

Town of Trenton
Washington County, Wisconsin

RESOLUTION NO. Z2025.07.01

A RESOLUTION APPROVING AMENDMENTS TO THE TOWN OF TRENTON COMPREHENSIVE PLAN:2050 AND TOWN OF TRENTON ZONING MAP

WHEREAS, the Town of Trenton, pursuant to Sections 62.23, 61.35, and 60.22(3) of the *Wisconsin Statutes*, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 17, 2009, following extensive public participation; and amended and updated that plan on November 14, 2017; and

WHEREAS, Applicant Owner Ozaukee Christian School, West Bend, WI has submitted a request to change the land use designation of parcel T11_0242 (38.47 acres) on the northwest corner of Hwy 33 and N Poplar Rd, Town of Trenton, from Prime Agricultural to Government, Institutional, Utility on the land use plan map adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050; and

WHEREAS, Applicant has have further petitioned to amend the Town of Trenton zoning map of the parcel from EA Exclusive Agricultural to I-1 Institutional, and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

WHEREAS, the Plan Commission hereby finds that:

- The comprehensive plan, with the proposed amendment, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and
- The comprehensive plan, with the proposed amendment, is internally consistent; and
- The proposed zoning map amendment is consistent with the proposed comprehensive plan amendment.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Trenton Plan Commission hereby approves Resolution Z2024.07.01, recommending approval of the amendments to the Town of Trenton Comprehensive Plan:2050 and the Town of Trenton Zoning Map.

BE IT FURTHER RESOLVED that the Plan Commission hereby recommends the Town Board enact an Ordinance adopting the Amendments to the Comprehensive Plan and Zoning Map.

Adopted this _____ day of _____, _____.

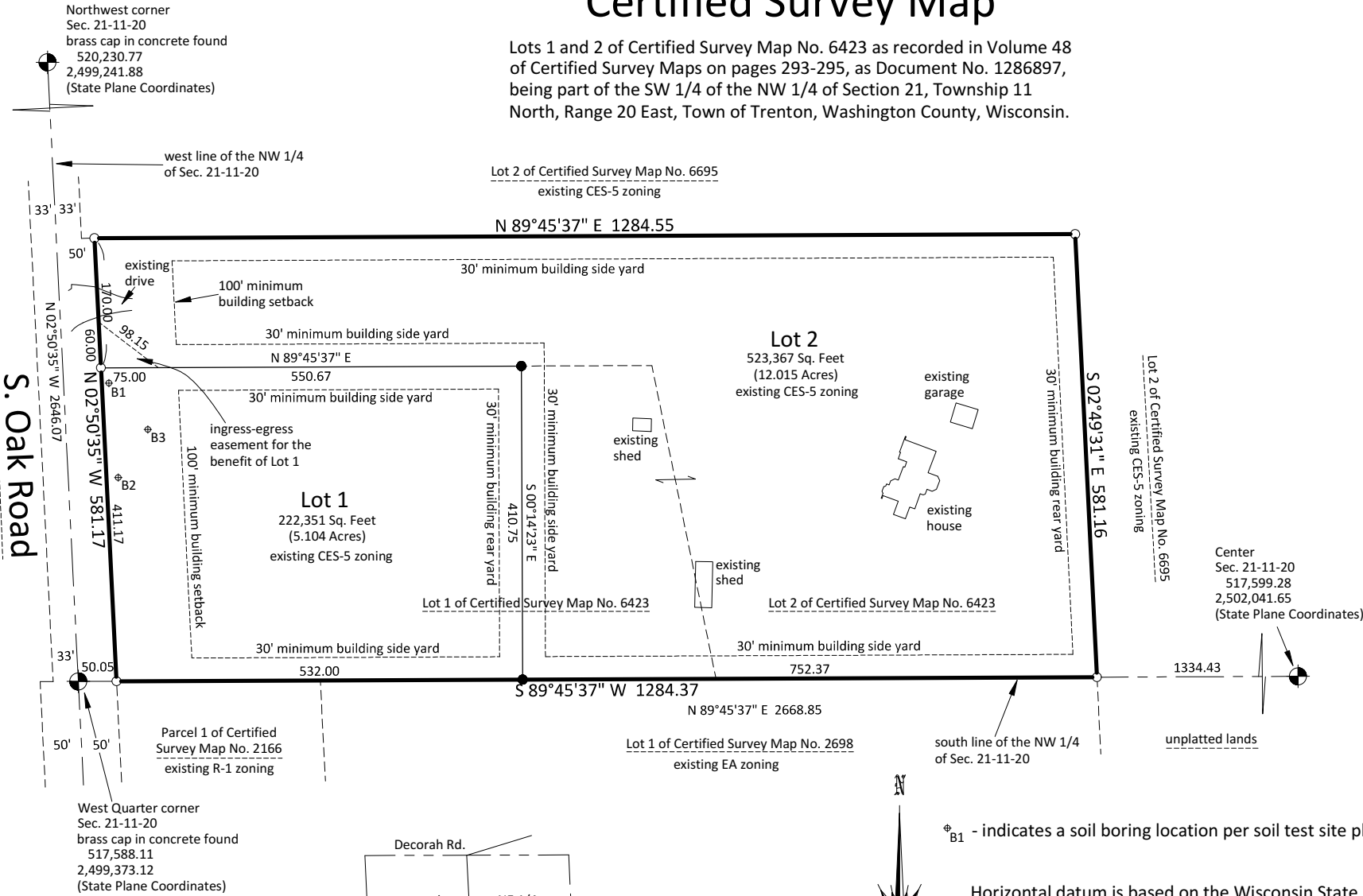
Attest:

