

TOWN OF TRENTON
DRAFT of Official Minutes

**A Public Hearing of the Town of Trenton Town Board and Plan Commission was held
Monday, April 14, 2025, at 6:50 PM at the Town of Trenton
Town Hall, 1071 State Highway 33 East, West Bend, WI 53095.**

Supervisor Lipscomb called the Public Hearing to order at 6:50 P.M.

Lipscomb read the Notice of Public Hearing called to consider a petition to amend the Town of Trenton Comprehensive Plan: 2050 and Town of Trenton Zoning Map. Applicants David & Heather Erlandson have applied for a Land Division/Reconfiguration via Certified Survey Map affecting the following parcels:

Parcel	Address	Size	Comprehensive Plan Designation	Zoning District
T11_0704	Lincoln Dr	30.71 ac	Primary Environmental Corridor	C-1 Conservancy
T11_070900D	5642 School Rd	1.93 ac	Country Estates	R-2 Residential
T11_070500A	5638 School Rd	38.11 ac	Primary Environmental Corridor	C-1 Conservancy

The proposed Certified Survey Map will reconfigure the parcels so that two large parcels remain. Most buildings are planned for removal, except for the residence at 5638 School Rd. The intention is to build a new residence on the newly created northern parcel (retaining address 5642 School Rd).

Plan Commission members present: Bob Roden, Lee Kidney, Ray Werhand, Doug Hein, Tony Thoma, Scott Schweizer. Absent: Dennis Kay

Town Board Supervisors present: Chairman Mike Lipscomb, Supervisor Barb Davies.

Also present: Clerk Heather Krueger, Town Administrator Cindy Komro.

Members of the public: 22

The notice was properly posted on the town hall bulletin board and the town website on March 10, 2025, before the public hearing.

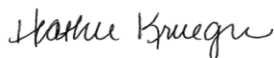
Public Comments:

Bill Buettner, 5654 School Road. The owners will raze a beautiful barn on the property. Is this at the town's request or is it a personal reason?

Applicant David Erlanderson responded: We will raze the barn for personal reasons. We are not planning on developing this property.

Lipscomb closed the Public Hearing at 6:56 p.m.

Respectfully submitted,



Heather Krueger

Clerk of the Plan Commission

These minutes were approved at the May 12, 2025, Plan Commission meeting and the May 19, 2025, Town Board meeting and posted on the Town website on May 21, 2025.

Minutes.PH.Erlandson.4-14-25

Town of Trenton

Draft of the Official minutes of the regular meeting of the
Town of Trenton Plan Commission held on
Monday, April 14, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Tony Thoma, Ray Werhand, Doug Hein, Scott Schweizer, Lee Kidney, Bob Roden. Other town officials present: Supervisor Barb Davies, Town Attorney Jake Curtis, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger.

Excused: Dennis Kay

Members of the public: 46

Call to order: Lipscomb called the meeting to order at 7:00 PM

Pledge of Allegiance: Lipscomb invited those in attendance to stand and join in reciting 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: **Werhand moved, and Hein seconded to approve the agenda. The motion carried 6-0.**

Approve March 10, 2025, Public Hearing Minutes, Zoning Map Amendment (T11_0760).
Werhand moved, and Hein seconded to approve the March 10, 2025, Public Hearing Minutes, Zoning Map Amendment. The motion carried 6-0.

Approve March 10, 2025, Plan Commission Meeting Minutes. **Kidney moved to approve March 10, 2025, Plan Commission Meeting Minutes, seconded by Hein. The motion carried 6-0.**

Public Comments: (Public comments limited to 3 minutes per person)

Paul & Shannon Becker, 517 Newark Dr. Our property is on the agenda for discussion, and we hope the Plan Commission will consider changing the ordinance for the definition of exposure for the front of the house as it pertains to outbuildings. We want to put an accessory structure on our property, but it would be considered to be in the front yard, which is not allowed under the current zoning ordinances.

Alan Opperman, 145 Cortland Ln., believes the CAFO should not be allowed more than 999 animal units. He lives in a subdivision a mile away and is submitting a letter from the residents opposing it.

