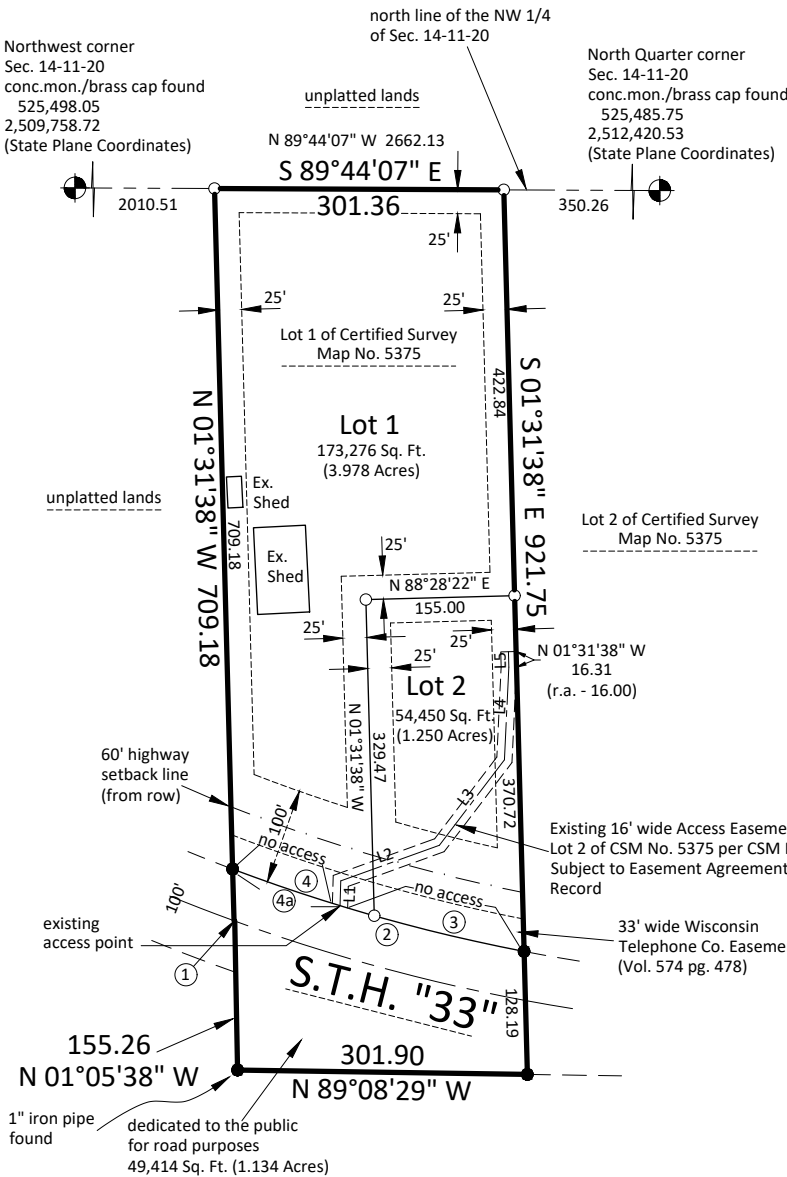


Certified Survey Map

Sheet 1 of 4

ITEM #
08

Town Engineer
Burt Naumann
approved CSM as
corrected per email
on 01/27/2025.



Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

Existing zoning - B-2 Highway Business District

No soil test have been conducted on Lots 1 and 2. This land division is for conveyance purposes only. No on-site disposal systems shall be installed nor any human habitation in existing or future structures without the expressed consent of the Town of Trenton and Washington County.

Wisconsin Department of Transportation Approval Notes
D.O.T. Approval Number 66-33-0573-01 per CSM 5375

The lots of this land division may experience noise level exceeding the levels in Trans 405.04 Table 1, The level are based on federal standards. The department of transportation is not Responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

Also, no improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department

○ - indicates a 0.75" x 18 rebar weighing
1.50 lbs./ft. set.

● - indicates a 0.75" rebar found unless otherwise noted.

(r.a.) - means "recorded as"



Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD27), and all bearings are referenced to Grid North. The north line of the NW 1/4 of Sec. 14-11-20 has a grid bearing of N 89°44'07" W.



Scale in feet
1" = 200'

Curve 1

Radius=1909.86
Arc=0.80
Ch. Dist.=0.80
Ch. Bear.=S 69°59'12" E
Delta=0°01'26"
Tangent-In S 69°58'29" E
Tangent-Out S 69°59'55" E

Curve 2

Radius=1859.86
Arc=315.85
Ch. Dist.=315.47
Ch. Bear.=S 74°13'48.5" E
Delta=9°43'49"
Tangent-In S 69°21'54" E
Tangent-Out S 79°05'43" E

Curve 3

Radius=1859.86
Arc=160.45
Ch. Dist.=160.40
Ch. Bear.=S 76°37'26" E
Delta=4°56'34"
Tangent-In S 74°09'09" E
Tangent-Out S 79°05'43" E

Curve 4

Radius=1859.86
Arc=155.41
Ch. Dist.=155.36
Ch. Bear.=S 71°45'32" E
Delta=4°47'15"
Tangent-In S 69°21'54" E
Tangent-Out S 74°09'09" E

Curve 4a

Radius=1859.86
Arc=118.18
Ch. Dist.=118.16
Ch. Bear.=S 71°11'07.5" E
Delta=3°38'27"
Tangent-In S 69°21'54" E
Tangent-Out S 73°00'21" E

Owner/Subdivider:

Matthew Wilhelm
Leslie Janke
770 State Hwy 33
West Bend, WI 53095

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

Access Easement Line Table

LINE	BEARING	DISTANCE
L1	N 01°46'28" E	25.84
L2	N 70°07'54" E	109.24
L3	N 37°16'07" E	111.84
L4	N 02°43'16" E	96.70
L5	N 01°31'38" W	16.00

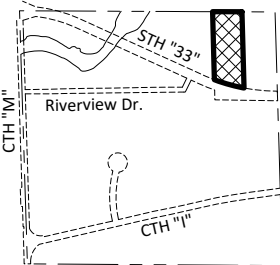


David J. Leininger
David J. Leininger, S-2285

Dated this 22nd day of July, 2024.
Revised this 27th day of January, 2025.

Location Sketch

NW 1/4 - Sec. 14-11-20
Scale: 1" = 2000'



Certified Survey Map

Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

Surveyor's Certificate:

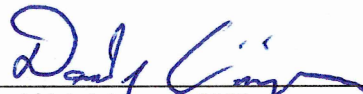
I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Matt Wilhelm, that I have surveyed, divided and mapped the land shown and described hereon, being Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin described as follows:

Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NW 1/4 of the NE 1/4 and part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

Containing 227,726 square feet (5.228 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Trenton Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 22nd day of July, 2024.
Revised this 27th day of January, 2025.


David J. Leininger, S-2285



Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Trenton Plan Commission
Town of Trenton Town Board

Matthew Wilhelm - Owner Leslie Janke - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.
Personally came before me this ____ day of _____, 2025, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public,

_____, Wisconsin.

My commission expires _____

Certified Survey Map

Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

Town of Trenton Plan Commission Approval:

This land division is hereby approved and accepted by the Town of Trenton Plan Commission

this ____ day of _____, 2025.

Mike Lipscomb, Chairperson

Cindy Komro, Administrator

Town of Trenton Town Board Approval:

This land division is hereby approved and the dedication accepted by the Town of Trenton Town Board

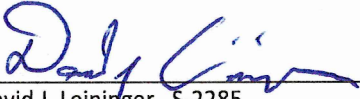
this ____ day of _____, 2025.

Mike Lipscomb, Chairperson

Heather Krueger, Town Clerk

This Village of Newburg has waived its right for extraterritorial review of this Certified Survey Map on July 22, 2024 per Nate Wendelborn, Village of Newburg Administrator.




David J. Leininger, S-2285

Dated this 22nd day of July, 2024.
Revised this 27th day of January, 2025.

Certified Survey Map

Lot 1 of Certified Survey Map No. 5375 as recorded in the Washington County Register of Deeds Office in Volume 38 of Certified Survey Maps on pages 112-115, as Document No. 892172, being part of the NE 1/4 of the NW 1/4 of Section 14, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

Consent of Corporate Mortgagee: (if applicable)

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this plat, and does hereby consent to the above certificate of Matthew Wilhelm and Leslie Janke.