Mike Lipscomb, Plan Commission Chair

Heather Krueger, Town Clerk

Certified Survey Map

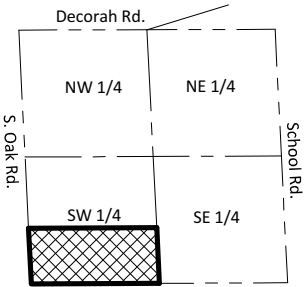
Lots 1 and 2 of Certified Survey Map No. 6423 as recorded in Volume 48 of Certified Survey Maps on pages 293-295, as Document No. 1286897, being part of the SW 1/4 of the NW 1/4 of Section 21, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.



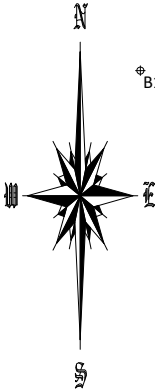
Owner/Subdivider: Andrew and Deanna Haver
Joint Revocable Living Trust
5920 S. Oak Rd.
West Bend, WI 53095

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

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

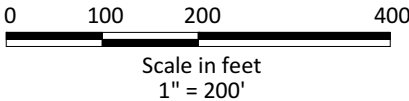


Location Sketch
NW 1/4 - Sec. 21-11-20
Scale: 1" = 2000'



Φ_{B1} - indicates a soil boring location per soil test site plan

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD 27), and all bearings are referenced to Grid North. The west line of the NW 1/4 of Sec. 21-11-20 has a grid bearing of N 02°50'35\" W.



City of West Bend Airport Height Limitation
Restriction - elevation 1019 feet (NGVD 29)

- - indicates a 1.3" od iron pipe found
- - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft set.



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

Dated this 20th day of June, 2025.

ITEM 12

Town of Trenton Washington County, Wisconsin

RESOLUTION NO. Z2025.07.02

A RESOLUTION APPROVING AMENDMENTS TO THE TOWN OF TRENTON COMPREHENSIVE PLAN:2050 AND TOWN OF TRENTON ZONING MAP

WHEREAS, the Town of Trenton, pursuant to Sections 62.23, 61.35, and 60.22(3) of the *Wisconsin Statutes*, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 17, 2009, following extensive public participation; and amended and updated that plan on November 14, 2017; and