Joy Schroeder, 6725 Trenton Rd. Opposed to Industrial Farms in Trenton, and would like to see Organic farming. Asking the Plan Commission not to pass new zoning allowing more than 999 animal units.

Brian Bunzel, 6725 Trenton Rd. Opposed to the CAFO. Concerned about methane gas and contamination of individual wells. The town must pass an Operations Ordinance to protect its citizens from factory farms.

Jeff Wren, 6736 Westwood Trl., how many cows would the Roden farm have without regulations? Is there a limit?

Val Jansen, 5939 Wausaukee Rd., would like an explanation of Agricultural Enterprise zoning. What implications does it have for the future of farming in this town? I would also like the Board to show interest in Operation Ordinances to protect town residents.

John Jansen, 5939 Wausaukee Rd., would like the board to consider Operations Ordinances. It is a chance for people to have their concerns recognized in how the dairies are managed. The township has the authority to do this if it is for public health and welfare. Take the time to get this right.

Emily Kearns, 5959 CTH Y., read an excerpt from a letter that the Plan Commission members received from the Midwest Environmental Advocates. She summarized that the Town has the right to create zoning and also has the right to deny a farm with over 999 animal units. The residents have spoken; they do not want this type of farming.

Lauren Kearns, 5859 CTH Y., provided information for the Plan Commission regarding public safety and health concerns about groundwater contamination. She does not feel that the town has done any research on how this impacts our town.

Public comments closed at 7:25 PM.

Chairman Lipscomb: After last year's annual meeting, it was proposed that the town research Operation Ordinances. The town has contacted Lisa Doerr and Mary Dougherty, Bayfield elected officials and subject matter experts regarding Operation Ordinances. There was a special Town Board meeting on the subject, an open meeting attended only by public officials; no residents chose to attend that meeting. Mary Dougherty gave the town two hours before last week's Lac Lawrann meeting. The board has been researching this topic for the last two years, during which time we have paused action on the zoning ordinances.

Certified Survey Map First Review and Discussion: Robert & Michelle Rollins, Cty Hwy Y, (T11 039800A, T11 039800B, T11 039800C). Per Komro, a new plan with a different driveway access route has been submitted. They need to contact Washington County for a driveway access point. The town allows one shared driveway access for two of the lots; three are not allowed. **Schweizer moved to table until Washington County advises what the driveway access will look like, seconded by Werhand. Motion carried 6-0.**

[Bob Roden stepped down and abstained from discussion on Zoning Districts]

Zoning Ordinance Text Amendment: Zoning Districts.

Discussion: Lipscomb, this continues the discussion regarding Enterprise Agriculture (EA) zoning, Country Estates (CES). Regarding the EA zoning, the town has done research for the last two years, trying to cap it or tier the number of animal units. The Plan Commission must decide between the following options:

Option A: The EA district will limit animal units (AUs) to 999 and the required acreage will be increased from 35 acres to a larger number (for certain levels of AUs) decided upon by the Plan Commission.

Option B: The EA district will allow, *as a Conditional Use*, more than 999 AUs, up to a number to be decided by the Plan Commission and the required acreage will be adjusted accordingly.

Discussion: Werhand would like to see option A but would also like to incorporate the Operation Ordinance. Also concerned with where manure is allowed to be spread.

Attorney Curtis: Manure management is a DNR regulation, with WPDES permitting, the town does not have authority to regulate this.

Discussion: Hein would like to see the town pass Option A

Discussion: Thoma would like to choose Option B, with a 2499 AU limit.

Discussion: Schweizer likes Option A and EA zoning the contiguous acres, which would regulate the number of animal units vs. the amount of land they have.

Discussion: Kidney would like to choose Option A.

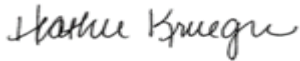
Discussion: Komro will create a clean copy of the ordinance to discuss at the May Plan Commission meeting. If approved, a public hearing will be held in June.