IN WITNESS WHEREOF, the said _____

has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

In the presence of:

(Corporate Seal)
Corporate Name

President Date

Secretary or Cashier Date

(Corporate Mortgagee Notary Certificate)

STATE OF _____)

COUNTY) SS

Personally came before me this _____ day of _____, 2025,

_____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, _____ State

My commission expires _____



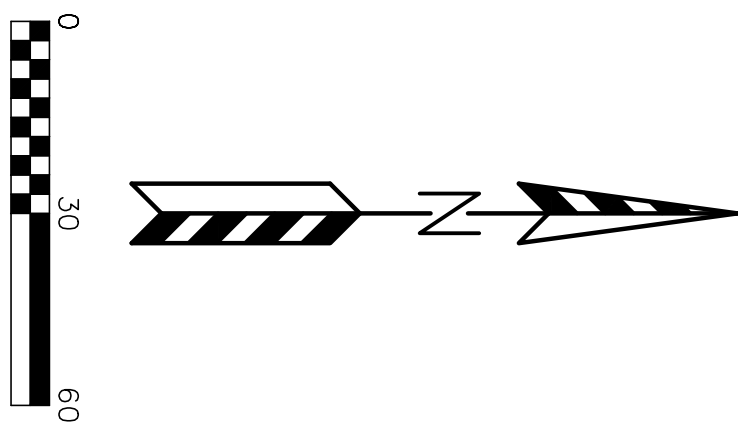
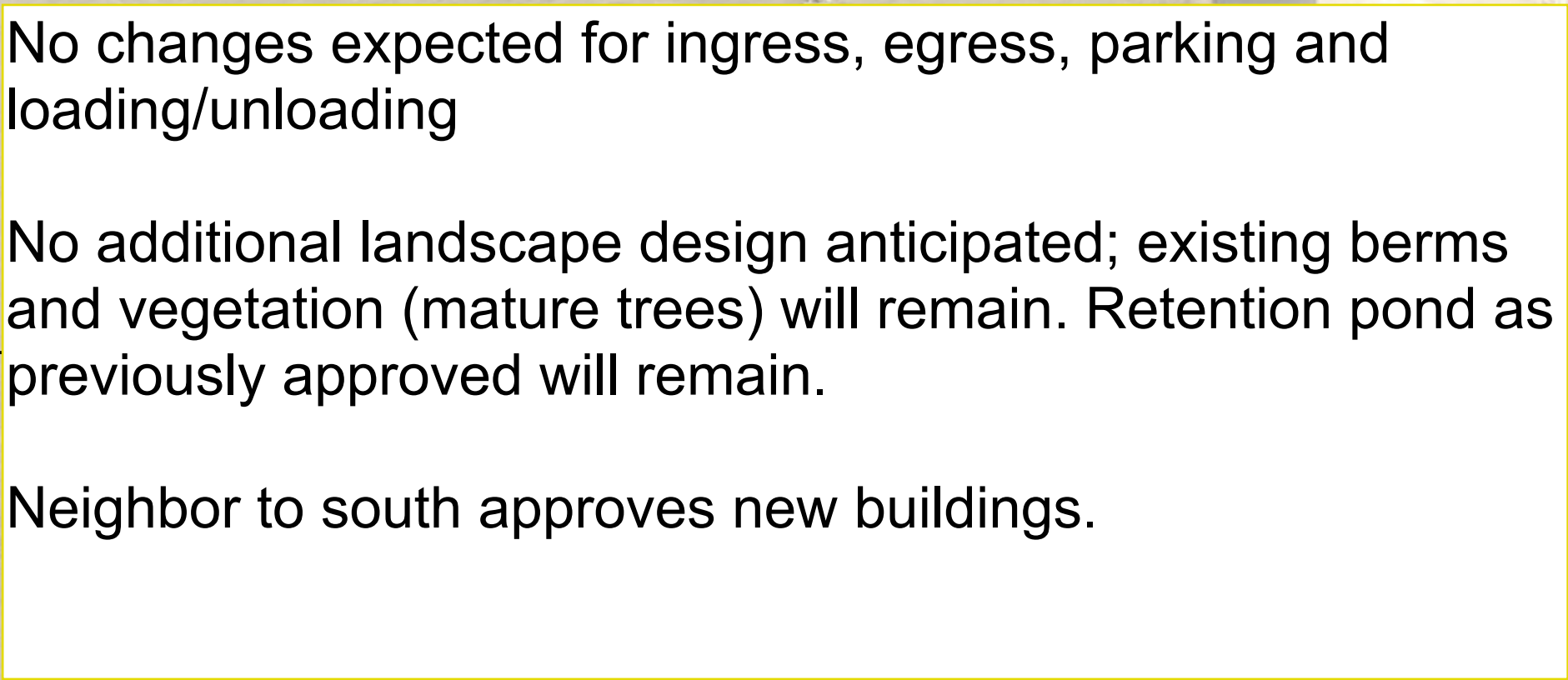
David J. Leininger

David J. Leininger, S-2285

Dated this 22nd day of July, 2024.
Revised this 27th day of January, 2025.

BMCI Site Plan for new storage units

ITEM #
09

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

TRENTON STORAGE
7040 N TRENTON ROAD
WEST BEND, WI 53090

CONCEPT PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

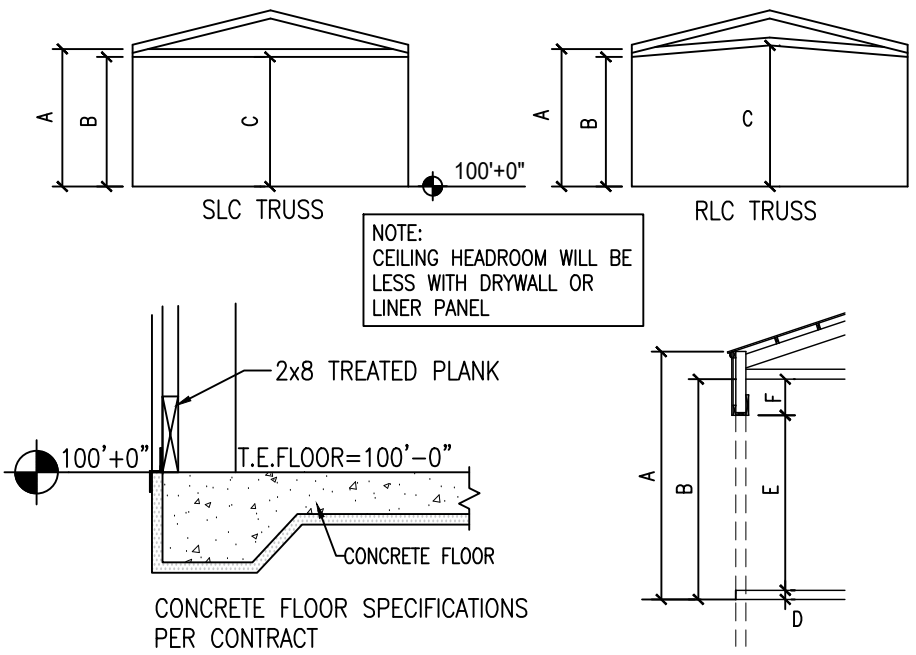
PLAN DATE:
1/6/2025

PROJECT NO:
MF-08-20

PROJECT NO:
MF-08-20
CONCEPT

SHEET NO:

C1.00



A = EAVE HEIGHT _____ 10'-6"
B = TRUSS CLEARANCE AT HEEL _____ 5'-10 3/4"
C = TRUSS CLEARANCE AT CENTER OF BUILDING _____
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT
D = OVERHEAD FRAME OUT BOTTOM ELEVATION _____ 100'-0"
E = OVERHEAD FRAME OUT HEIGHT _____ 10'-0"
F = ACTUAL HEADROOM AVAILABLE _____
HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN THE ACTUAL HEADROOM AVAILABLE

NOTES:

1. INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE.
2. ARE THERE ANY BUILDINGS WITHIN 10' OF BUILDING SITE?
YES _____ NO X
IF SO, THEN SEND PICTURE OF BUILDING OR LIST THE CONDITION OF BUILDING _____
3. INDICATE ANY UNDERGROUND UTILITIES, i.e. SEWER; WATER; ELECTRIC; ETC.
(NONE) LIST _____
4. ACTUAL WIDTH OF SLIDE DOOR CLEARANCE WILL BE 6" LESS THAN NOMINAL DOOR SIZE, AND 12" LESS IF DOOR IS OFF THE CORNER.
EXAMPLE: IF NOMINAL SLIDE DOOR IS 10'-0" WIDE, THE ACTUAL CLEARANCE IS 9'-6" ON STANDARD DOOR, OR 9'-0" IF DOOR IS OFF THE CORNER.

