Hearing Minutes: Text Amendments, seconded by Werhand. Motion carried 6-0.

Approve March 9, 2026 Plan Commission Meeting Minutes: Kidney moved to approve the March 9, 2026 Plan Commission meeting minutes, seconded by Hein. Motion carried 6-0.

Recommendation to Town Board regarding Certified Survey Map relocating parcel boundary lines: Mary L. Praefke 2015 Revocable Trust (parcel T11_082300A, 0.92 acres at 1125 Paradise Drive) and Susanne Praefke (parcel T11_082300Z, 38.99 acres at 1145 Paradise Drive): Komro explained the specific changes would be made using the diagram that was provided in the meeting, noting that the engineer has reviewed this plan. Discussion followed. Kay moved to approve the CSM relating to the Praefke's relocating parcel boundary lines, seconded by Werhand. Motion carried 6-0.

Recommendation to Town Board regarding Comprehensive Plan Amendment from/to Prime Agricultural from/to Low-Density Residential and Zoning Map Amendments from/to R-1 Single Family Residential from/to EA Exclusive Agricultural: Mary L. Praefke 2015 Revocable Trust (parcel T11_082300A, 0.92 acres at 1125 Paradise Drive) and Susanne Praefke (portion of parcel T11_082300Z, 38.99 acres at 1145 Paradise Drive): Werhand moved to approve the CSM relating to zoning map change from R-1 Single-Family Residential from/to EA Exclusive Agricultural in the interest of the Praefkes, seconded by Kay. Motion carried 6-0.

Recommendation to Town Board regarding Certified Survey Map adding 0.59 acre to parcel T11_042400B from adjacent parcel T11_0597: Geoffrey Littrel (6101 and 6065 Wausaukee Rd): Komro explains that the engineered review came back, and the changes were made, apart from a few specific items. Surveyor Donald Thoma explained that items 5 and 6 should be removed because it would be an undue expense to the owners, and all existing buildings will remain - no structural buildings will be added or removed. Komro agreed that waiving the requirements for items 5 and 6 would make sense at this time because the CSM is not for the purpose of additional building. Werhand moved to approve the recommendation to the Town Board regarding the Certified Survey Map, adding 0.59 acre to parcel T11_042400B from the adjacent parcel T11_0597 in the interest of Geoffrey Littrel, with the engineer's changes and allowing the waivers as requested; Kay seconded. Motion carried 6-0.

Recommendation to Town Board regarding Zoning Map Amendment from CES-5 Country Estates to R-3 Rural Residential: Geoffrey Littrel (0.59-acre portion of parcel T11_0597 at 6101 Wausaukee Rd): Hein moved to approve the CSM relating to zoning map change from R-1 Single-Family Residential from/to EA Exclusive Agricultural in the interest of the Praefkes, seconded by Kidney. Motion carried 6-0.

Architectural approval: metal accessory structure, Pat Groth (5440 Maple Rd): Groth recused himself. Komro explains that the metal accessory structure is within the limit; therefore, it is within requirements. Kidney moved to approve the metal accessory structure, Pat Groth (5440 Maple Rd), Kay seconded. Motion carried 5-0 (1 recused).

Pre-Application concept review follow-up: Nick Meier, 6273 Pleasant Hill Dr, land division: Nick Meier submitted a revised version of his original plan (which had five parcels with complex driveway layouts) to a simpler proposal of three parcels. Komro explains that the project is still in a pre-application concept review; no formal approval or vote is required yet. The land is already zoned CES-5 (Country Estates 5), which has a 5-acre minimum lot size and specific requirements (setbacks, frontage, building size, etc.), rezoning is not needed. The plan would allow one house per parcel. Further noting that there is ongoing discussion about possibly designating the barn as a "legacy barn" in the future. Overall, the revised three-parcel plan was determined to be reasonable and acceptable, with the Plan Commission agreeing to allow the property owner to move forward with a formal application.

Recommendation to Town Board regarding Conditional Use Permit: Rob n Cin Farms livestock facility of 2,500 animal units (5545 Cty Hwy Y, parcels T11_065200C and T11_064200E, totaling 141.37 acres):

Komro: noted that the focus is on the Conditional Use Permit (CUP) for livestock, separate from the Department of Natural Resources (DNR) Wisconsin Pollutant Discharge Elimination System (WPDES) permit. A CUP does not require a valid WPDES permit, although outright denial of a WPDES permit would render the farm noncompliant with the state, making the Town's CUP moot. The CUP application has been thoroughly reviewed and determined to be complete, meeting all the requirements under the Department of Agriculture, Trade and Consumer Protection (DATCP). The CUP is valid for five years, requiring renewal and re-evaluation to ensure continued compliance with regulations and any changing conditions. Complaints will be investigated by the town or an expert designated by the town, as the town has authority to monitor compliance.

Town Attorney Jake Curtis: explains that *the Town of Ledgeview v. Livestock Facility Siting Review Board* case cited in a written comment opposing the farm's application is not directly comparable to the Rob n Cin farm because the violations in that case were highly egregious and ongoing.

Lipscomb: notes that property values have consistently increased in the Town of Trenton, including properties near the farm, some of which have manure spreading.

Komro: in response to the suggestion that requiring the farm to monitor private wells in the area is more restrictive than allowed by DATCP. Regarding biosecurity and mass depopulation in cases of disease outbreaks, DATCP has specific rules that must be followed. Manure spreading is managed as part of a nutrient management plan to support plant growth. The farm uses soil testing and expert guidance to determine proper application rates and typically under-applies manure to avoid runoff.