Reports and Correspondence:

Chairman Lipscomb: It is important that residents know that the town enforces ordinance violations. There are currently five outstanding: Wallace Lake clean-up, Burning violation, Decorah Rd., 310 Knollwood, and the Farm on Highway Y. They have all been spoken to and given deadlines.

Schweizer moved, and Kidney adjourned the Plan Commission meeting at 8:10 PM.

Respectfully submitted,

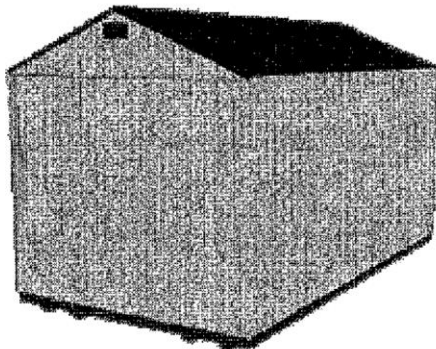
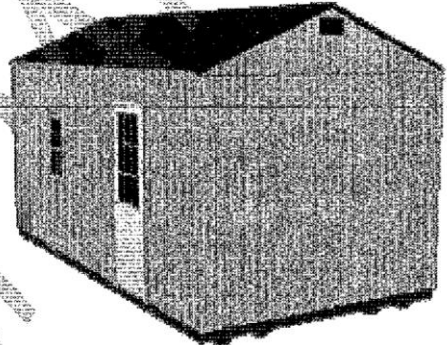
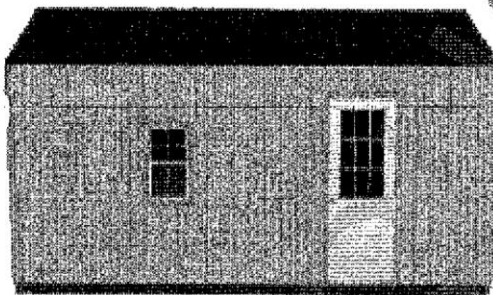
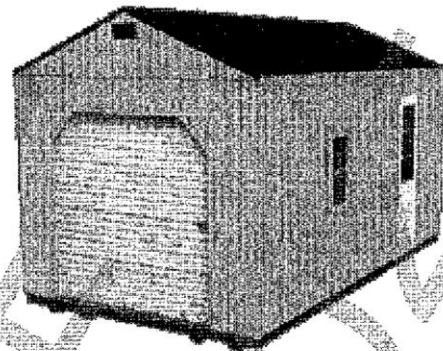
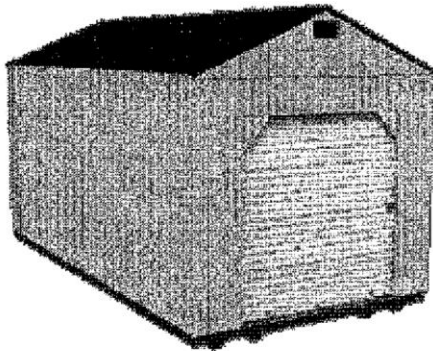
A handwritten signature in cursive script, appearing to read "Heather Krueger".