CLASSIFICATION OF BUILDING:

SHOP BUILDING _____ COMMERCIAL _____ EQUINE _____
AG & PERSONAL STORAGE _____ LEAN _____ OTHER X
CUSTOMER NAME M&N Properties
EXACT PLAN AND DOOR LOCATION APPROVED BY: _____

CUSTOMER SIGNATURE

PRELIMINARY DRAWING

PROJECT:
Mini Storage
25' x 408' x 10'6 clear
For: N&M Properties
Wisconsin

Salesman: Mark Plecha

SITE LOCATION:

BUILDING COLORS:			
SIDE	_____	BOTTOM TRIM	_____
GABLE	_____	CORNER TRIM	_____
ACCENTS	N/A	ROOF STEEL	_____
WALK DOOR	N/A	RIDGE CAP	N/A
WINDOWS	N/A	GABLE TRIM	_____
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	_____
OVERHEAD DOOR	_____	EAVE TRIM	_____
OVHD. DOOR TRIM	_____	SOFFIT	N/A
SLIDE DOOR	N/A	SOFFIT F&J TRIM	N/A
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	N/A	CUPOLA ROOF	N/A
WAINSCOT TRIM	N/A	WEATHERVANE	PINNO
WNSCT. CORNER TRIM	N/A	EAVE TROUGHS	N/A
EAVELITE	N/A	DOWNSPOUTS	N/A

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

ROOF & SIDE STEEL ARE McELROY
-MAX RIB ULTRA- .149 ga. w/
KYNAR 500 PAINT SYSTEM
AND SCREW FASTENERS

COLUMNS ARE TITAN TIMBER
GLUE LAMINATED COLUMNS
LOWER - #1 SYP .60 CCA
UPPER - 2x6 SPF MSR1650
-OR- 2x8 SPF MSR 1950



PHONE (920) 922-7010
FAX (920) 922-9093
www.pinno.com

N5877 PALMER ROAD
ROSENDALE, WI 54974

DRAWN BY:
AS

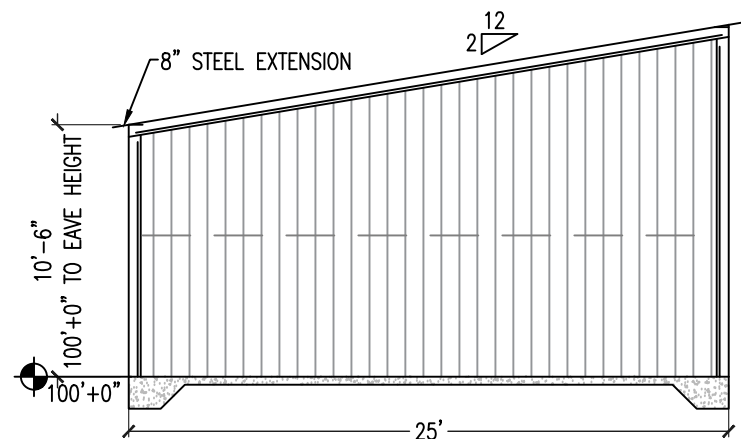
DATE:
01-15-25

REVISIONS

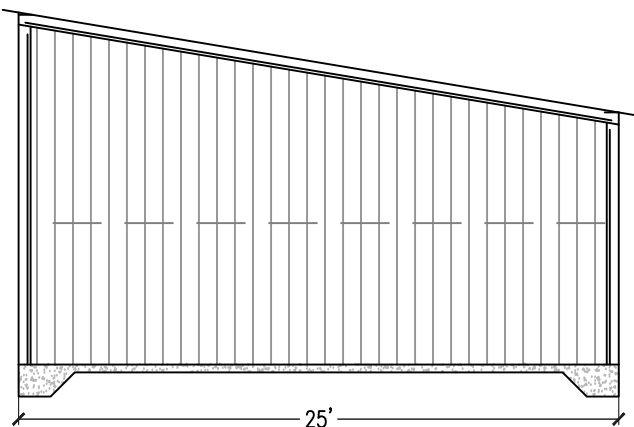
SHEET ID.

SHEET NO.
COVER

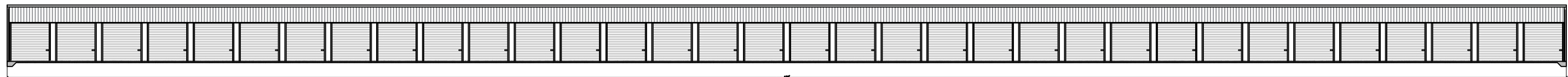
PRELIMINARY DRAWING



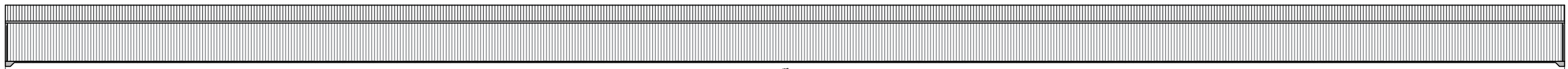
1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
NTS