Lipscomb: Well-water testing of residents who live near the farm and have had manure spread for over 20 years has yielded no contamination.

Discussion: This livestock facility is subject to much heavier regulation than multiple smaller farms that could total a similar number of cows but have more operational freedom and less regulatory oversight.

Komro: the Town has a history of working with residents toward compliance, which takes time. Rob n Cin has been working toward compliance and the delay has been the result of the process of complying with state laws, while also finding a balance to protect the town.

Attorney Curtis: responding to a question by Ray Werhand: the administrative hearing regarding Rog n Cin's WPDES permit is not to directly find a violation. The administrative law judge could send it back for revision or adjustments, which would not necessarily invalidate the local CUP. If the WPDES permit were revised, the CUP may need to be reviewed. The applicant submitted the nutrient management plan in lieu of submitting the WPDES permit.

Komro: reminds the Commission that the decision to recommend approval or denial of the CUP should be based on the facts at hand, not the speculation of what the future may bring. There must be clear and convincing evidence to deny the permit. Responding to a question about "value-added agriculture," Komro explains that this is not specifically defined in the ordinance but it is commonly understood to be activities that increase the economic value or consumer appeal of agricultural products.

Commissioner Doug Hein: the administrative law judge involved in the appeal does not have the authority to change DNR regulations. Instead, the judge can only review the specific WPDES permit and either require it to be reconsidered or modified. He emphasizes that the appeal is strictly about the WPDES permit itself, not broader regulatory changes. Attorney Curtis confirms this statement.

Schweizer moved to recommend the Town Board to approve Conditional Use Permit: Rob n Cin Farms livestock facility of no more than 2,500 animal units (5545 Cty Hwy Y, parcels T11_065200C and T11_064200E). Kidney seconded. Motion carried 5-1 (opposed by Werhand).

Large-scale solar conditional use zoning districts: Komro explains that the town largely adopted the Wisconsin Model Solar Ordinance but neglected to include language related to conservation or historic districts as appropriate locations for large-scale solar projects as a conditional use. She suggested amending the ordinance to explicitly include conservation areas alongside agricultural areas. Komro also argued that allowing the solar project could be beneficial long-term, noting that if the land is used for solar under a 25-year conditional use permit, it is unlikely to be annexed by another municipality like West Bend during that time. She recommends updating the ordinance and supporting the project in this case. The Plan Commission agreed and a public hearing will be scheduled for May 11. General discussion followed related to proactively protecting areas of the town from urban expansion and industry. Lipscomb proposes forming a proactive planning committee to anticipate future land-use changes.

Legacy structures

Komro: explains that the proposal is in two parts: ordinance language and application requirements for a "legacy structure" permit. This is intended mainly for situations where a property is being reduced in size and the structure is nonconforming in size or number. The legacy structure permit would allow preservation of an existing historic barn or structure. It is emphasized that each case should be reviewed carefully, including structural details, photos, and building code compliance. She also raises points about how legacy structures should affect allowable accessory building size on a property and suggests the Plan Commission have discretion rather than locking strict formulas into the ordinance. The group also discusses whether rebuilt structures should retain "legacy" status and how insurance and safety inspections should be incorporated into the process.

Supervisor Davies: questions how the "legacy structure" concept would apply in complex cases where multiple outbuildings exist and whether a property owner would still be allowed to build additional large new structures beyond the legacy buildings. She also raises concerns about whether existing barns would prevent rezoning or additional development and pushes for clearer limits or guidance on how much new construction should be allowed when legacy structures are present.

Lipscomb: asks whether acreage or lot size should be used to determine allowable building square footage under the legacy structure rules. He also supports giving the Plan Commission flexibility rather than strict numeric limits, and he also raises concerns about how rebuilding would work if a barn is destroyed. He questions what happens under current rules if a barn is lost and the owner wants to rebuild it, including whether modern materials like metal structures would be allowed.

Komro: A suggestion was made to use percentage-based guidelines tied to lot size rather than fixed square footage limits and raises the question of whether a destroyed barn should be allowed to be rebuilt at all. That percentage guidelines may be useful but should not be rigidly written into the ordinance. Instead, they should serve as guidance with discretionary authority given to the Plan Commission. She explains that rebuilding is generally allowed within a set timeframe, but legacy status may complicate replacement rules.

Reports and Correspondence

Supervisor Davies: None.

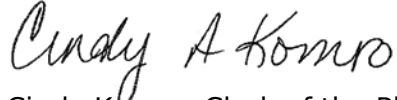
Supervisor Thoma: None.

Administrator Komro: Komro explains that the town will likely need to update or amend its comprehensive plan, especially as part of ongoing proactive planning efforts. She notes that the County is also updating its plan. A County representative has offered to assist the town, including with farmland preservation planning. She will follow up with the county to coordinate support for the update.

Chairman Lipscomb: asks whether earlier planning commission questions—particularly about farmland preservation—have been answered and whether the town needs to formally adopt related updates. He also discusses engine braking signage, asking about placement and whether additional approval is needed for different town sections. He confirms that information was previously provided to staff for submission to the state and is following up on sign locations.

Lipscomb adjourned the April Plan Commission meeting at 8:27 p.m.

Respectfully submitted,



Cindy Komro, Clerk of the Plan Commission

These minutes were approved at the May 11, 2026, Plan Commission meeting and posted on the Town website on May 12, 2026.