

**Special Meeting of the Town of Lind Board Minutes  
February 28, 2024 Immediately Following the Public Hearing  
Waupaca High School PAC, E2325 King Road, Waupaca, WI**

1. See attached transcript of proceedings of the Special Town of Lind Board Meeting.

K. Nickel, Chair/F. Neumann, Clerk

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IN RE: TOWN OF LIND SPECIAL MEETING

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TRANSCRIPT OF PROCEEDINGS

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Proceeding: Special Meeting of the  
Town of Lind Board

Date: February 28, 2024

Location: Waupaca High School  
E2325 King Road  
Waupaca, WI

Appearances: KATHY NICKEL, Chairman  
ZOEY NELSON, Supervisor I  
CINDY HARDY, Supervisor II  
FAYE NEUMANN, Clerk  
KEN BARROWS, Treasurer  
RICH CARLSON, Attorney at Law

Jennifer M. McLeod  
Court Reporter

1                                 PROCEEDINGS

2                                 (Proceedings commenced at 9:35 p.m.)

3                                 MS. NICKEL:  Okay.  I'm going to call  
4                                 this to order.  I'm going make a motion that  
5                                 we reconvene to a Special Meeting of the  
6                                 Town of Lind Board.  Can I get a second on  
7                                 that?

8                                 MS. HARDY:  Second.

9                                 MS. NICKEL:  Then we'll have the  
10                                clerk do a roll call vote on that.

11                                MS. NEUMANN:  Chairman Kathy Nickels,  
12                                how do you vote?

13                                MS. NICKEL:  Yay.

14                                MS. NEUMANN:  Supervisor Nelson,  
15                                Supervisor One Nelson, how do you vote?

16                                MS. NELSON:  At this time, I will be  
17                                recusing myself from official duties as a  
18                                Town of Lind supervisor for the remainder of  
19                                this special meeting.

20                                MS. NEUMANN:  Supervisor Two Hardy,  
21                                how do you vote?

22                                MS. HARDY:  Yes.

23                                MS. NICKEL:  Motion carried.  We'll  
24                                defer the Pledge of Allegiance and the open  
25                                meeting statements since we did that at the

1 Public Hearing. Do we have a motion to  
2 approve or amend the agenda?

3 MS. HARDY: Motion to approve.

4 MS. NICKEL: I second that. All  
5 those in favor? Aye.

6 MS. HARDY: Aye.

7 MS. NICKEL: Opposed? Motion  
8 carried. Discussion of possible action on  
9 the Brooks Farms Dairy, LLC Comprehensive  
10 Plan Amendment Application for approximately  
11 seven point [sic] acres of parcel 12-09-43-1  
12 from agriculture to industrial and remove  
13 those acres from farmland preservation.  
14 This is discussion for our Board. And I'll  
15 begin, if you don't mind.

16 MS. HARDY: Go ahead. Yep. Nope.

17 MS. NICKEL: I appreciate all of the  
18 information that we have been getting. It's  
19 been months, hours, days of lots of  
20 research. My concerns are aligned a lot  
21 with many of the concerns raised by the  
22 citizens of the Town of Lind; the truck  
23 traffic, concerned about the safety of that  
24 many semis added to our roads daily. I know  
25 it can be a wash compared to sand being

1 brought in, but I also am concerned about  
2 the concentration of that during the days.  
3 And the slow moving vehicles we have with  
4 other farm machinery on the roads, it's  
5 already impossible to be walking down  
6 County A because of the traffic, and I know  
7 this is just gonna add to our congestion.  
8 What if the herd -- what if the farm takes  
9 on a larger herd and then more food waste  
10 will be needed, increasing the number of  
11 trucks coming and going each day? And if  
12 that herd grows significantly, will this  
13 facility also need to be enlarged?

14 I have concern with changing the  
15 zoning land use over to industrial. If this  
16 digester fails or becomes inactive, we'll  
17 have an abandoned facility sitting there.  
18 And what is to stop that site from being  
19 sold off for any other type of industrial  
20 level facility to be taken over there?

21 I also have concerns that there is a  
22 lot of tax credits and government money and  
23 incentives to put in these digesters. But  
24 what happens with the digester breaks down?  
25 The money is not there for the repairs. And

1 in talking with two separate owners of  
2 current digesters that are no longer  
3 functioning, that was the statement I  
4 received from them; the money was there for  
5 us to build it, but there was no money to  
6 make the expensive repairs and we couldn't  
7 afford it. We weren't gonna put our  
8 finances to that expense.