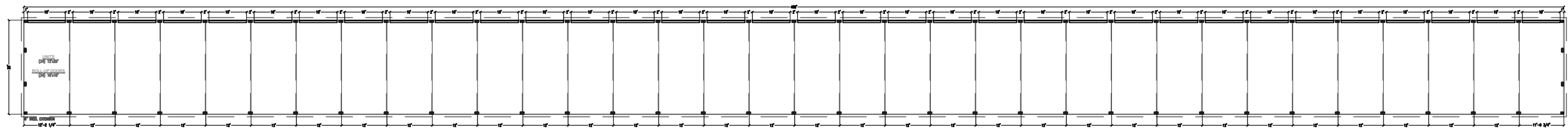


4 BACK ELEVATION
NTS

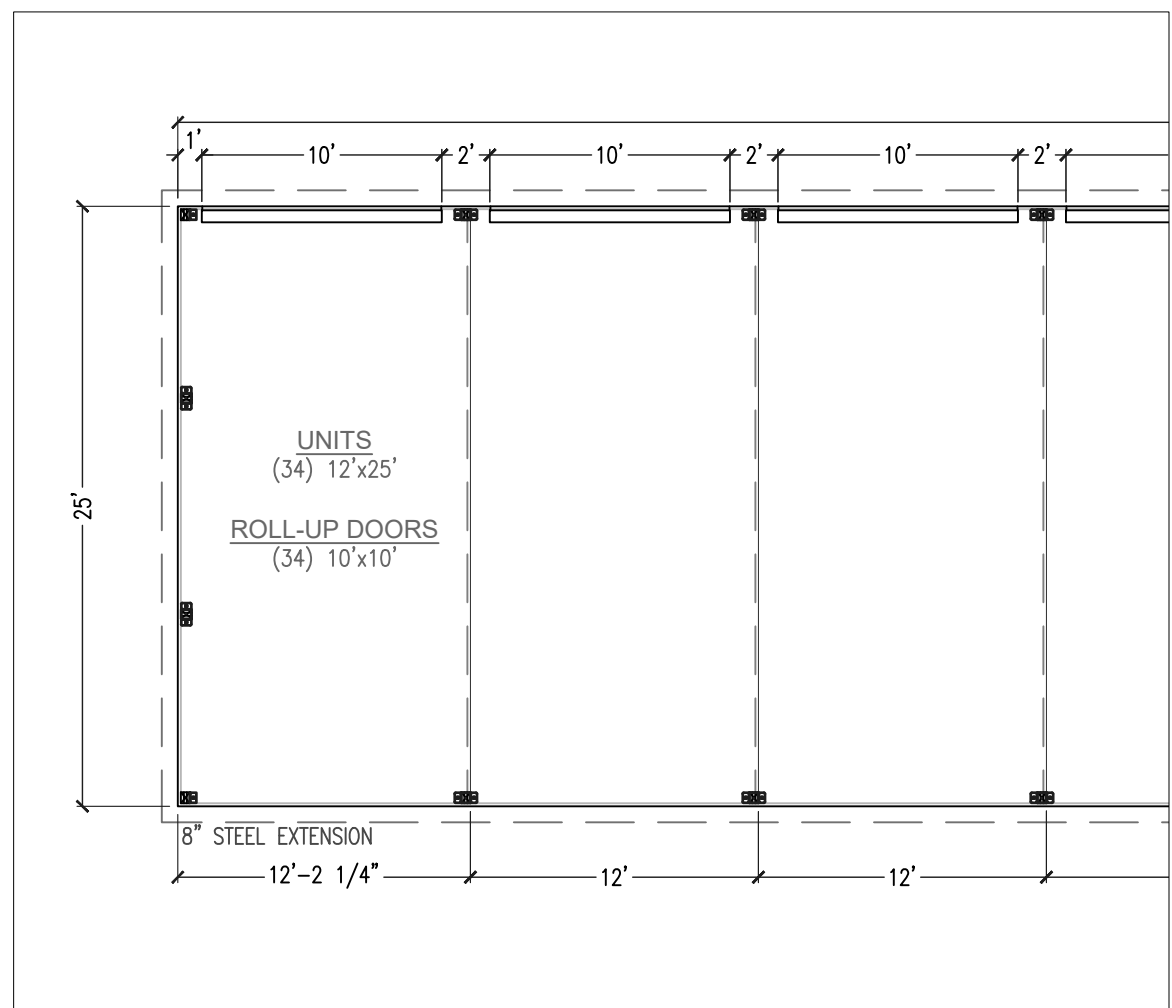
CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

PRELIMINARY DRAWING



1 FLOOR PLAN
NTS



2 ENLARGED FLOOR PLAN
1/8" = 1'-0"

MINI STORAGE

25'x408'x10'-6" CLEAR
10,200 SQ. FT.
-BUILD ON SLAB
w/ BOLT DOWN BRACKETS
-BRACKETS BY PINNO
-DEEP HEEL TRUSS
-T.E. FLOOR=100'+0"

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

N&M Properties 25'x408'x10'6" clear		JOB NO.
FLOOR PLAN		
DRAWING NO.		
DRAWN BY: AS		
SCALE: AS SHOWN		
DATE: 01-15-25		
REVISIONS		
SHEET ID.		
SHEET NO. 3 OF 3		

 PINNO BUILDINGS	PHONE (920) 922-7010 FAX (920) 922-9093 www.pinnobuildings.com
	N5877 PALMER ROAD ROSENDALE, WI. 54974

R-2 zoning requirements:

- 25' M.B.St.Y. (Minimum Building Street Yard)
- 25' M.B.S.Y. (Minimum Building Side Yard)
- 25' M.B.R.Y. (Minimum Building Rear Yard)

Certified Survey Map

Part of the SW 1/4 of the SE 1/4 of Section 30, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

ITEM #
10

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Joseph Groth, that I have surveyed, divided, and mapped the land shown and described hereon, being part of the SW 1/4 of the SE 1/4 of Section 30, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin, which is bounded and described as follows:

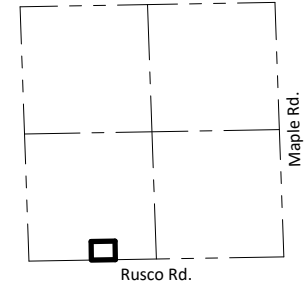
Commencing at the south quarter corner of said Section 30; thence N 89°02'13" E, along the south line of said SE 1/4, 650.54 feet to the point of beginning of lands herein described; thence N 00°57'47" W, at right angles, 193.35 feet; thence N 89°02'13" E, at right angles, 249.46 feet to a point in the west line of Lot 1 of Certified Survey Map No. 729 as recorded in Volume 4 of Certified Survey Maps on page 68, as Document No. 342863; thence S 00°57'47" E, along said west line of Lot 1 and its southerly extension, 193.35 feet to a point in said south line of the SE 1/4; thence S 89°02'13" W, along said south line, 249.46 feet to the point of beginning.

Containing 48,232 square feet (1.107 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Trenton Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

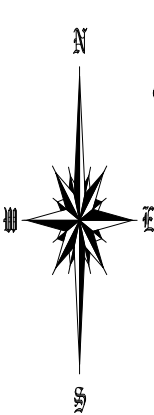
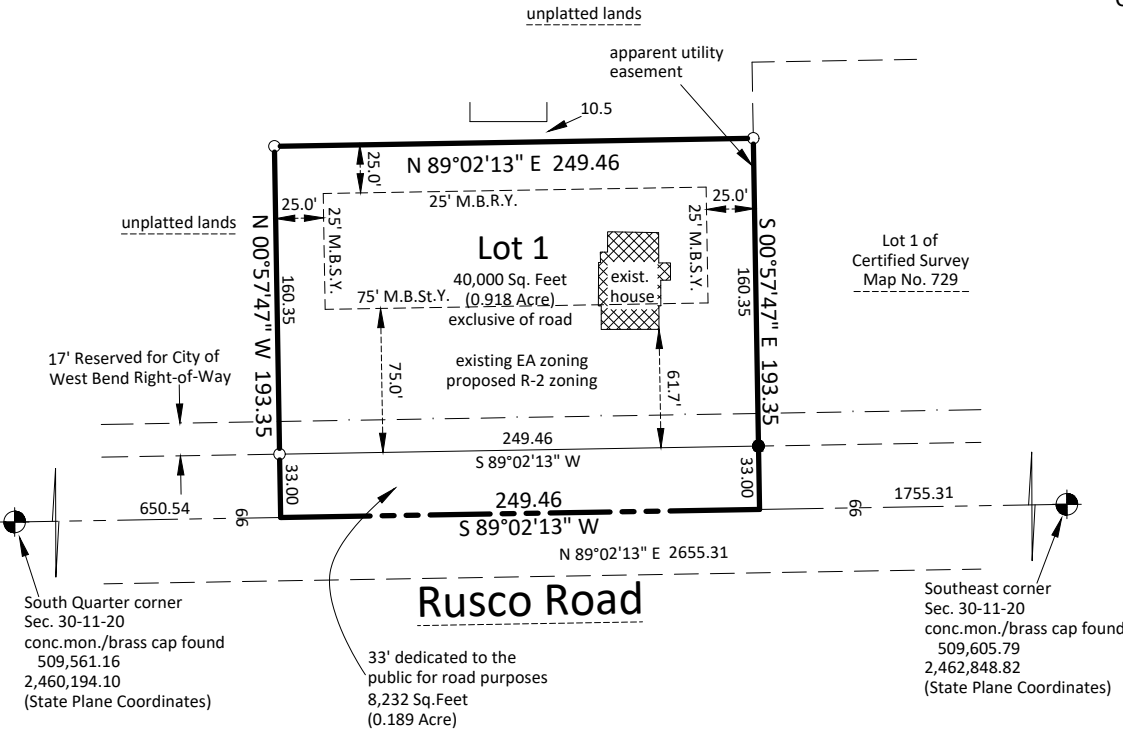
Dated this 17th day of January, 2025.
Revised this 29th day of January, 2025.

David J. Leininger
David J. Leininger, S-2285



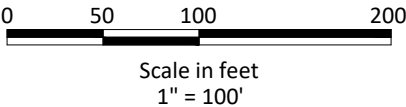
Location Sketch

SE 1/4 - Sec. 30-11-20
Scale: 1" = 2000'



- - indicates a 0.75" x 18 rebar weighing 1.50 lbs./ft. set.
- - indicates a 1.66" od iron pipe found.

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The south line of the SE 1/4 of Sec. 30-11-20 has a grid bearing of N 89°02'13" E.