WHEREAS, Applicant Owners Robert and Michelle Rollins, 6171 County Hwy Y, West Bend, WI, have submitted a request to reconfigure parcels T11_039800A (6.32 ac), T11_039800B (10.45 ac) and T11_039800C (3.863 ac) via a Certified Survey Map; and

WHEREAS, the current land use designation of Country Estates does not comply with the zoning districts requested on two of resulting parcels. Owners therefore request a change to the land use map of portions of these parcels adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050 from Country Estates to Suburban Density Residential, with the portions of the parcels designated as Primary Environmental Corridor and Other Lands to be Preserved remaining so designated; and

WHEREAS, applicants have further petitioned to amend the Town of Trenton zoning map so that the three lots of the proposed CSM will be zoned as follows: Lot 1 (4.214 ac) and Lot 2 (3.697 ac) R-2 Single-Family Residential and Lot 3 (12.558 ac) CES-5 Country Estates 5-acre minimum; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

WHEREAS, the Plan Commission hereby finds that:

- The comprehensive plan, with the proposed amendment, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and
- The comprehensive plan, with the proposed amendment, is internally consistent; and
- The proposed zoning map amendment is consistent with the proposed comprehensive plan amendment.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Trenton Plan Commission hereby approves Resolution Z2024.07.02, recommending approval of the amendments to the Town of Trenton Comprehensive Plan:2050 and the Town of Trenton Zoning Map.

BE IT FURTHER RESOLVED that the Plan Commission hereby recommends the Town Board enact an Ordinance adopting the Amendments to the Comprehensive Plan and Zoning Map.

Adopted this _____ day of _____, _____.

Attest:

Mike Lipscomb, Plan Commission Chair

Heather Krueger, Town Clerk

Owner/Subdivider:
Robert and Michelle Rollins
6171 Cty. Hwy. Y
West Bend, WI 53095

Surveyor:

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

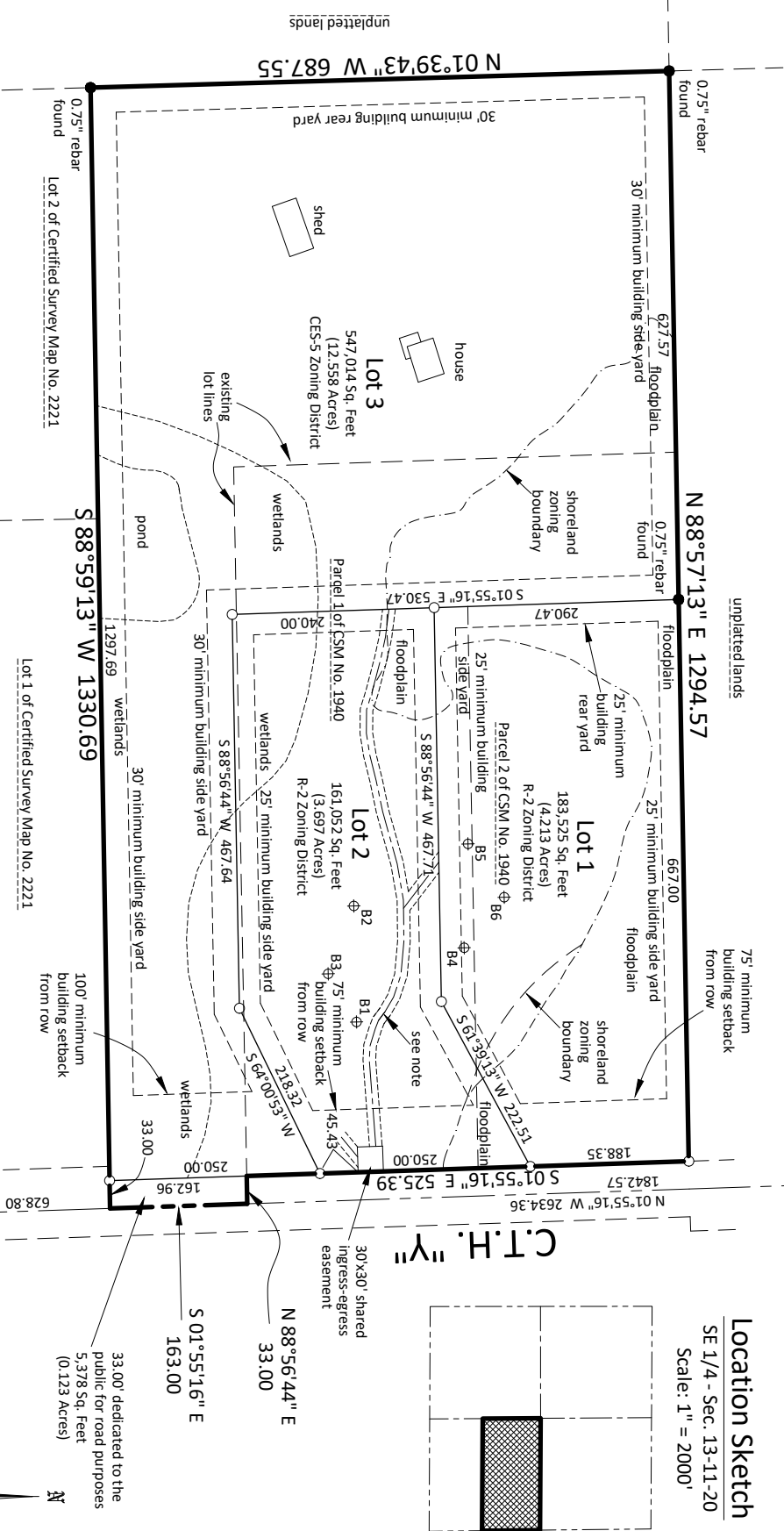
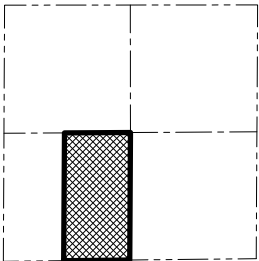
Certified Survey Map