9 Flare-ups. The gas has to meet a  
10 certain standard to be able to go into that  
11 pipeline, and we heard some of that  
12 discussion tonight, and in my research also,  
13 there's been many of these facilities that  
14 do not meet that standard and that gas is  
15 continuously flared off.

16 I also worry about the HAZMAT  
17 emergency response for our township. I  
18 spoke with our fire chief, Jerry Deuman, a  
19 few months ago and asked him if our  
20 emergency services were prepared to respond  
21 to any type of an emergency that could occur  
22 out there; fire, explosion, HAZMAT, gas  
23 leaks. He was not even aware of this  
24 project occurring. He said he would have no  
25 way to respond if that was something they

1           were suitable for because he didn't know  
2           what the project was.

3                       And then down to the Town of Lind's  
4           comprehensive plan, again, it states those  
5           sites for business and industrial  
6           developments are preferred along that  
7           Highway 10 corridor. This area has all the  
8           utilities where readily available for  
9           three-phase electric, sewer, water,  
10          et cetera, along with access directly to  
11          Highway 10. And there's a reason that was  
12          put into the Comprehensive Plan.

13                      I think changing this zoning and the  
14          land use leaves us an island of industrial  
15          zoning in the middle of our township and  
16          we're setting a precedence that would open  
17          us up to have to do that in other locations,  
18          and that's not what our plan says we want  
19          done with our land use out there. That's my  
20          discussion.

21                      MS. HARDY: You covered everything  
22          that I was gonna say thoroughly and I have  
23          nothing to add to that. You did a wonderful  
24          job of explaining that whole process, and  
25          that is exactly how I feel. All right.

1 MS. NICKEL: So I propose a motion  
2 then that our recommendation from the Town  
3 of Lind Board to the Waupaca Planning and  
4 Zoning Committee is a recommendation of  
5 denial for changing the Comprehensive Plan  
6 from agriculture to industrial.

7 MS. HARDY: I second that.

8 MS. NICKEL: You'll second that?

9 MS. HARDY: Yes, second that.

10 MS. NICKEL: Okay. And we'll do a  
11 roll call vote. My vote on that is a yay to  
12 the recommendation to the motion that we  
13 proposed. Supervisor One Nelson has recused  
14 herself. Supervisor Two Hardy, how do you  
15 vote?

16 MS. HARDY: Against.

17 MS. NICKEL: You're voting for the  
18 motion, is to recommend denial?

19 MS. HARDY: Yes. That's correct.

20 That's --

21 MS. NICKEL: So you're voting --

22 MS. HARDY: To recommend denial.

23 MS. NICKEL: Yes. To the motion.

24 Okay. Motion carried. The next agenda item  
25 was discussion and possible action on Brooks



1 Dairy Farms, LLC Zoning Map Amendment  
2 Application for approximately 7.8 acres of  
3 that parcel 12-09-43-1 from agriculture  
4 enterprise to rural industrial intensive.  
5 For my sake, the discussion we had covers  
6 that same issue and the same questions, and  
7 my recommendation from the Town of Lind  
8 Board to Waupaca Planning and Zoning  
9 Committee would be a recommendation of  
10 denial for that application.

11 MS. HARDY: I second that.

12 MS. NICKEL: All those in favor?

13 MS. HARDY: Aye.

14 MS. NICKEL: Aye. And Zoey,  
15 Supervisor One, has recused herself. Motion  
16 carried. I make a motion for adjournment of  
17 this Special Meeting of the Town of Lind  
18 Board.

19 MS. HARDY: Second.

20 MS. NICKEL: All those in favor?

21 MS. HARDY: Aye.

22 MS. NICKEL: Aye. Motion carried.

23 We are adjourned.

24 (Proceedings concluded at 9:43 p.m.)  
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CERTIFICATE

STATE OF WISCONSIN        )  
                                  )    ss.  
COUNTY OF WAUPACA        )

I, JENNIFER M. McLEOD, hereby certify that I am Court Reporter and a Notary Public in and for the State of Wisconsin.

I further certify that I reported the foregoing proceedings and that the transcript thereof was prepared by me via computer-aided transcription.

Dated this 1st of March, 2024.

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Jennifer M. McLeod  
Court Reporter

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