Owner/Subdivider:

Joseph Groth
Dean Groth
5401 Maple Rd.
West Bend, WI 53095

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

City of West Bend Airport
Limitation Restriction -
elevation 1045 feet (NGVD 29)

Certified Survey Map

Part of the SW 1/4 of the SE 1/4 of Section 30, Township
11 North, Range 20 East, Town of Trenton, Washington
County, Wisconsin.

Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Trenton Plan Commission
Town of Trenton Town Board

Joseph Groth - Owner Dean Groth - Owner

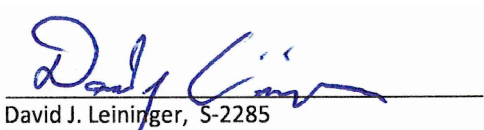
STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.
Personally came before me this ____ day of _____, 2025, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public,

_____, Wisconsin.

My commission expires _____




David J. Leininger, S-2285

Dated this 17th day of January, 2025.
Revised this 29th day of January, 2025.

This instrument was drafted by David J. Leininger, S-2285

Town of Trenton Plan Commission Approval:

This land division is hereby approved and accepted by the Town of Trenton Plan Commission

this ____ day of _____, 2025.

Mike Lipscomb, Chairperson Cindy Komro, Administrator

Town of Trenton Town Board Approval:

This land division is hereby approved and the dedication accepted by the Town of Trenton Town Board

this ____ day of _____, 2025.

Mike Lipscomb, Chairperson Heather Krueger, Town Clerk

City of West Bend Plan Commission Approval:

This land division, CSM file No. _____, is hereby approved by the West Bend City Plan Commission as being in conformance with the City's Subdivision Ordinance this ____ day of _____, 2025.

Joel Ongert, Mayor Jillian Dobratz, City Clerk

Certified Survey Map

Part of the SW 1/4 of the SE 1/4 of Section 30, Township
11 North, Range 20 East, Town of Trenton, Washington
County, Wisconsin.

Consent of Corporate Mortgagee

_____, a corporation duly organized and existing under and by virtue of
the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing,
mapping, and dedicating of the land described on this plat, and does hereby consent to the above certificate of Joseph Groth and Dean Groth.
IN WITNESS WHEREOF, the said _____
has caused these presents to be signed by _____, its President, and countersigned by
_____, its Secretary (cashier), at _____, _____, and its corporate seal to be
hereunto affixed this _____ day of _____, 2025.

In the presence of:

(Corporate Seal)
Corporate Name

President Date

Secretary or Cashier Date

(Corporate Mortgagee Notary Certificate)

STATE OF _____)

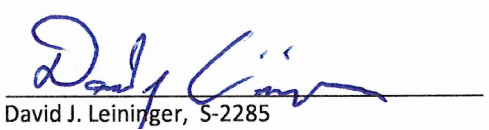
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025,
_____, President, and _____, Secretary (cashier) of the above named corporation, to me
known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation,
and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, _____
City State

My commission expires _____




David J. Leininger, S-2285

Dated this 17th day of January, 2025.
Revised this 29th day of January, 2025.



275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

January 28, 2025

Town of Trenton
1071 Highway 33 East
Post Office Box 259
Newburg, Wisconsin 53060-0259

SUBJECT: Certified Survey Map Review – Joseph and Dean Groth

Dear Commission Members:

We have received and reviewed the referenced Certified Survey Map (CSM). Our comments and recommendations are as follows:

- | | |
|------|--|
| N/A | 1. The location of soil borings should be shown, and their results submitted along with the Certified Survey Map, if applicable. |
| Done | 2. Show set-back lines along with dimensions. |
| N/A | 3. A Mortgagee Certificate should be provided, if applicable. |

We recommend that this Certified Survey Map be approved upon inclusion of the above comments into a revised Certified Survey Map.

Sincerely,

Burt J. Naumann, P.L.S.
Senior Vice President

NOTICE OF PUBLIC HEARING – PETITION FOR ZONING MAP AMENDMENT ORDINANCE #Z2025.03.01

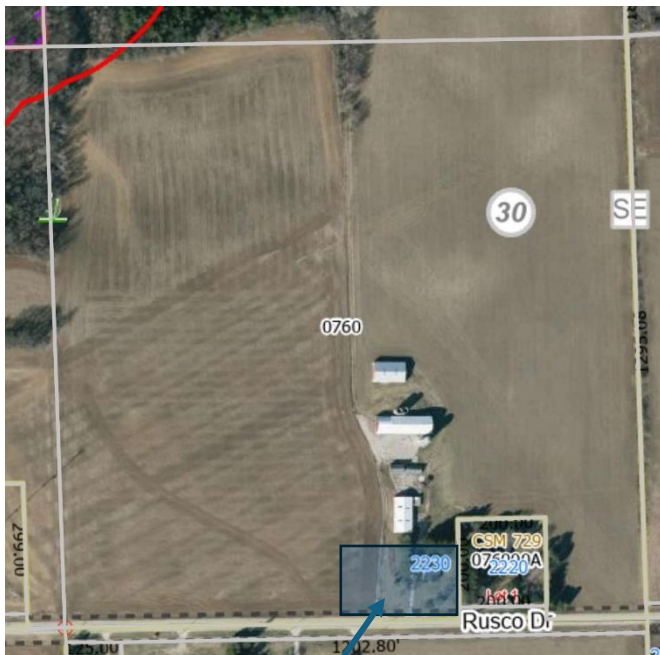
DRAFT

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Town of Trenton Board and Plan Commission at the Town of Trenton Town Hall, 1071 STH 33 East, West Bend, WI 53095 at **6:50 p.m. on Monday, March 10, 2025.** The purpose of the Public Hearing is to accept public comments on a petition to amend the Town of Trenton Zoning Map. Applicant Arick Groth (proposed buyer), along with owners Joseph & Dean Groth, have applied for a Land Division via Certified Survey Map to create a 40,000 sq ft parcel from a portion of parcel T11_0760 (38.93 acres), including the existing residence at 2230 Rusco Dr. Applicants request a zoning map amendment for the newly created parcel from EA Exclusive Agricultural to R-2 Single Family Residential (Unsewered).

The public may review copies of the application at the Town Hall during regular office hours or may request a copy of the application from Town Administrator Cindy Komro, 262-675-6009 x106 or townadmin@townoftrenton.wi.gov. During the Public Hearing, the public is invited to speak on the proposed zoning map amendment. Written comments may be submitted to the Town Administrator and shall become part of the record. Written comments must be submitted by email (to townadmin@townoftrenton.wi.gov), postal mail or personal delivery (to 1071 Hwy 33, West Bend, WI 53095) and must be received no later than 4:00 p.m. on Monday, March 10, 2025. The Public Hearing will be closed when all interested parties in attendance have had the opportunity to offer comments. Upon the close of any and all Public Hearings scheduled for Monday, March 10, 2025, a meeting of the Trenton Plan Commission shall be called to order, and the application shall be addressed per the agenda.

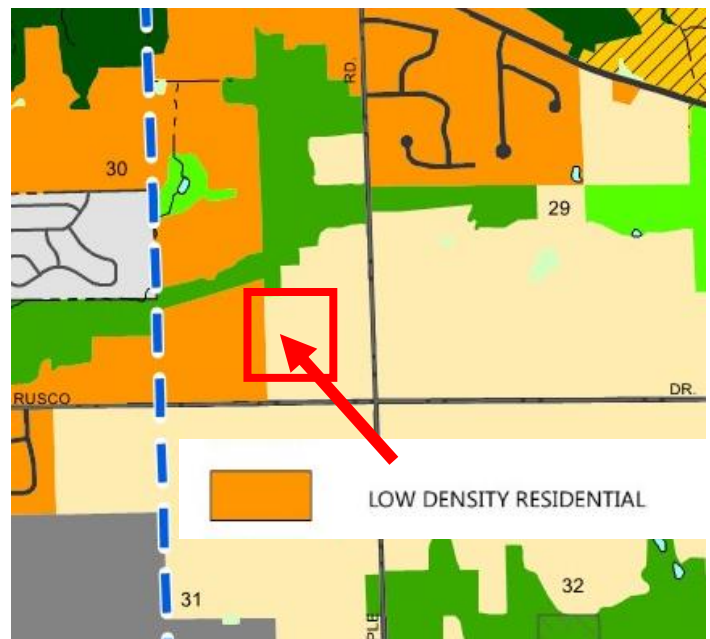
By: Mike Lipscomb, Trenton Town Chairman/Trenton Plan Commission Chairman
Dated this February 10, 2025.