Sheet 1 of 4

Part of the SE 1/4 of the SE 1/4 and all of Parcels 1 and 2 of Certified Survey Map No. 1940 as recorded in Washington County Register of Deeds Office in Volume 10 of Certified Survey Maps on pages 62 and 63, as Document No. 406029, all being in Section 13, Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

East Quarter corner
Sec. 13-11-20
conc.mon./brass cap found
522,912.49
2,488,922.72
(State Plane Coordinates)

Location Sketch
SE 1/4 - Sec. 13-11-20
Scale: 1" = 2000'



Note:
The location of the shoreland zoning district boundary, wetlands, pond, and the 100-year floodplain boundary have all been digitally copied from the Washington County GIS data portal.

Note:
The proposed new driveway through Lot 2 shall be within a 1.5' wide shared driveway easement, centered on the new drive location as to be constructed for the benefit of Lots 1 and 3 of this CSM.

Southeast corner
Sec. 13-11-20
conc.mon./brass cap found
520,279.88
2,489,011.02
(State Plane Coordinates)



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 east line of the SE 1/4 of Sec. 13-11-20 has a grid bearing of N 01°55'16" W.

Scale in feet
1" = 200'

Dated this 13th day of June, 2025

David J. Leininger, S-2285

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

B1 - indicates a soil boring location

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



Town of Trenton, Washington County
Resolution Z2025.07.03, Plan Commission Recommendation to the Town Board:
Zoning Ordinance Text Amendment Regarding Fences

ITEM
14

WHEREAS, the Town of Trenton Board has authority to enact or amend town ordinances under Wis. Stats. §60.61(2), and

WHEREAS, the Plan Commission has reviewed sections of the current town building and zoning ordinances regarding fences; and

WHEREAS, the Town has duly noticed and held a public hearing on July 14, 2025, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, the Town Plan Commission finds that:

- The proposed amendment is required by “public necessity, convenience, general welfare or good zoning practice.
- The proposed amendment will not be detrimental to the community as a whole.
- The proposed amendment will not have a significant adverse impact on the natural environment.
- The proposed amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Trenton Plan Commission hereby approves Resolution Z2025.07.03, recommending approval of the amendments to the Town of Trenton Code of Ordinances regarding zoning districts, and further recommends that the Town Board enact an Ordinance adopting the Amendments to the Town of Trenton Code of Ordinances.