Current Zoning



New 40,000 sq ft parcel to include existing residence.

Current Comp Plan Designations (no amendment required)



6995 N Oak Rd

Schwister Pre-Application Concept Review

ITEM #

11



<https://earth.google.com/web/@43.44225308,-88.11496788,268.9118051a,937.98122177d,35y,0h,0t,0r/data=CgRCaggBMMKJwoIClExZENMSmY1S2Y5YldHRVBxV182SUJXZGR>

Zoning



Comprehensive Plan Designation



LOW DENSITY RESIDENTIAL



ITEM #
12

Heiligenstein
Accessory Structure
Architectural Approval

- EXTERIOR MATERIAL FINISHES:
- 1. 1/2" EXTERIOR GUTTER DRAIN TO WATER DRAINING - PAINTED METAL FLASH
 - 2. PAINTED EXTERIOR SIDING - WHITE PAPER
 - 3. METAL STRUCTURE, OR EQUAL, METAL EXTERIOR BLACK PAINTED TO MATCH FLASH AND TRIM WORK TO FINISH
 - 4. METAL STRUCTURE OR EQUAL, METAL WHITE PAINT
 - 5. PREPARED STANDING SEAM METAL ROOF - DARK GRAY
 - 6. 1/4" X 1/4" METAL BRACKET, ROOF DOWELS - STEEL & GALV
 - 7. 1/4" X 1/4" METAL FLASH
 - 8. 1/4" X 1/4" METAL FLASH
 - 9. PREPARED GUTTER (P. 1000) - WHITE FINISH
 - 10. 8x4 STANDING SEAM POST - SEE STRUCTURAL
 - 11. WALL STANDING SEAM DOWELS TO MATCH RESPONSES BLACK TO GUTTER FLASH AND TRIM WORK TO FINISH
 - 12. PAINTED METAL, OUTSIDE & DOWNSPUTS - BLACK
 - 13. ROUGH IN FOR EXTERIOR LIGHT FIXTURE

envision
design
ARCHITECTURE

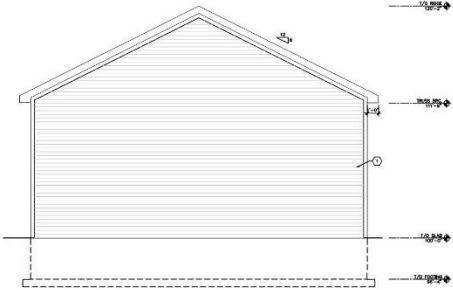
HEILIGENSTEIN ADDITION
856 PARADISE DRIVE
WEST BEND, WI 53095

SHEET TITLE
EXTERIOR ELEVATIONS

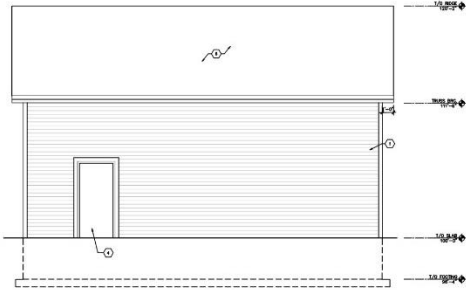
REVISIONS	
XXXX.XXXX	XXXX.XXXX
XXXX.XXXX	XXXX.XXXX
XXXX.XXXX	XXXX.XXXX
XXXX.XXXX	XXXX.XXXX
XXXX.XXXX	XXXX.XXXX

PROJECT NUMBER
SET USE
DATE
11/15/2024

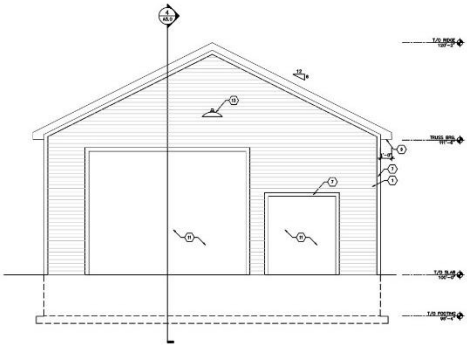
SHEET
A4.1



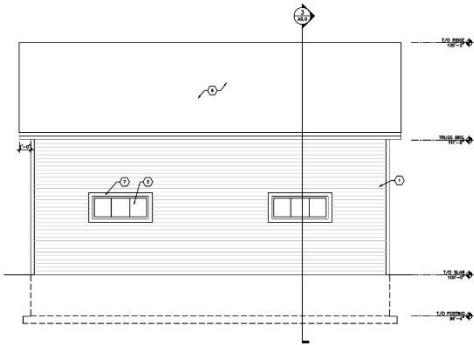
3 GARAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

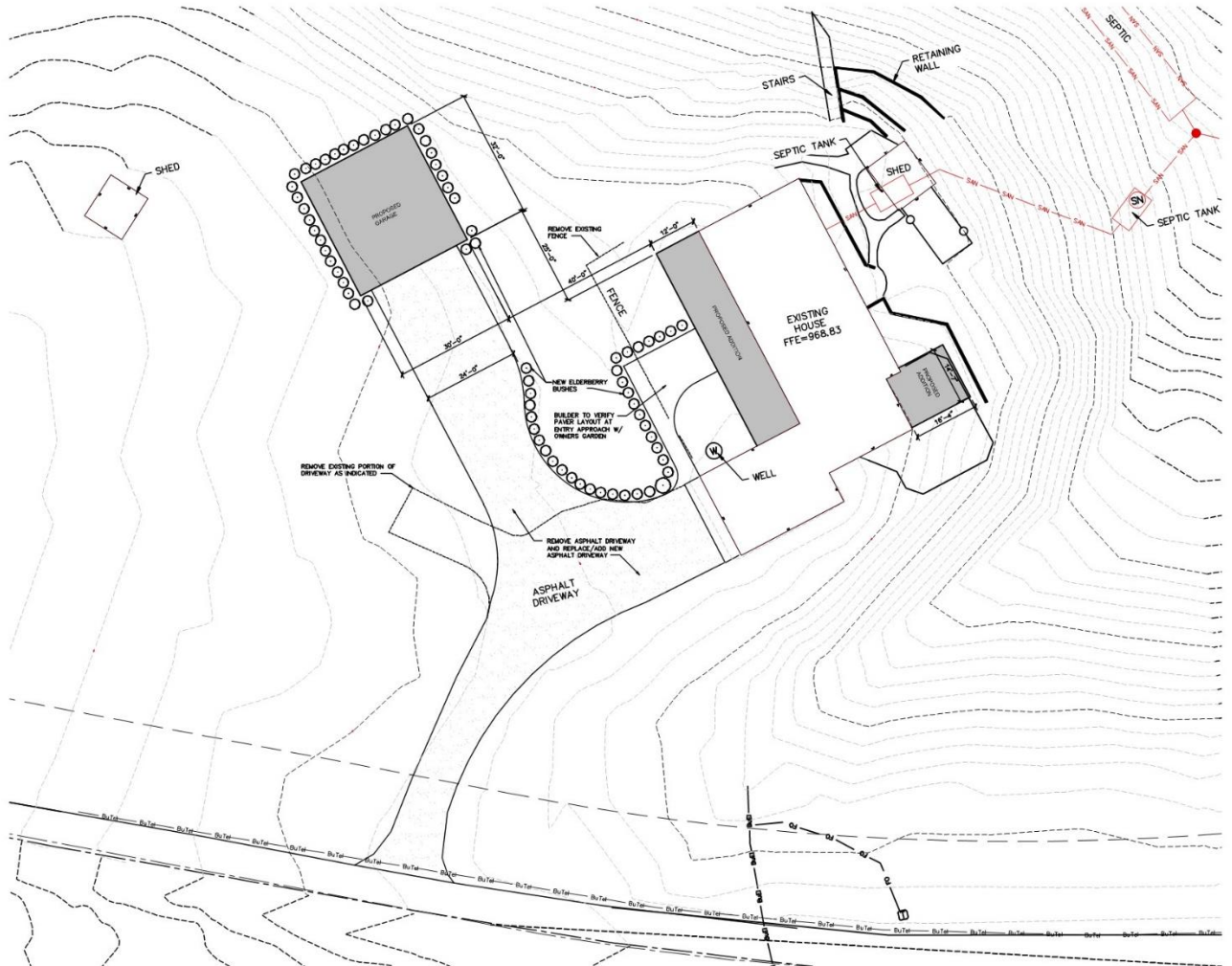


1 GARAGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

Landscape Design



1 SITE & LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



LEGAL OPINIONS



By Atty. Joe Ruth
Legal Counsel

Upholding Town Subdivision Authority

Land division regulation is an important planning tool for local governments to guide the development of their community. The authority to regulate the subdivision of land derives from s. 236 of the Wisconsin Statutes and is an entirely distinct authority from zoning. Zoning regulates land *use* while subdivision controls restrict future land development, regardless of use. With that said, zoning and subdivision ordinances often have similarities in both construction and implementation.

The state regulates land divisions that result in five or more parcels of one and a half acres or less within any five year period. See s. 236.02(12)(am)2, Wis. Stat. Local governments that have an established planning agency (i.e. a plan commission) may adopt their own land division regulations that are more restrictive than state standards. See s. 236.45(2), Wis. Stat. This framework of local regulation can result in overlapping ordinances that are concurrently effective. In these situations of overlapping jurisdiction, the more restrictive land division standards apply. So, for example, a town ordinance's greater lot size requirements will apply over a county ordinance's smaller allowable lot sizes.

Subdivision ordinances often require, among other things, minimum design and development standards such as lot size or lot proportions. Ordinances may also require public improvements, surveying, mapping, or other conditions for approval of a land division. Towns that want to adopt a land division ordinance should begin the process with their local plan commission. Using the town's comprehensive plan as a guide, the plan commission should prepare a draft ordinance for recommendation to the town board. After recommendation of the draft ordinance by the plan commission, the town board should provide for a public hearing on the ordinance (following a class 2 notice). The plan commission and the town board may then modify the draft ordinance in response to the public hearing before final recommendation of the plan commission and ultimate adoption by the town board.

There is a sample town subdivision ordinance available on the WTA website. Additionally, the UWSP Center for Land Use Education has many land use and land division resources available on its website. It may also be helpful to consult with an attorney in preparation of this ordinance.

State of Wisconsin ex rel. Michael Anderson v. Town of Newbold

A recent court case, *State of Wisconsin ex rel. Michael Anderson v. Town of Newbold*, brought into question the limits of town subdivision authority in Wisconsin after the town of Newbold denied a landowner's proposed land division. The town of Newbold's subdivision ordinance required, among other things, a minimum shoreland frontage for properties along its many lakes. Lake Mildred, for example, has a 225 foot minimum shoreland frontage requirement for each lot. When a landowner with property on Lake Mildred sought to divide his lot into two, the plan commission and town board denied the request

on the grounds that each of the resulting lots would be in violation of the town's minimum shoreland frontage requirements.

Unhappy with this decision, the landowner sued the town of Newbold and challenged the town's authority to adopt minimum shoreland frontage requirements altogether. The landowner reasoned that the shoreland frontage requirements found in the town's subdivision ordinance were really zoning regulations in disguise, and were therefore preempted by Oneida County's less restrictive shoreland zoning standards. This case made its way to the Wisconsin Supreme Court, where the court essentially looked at two questions:

- 1) Are the town's minimum shoreland frontage requirements a function of its zoning authority or its subdivision authority?
- 2) If the shoreland frontage requirements are a proper function of town subdivision authority, is that authority preempted by county shoreland zoning?

WTA submitted an *amicus curiae* (friend of the court) brief in the *Town of Newbold* case supporting the town of Newbold and town subdivision authority generally. The outcome of this case will have a much greater reach than the shores of Lake Mildred, and our office wanted to ensure that a broader town perspective was presented to the court. We are unable to involve the association in every town related lawsuit that comes along, but with the guidance of the WTA Board of Directors we do step in when we feel that we can have a positive impact on an issue of statewide importance. This was certainly one of those issues for us. Had the town lost in this case, towns may have lost all subdivision authority in shoreland areas throughout Wisconsin. Such an outcome would have diminished the ability of local communities to efficiently and orderly plan for their own development.

Fortunately, the Wisconsin Supreme Court agreed with the town of Newbold and upheld town subdivision authority in shoreland areas. The court held that the town of Newbold's minimum shoreland frontage requirements were in fact adopted under its subdivision authority and not under zoning authority like the landowner suggested. The court came to this conclusion for two primary reasons. First, the town's subdivision ordinance had nothing to do with land *use* regulation—the core function of zoning. Second, the town's subdivision ordinance did not create any zones or districts which would be characteristic of a zoning ordinance.

The court also found that town subdivision authority under s. 236, Wis. Stat. is not preempted by county shoreland zoning restrictions. The court leaned heavily on the plain language of the shoreland zoning statutes which specifically preempt town zoning authority but not town subdivision authority. See s. 59.692(1d), Wis. Stat. Ultimately, the court determined that the town's minimum shoreland frontage requirements are a valid exercise of town subdivision authority even though those same standards could not be adopted under a town zoning ordinance.

The *Town of Newbold* case is a significant win upholding town authority. Not only does this holding mean that towns like Newbold may continue to enforce minimum shoreland frontage requirements that are more restrictive than county shoreland zoning, but it also signals a limit to the degradation of town authority in the shoreland area that we have seen in recent years.

Agricultural Zoning Rework – February 2025 Plan Commission Meeting

EA Exclusive Agricultural District

Purpose. The Exclusive Agriculture District is intended to preserve and enhance land for agricultural uses. Confined livestock operations and single-family residences are regulated as conditional uses to ensure compatible land use. The district's uses and regulations are designed to implement Comprehensive Plan goals by encouraging agricultural uses in areas where soil and other conditions are best suited to these agricultural pursuits, and controlling residential development to avoid potential conflict with agriculture uses. The EA district is generally compatible with the "Prime Agriculture" land use designations of the Comprehensive Plan

A. Permitted Uses. The following uses are permitted by right in this district without any further notice approval to or from the local unit of government:

(1) Agricultural uses, including Livestock Facilities of no more than 499 animal units, subject to compliance with Property Development Standards.

- (2) Agriculturally-Related Residence
- (3) "Value Added" Agriculture
- (4) Roadside Stand
- (5) Signage
- (6) Agricultural Sales and Service
- (7) Agricultural Storage
- (8) Agricultural Research and Development
- (9) Other Agriculturally-Related Structures and Improvements
- (10) Stable, Commercial
- (11) Utility, Minor

B. Conditional Uses. The following uses may be allowed in this district if reviewed and approved in accordance with standards in this ordinance:

(1) Livestock Facilities of 500-999 or more animal units, on EA parcels of ____ or more

(2) Livestock Facilities of 1,000-4,999 animal units, on contiguous EA parcels of ____ or more

- (3) Single-Family Residence
- (4) Mining and Extraction
- (5) Communication Tower, Commercial
- (6) Utility, Major

Suggested to amend AE to BEGIN at 5,000 AUs

C. Property Development Standards

(1) Minimum lot area. No building, structure or use shall be established on any parcel less than ____ acres. Exception: The minimum lot area may be reduced to ____ acres for agricultural buildings and structures if required for biosecurity or other operation-related reasons.

(2) General setbacks (Applies to livestock structures)

(a) Property lines

- i. Except as provided for waste storage structures, livestock structures must be located a minimum of 100 feet from the property line if the livestock facility will have fewer than 1,000 animal units, and 200 feet from the property line if the livestock facility will have 1,000 or more animal units.
- ii. The setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the effective date of the setback requirement, except that a structure may not be expanded closer to the property line.