Adopted this ____ day of _____, _____.

Attest:

Mike Lipscomb, Plan Commission Chair

Heather Krueger, Town Clerk

PROPOSED ORDINANCE

Section 1. Amend §380-109B. Fences categorized, as follows:

Replace “five” with “the following”

Add (6) Agricultural fence. A fence used in farming and ranching to confine livestock, protect crops, or manage property lines, designed to keep animals in or out of a designated area, typically made of materials like wood, wire, or mesh.

Section 2. Remove §380-109D. Residential fences, and replace with:

D. Fence standards.

- (1) Residential fence standards. Residential fences, hedges and walls as categorized in Section B. (1) – (5) are permitted on the property lines in the side and rear yards of residential districts but shall not in any case exceed a height of six feet and shall not be closer than two feet to any alley line. Residential fences, hedges and walls are permitted in the street yard provided they are no more than three feet in height and shall not be closer than five feet to a street right-of-way.
- (2) Agricultural fence standards. Agricultural fences as categorized in Section B. (6) are permitted in the R-3, C-1, CES-5 and CES-10 districts as follows:
 - a. On the property lines in the side and rear yards.
 - b. In the street yard with permission from the Plan Commission. Application shall include details of the fencing material, construction and height and a diagram of the placement of the fence on the property.
- (3) Security fence standards. Security fences are permitted on the property lines in all districts except residential districts but shall not exceed 10 feet in height and shall be of an open type similar to woven wire or wrought iron fencing.
- (4) Prohibited fences. No fence on residentially zoned property shall be constructed which is of a dangerous type of construction or which conducts electricity or is designed to electrically shock or which uses barbed wire. Barbed wire may be used in industrially zoned areas if the devices securing the barbed wire to the fence are 10 feet above the ground or height and project toward the fenced property and away from any public area.
- (5) Fences constructed in the EA, AE and A-1 zoning districts are excluded from the provisions of §380-109 Fences and hedges.

Section 3. Remove §380-109G. Nonconforming fences and hedges and replace with:

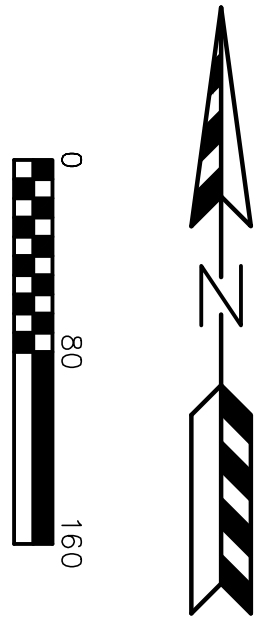
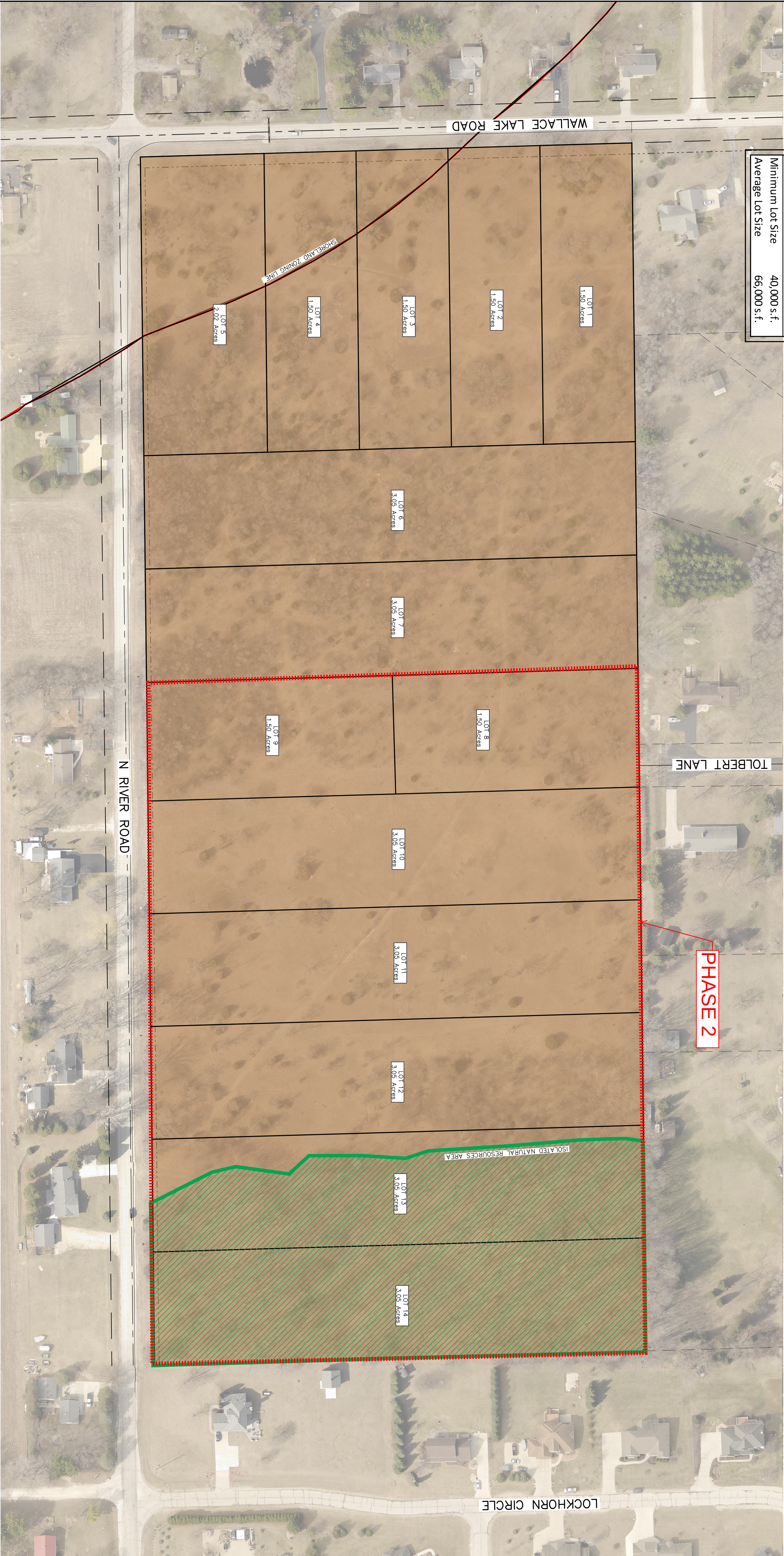
Nonconforming fences and hedges. {Remove (1) and place language immediately following} Any fence or hedge previously permitted and existing on the effective date of this Zoning Code and not in conformance with this section may be maintained, but any alteration, modification or improvement of said fence shall comply with this section.

Section 4. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions of this ordinance.

Section 5. Effective date. This ordinance shall be effective upon publication or posting under applicable law.

ITEM
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Lot Information	
Total Area	32.5 Acres
Zoning	R-1
Front Setback	75'
Side Setback	25'
Rear Setback	25'
Minimum Lot Width	125'
Average Lot Width	175'
Lot Sizes	
Minimum Lot Size	40,000 s.f.
Average Lot Size	66,000 s.f.



REVISIONS:		
NO.	DATE	DESCRIPTION

PSE

PARISH SURVEY & ENGINEERING

122 Wisconsin Street, West Bend, WI 53095

262.346.7800 www.parishse.com

PROJECT TITLE:
**RIVER ROAD LAND DIVISION
N RIVER ROAD
TOWN OF TRENTON**

PLAN TITLE:
**CONCEPT
PLAN**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
5/14/2025
PROJECT NO.:
VAH-16-241

PRELIMINARY

SHEET NO:

C1.00