(b) Public road right-of-way

- i. Except as provided for waste storage structures, livestock structures must be located a minimum of 100 feet from public road right-of-way if the livestock facility will have fewer than 1,000 animal units, and 150 feet from a public road right-of-way if the livestock facility will have 1,000 or more animal units.
- ii. The setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the effective date of the setback requirement, except that a structure may not be expanded closer to the public road right-of-way.

(c) Waste Storage Structure

- i. A new waste storage structure may not be located within 350 feet of a property line, or within 350 feet of the nearest point of any public road right-of-way.
 - ii. A single new waste storage structure may be constructed closer to the property line or public road if a new structure is:
 - a. Located on the same tax parcel as a waste storage structure in existence before May 1, 2006.
 - b. No larger than the existing structure.
 - c. No further than 50 ft from the existing structure.
 - d. No closer to the road or property line than the existing structure.
 - iii. This setback requirement does not apply to existing waste storage structures, except that an existing structure within 350 feet of a property line or road may not expand toward that property line or road.
- (3) Water quality and related setbacks
- (a) Navigable Waters and Wetlands. A livestock facility shall comply with setback and related requirements in any applicable shoreland or wetland zoning ordinances enacted within the scope of authority granted under §59.692, 61.351 pr 62.231, Wis. Stats.
 - (b) Floodplain. A livestock facility shall comply with setback and related requirements in any applicable floodplain zoning ordinance that is enacted within the scope of statutory authority under §87.30, Stats.
 - (c) Wells. All wells located within in a livestock facility shall comply with chs. NR 811 and 812. New or substantially altered livestock structures shall be separated from existing wells by the distances required in chs. NR 811 and 812, regardless of whether the livestock facility operator owns the land on which the wells are located. A livestock structure in existence on May 1, 2006 may altered as long as the alteration does not reduce the distance between the livestock structure and an existing well.
- (4) Single-family residences. No single-family residence shall be constructed within 1000 feet of a livestock structure or building, including animal waste storage areas. This provision shall not apply to dwelling units that are accessory to a livestock facility.

A-1 Agricultural District, Limited

Do we want to consider splitting A-1 into different districts with different property development standards and animal guidelines for each, for example:

- A-1 (one-acre minimum)
- A-5 (5-acre minimum)
- A-10 (10-acre minimum)

Alternatively, have tiers within the realm of A-1, defining standards such as:

- Parcel size
- Residence (home) requirements (attached garage, etc?)
- Accessory structures
- When rezoning, how to handle existing agricultural structures

- A. Purpose. The Limited Agriculture District is intended to provide for the continuation of low intensity agricultural, restrict new and expanding livestock operations, provide for limited siting of single-family residences, and support other uses that maintain the rural characteristics of the area. It may serve as a buffer for more intensive agricultural uses in adjacent districts and prevent premature conversion of rural lands to urban and other non-agricultural uses. The district's use and development regulations are designed to implement the Comprehensive Plan goals by discouraging urban and suburban development in areas that are suited to agricultural uses and that are not well served by public facilities and services.
- B. Permitted Uses. The following uses are permitted by right in this district without any further notice approval to or from the local unit of government:

- (1) Agricultural uses, including Livestock Facilities of no more than 5 animal units per acre, not to exceed 499 animal units on any parcel and subject to compliance with Property Development Standards.
- (2) Agriculturally-Related Residence
- (3) "Value Added" Agriculture
- (4) Roadside Stand
- (5) Signage
- (6) Single-Family Residence
- (7) Home Occupation
- (8) Utility, Minor

C. Conditional Uses. The following uses may be allowed in this district if reviewed and approved in accordance with standards in this ordinance:

~~(1) Livestock Facilities of 500 or more animal units, subject to Property Development Standards and Siting Standards.~~

- (2) Bed and Breakfast
- (3) Communication Town, Commercial
- (4) Mining and Extraction
- (5) Utility, Major

Recommend not allowing more than 499 AUs in this district, even as a Conditional Use

D. Property Development Standards

- (1) Minimum lot area. No building, structure or use shall be established on any parcel less than _____ acres.
- (2) General setbacks (Applies to livestock structures)

(a) Property lines

- i. Except as provided for waste storage structures, livestock structures must be located a minimum of 100 feet from the property line ~~if the livestock facility will have fewer than 1,000 animal units, and 200 feet from the property line if the livestock facility will have 1,000 or more animal units.~~
- ii. The setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the effective date of the setback requirement, except that a structure may not be expanded closer to the property line.

(b) Public road right-of-way.

- i. Except as provided for waste storage structures, livestock structures must be located a minimum of 100 feet from public road right-of-way ~~if the livestock facility will have fewer than 1,000 animal units, and 150 feet from a public road right-of-way if the livestock facility will have 1,000 or more animal units.~~
- ii. The setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the effective date of the setback requirement, except that a structure may not be expanded closer to the public road right-of-way.

(c) Waste Storage Structure

- i. A new waste storage structure may not be located within 350 feet of a property line, or within feet 350 feet of the nearest point of any public road right-of-way.
- ii. A single new waste storage structure may be constructed closer to the property line or public road if a new structure is:
 - a. Located on the same tax parcel as a waste storage structure in existence before May 1, 2006.
 - b. No larger than the existing structure.
 - c. No further than 50 ft from the existing structure.
 - d. No closer to the road or property line than the existing structure.
 - e. This setback requirement does not apply to existing waste storage structures, except that an existing structure within 350 feet of a property line or road may not expand toward that property line or road.

(3) Water quality and related setbacks

- (a) Navigable Waters and Wetlands. A livestock facility shall comply with setback and related requirements in any applicable shoreland or wetland zoning ordinances enacted within the scope of authority granted under §59.692, 61.351 pr 62.231, Wis. Stats.

- (b) Floodplain. A livestock facility shall comply with setback and related requirements in any applicable floodplain zoning ordinance that is enacted within the scope of statutory authority under §87.30, Stats.
- (c) Wells. All wells located within in a livestock facility shall comply with chs. NR 811 and 812. New or substantially altered livestock structures shall be separated from existing wells by the distances required in chs. NR 811 and 812, regardless of whether the livestock facility operator owns the land on which the wells are located. A livestock structure in existence on May 1, 2006 may altered as long as the alteration does not reduce the distance between the livestock structure and an existing well.
- (4) Single-family residences. No single-family residence shall be constructed within 1000 feet of a livestock structure or building, including animal waste storage areas. This provision shall not apply to dwelling units that are accessory to a livestock facility.

Animal Units Conversion Chart

		AU Factor	Animal Units									
			100	200	300	400	500	600	700	800	900	999
Dairy Cattle	Milking and Dry Cows	1.400	71	143	214	286	357	429	500	571	643	714
	Heifers (800 lbs to 1200 lbs)	1.100	91	182	273	364	455	545	636	727	818	908
	Heifers (400 lbs to 800 lbs)	0.600	167	333	500	667	833	1,000	1,167	1,333	1,500	1,665
	Calves (up to 400 lbs)	0.200	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	4,995
Beef	Steers or Cows (600 lbs to market)	1.000	100	200	300	400	500	600	700	800	900	999
	Calves (under 600 lbs)	0.500	200	400	600	800	1,000	1,200	1,400	1,600	1,800	1,998
	Bulls (each)	1.400	71	143	214	286	357	429	500	571	643	714
Swine	Pigs (55 lbs to market)	0.400	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250	2,498
	Pigs (up to 55 lbs)	0.100	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	9,990
	Sows (each)	0.400	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250	2,498
	Boars (each)	0.500	200	400	600	800	1,000	1,200	1,400	1,600	1,800	1,998
Poultry	Layers (each)	0.010	10,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	99,900
	Broilers (each)	0.005	20,000	40,000	60,000	80,000	100,000	120,000	140,000	160,000	180,000	199,800
	Broilers - continuous overflow watering	0.010	10,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	99,900
	Layers or Broilers - liquid manure system	0.033	3,030	6,061	9,091	12,121	15,152	18,182	21,212	24,242	27,273	30,273
	Ducks - wet lot (each)	0.020	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	49,950
	Ducks - dry lot (each)	0.010	10,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	99,900
	Turkeys (each)	0.018	5,556	11,111	16,667	22,222	27,778	33,333	38,889	44,444	50,000	55,500
Sheep (each)		0.100	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	9,990
Goats (each)		0.100	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	9,990