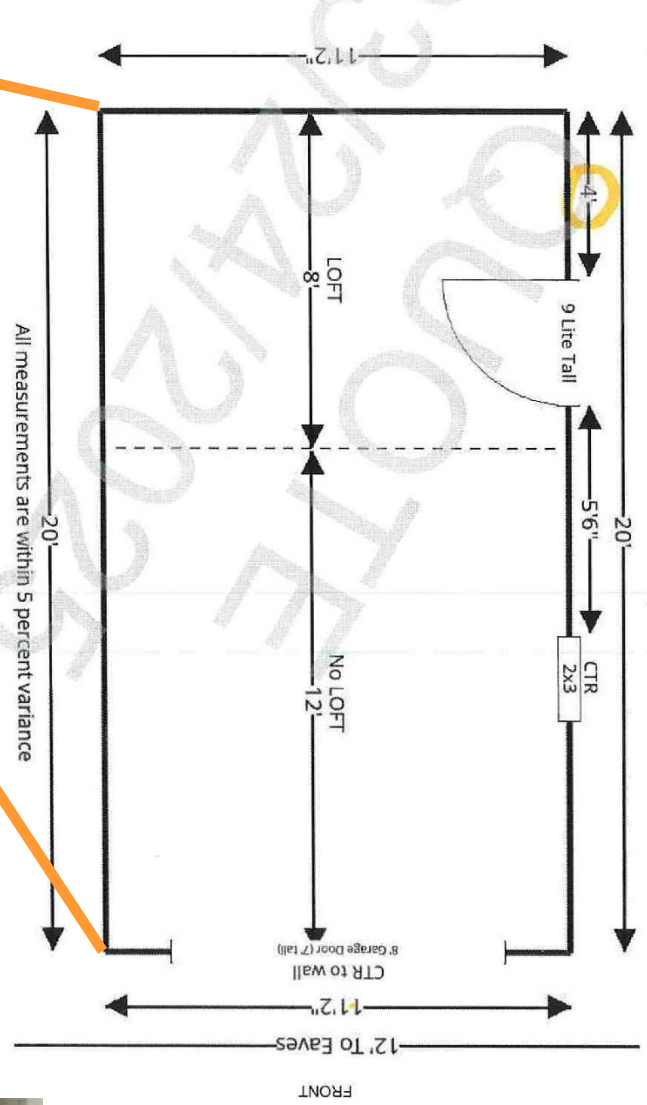
Heather Krueger, Town Clerk

These minutes were approved at the May 12, 2025, Plan Commission meeting and posted on the Town website on May 13, 2025.

Plan Commission Metal Accessory Structure Architectural Approval – 6924 Beck Ln**Old Hickory Buildings, LLC - IMAGE SHEET Reference #: 2824565**

224 sq ft garden shed to be placed within garden area to store tools and supplies
Within limits of 800 sq ft (up to two structures)
Landscaping not applicable because it will be surrounded by garden plants
RECOMMEND APPROVAL





Supreme Buildings
PO Box 525
HEBRON, OH 43025-9028
United States
T: 800.674.3107

New accessory structure will match coloring of existing accessory structure

Shrubs/bushes to be planted on east and west sides

North and south sides have garage doors

Size is allowed in CES-10 (up to 3 totaling no more than 2,600 sq ft - existing structure = 1,800 sq ft)

RECOMMEND APPROVAL

Quote #	#10 - 16x24x9 Garage Sealant Cottage Door - AN
Date	04/28/2025
Expires	05/10/2025
Building Specialist	Tyler Hammel

Prepared for Justin Jarmuz
West Bend, WI 53095
United States
E: justin.jarmuz@yahoo.com

CLICK TO ORDER BUILDING

Quote #10 - 16x24x9 Garage | With Concrete Sealant | Cottage Man Door

Item	Cost
Base Size: 16'W x 24'L	\$2,335.00
A-Frame Vertical Roof - Upgraded Roof System	\$600.00
4/12 Roof Pitch	\$0.00
Sidewall Height (Leg Height): 9ft	\$340.00
Sidewalls Enclosed: Horizontal	\$770.00
Endwalls Enclosed: Horizontal	\$1,720.00
(1) 9'x8' Frame Out (Left Eave)	\$150.00
(1) 16'x8' Frame Out (Right Eave)	\$400.00
(1) 36"x80" Cottage Man Door	\$600.00
Engineer Certification: 40 PSF Snow Load / 120 MPH Wind	\$0.00
Concrete Baseraill Sealant	\$160.00
Eng. Certified Anchors: Concrete	\$0.00
14 Gauge Framing - 2.5" x 2.5" Galvanized Steel Framework Double Coated	\$0.00
29 Gauge - Ribbed Metal Sheeting for Roof & Walls	\$0.00

To reserve your building and lock in this price, click to order building or call your building specialist at their direct line.	Subtotal	\$7,075.00
	Sales Tax (5.5%)	\$389.13
	Total	\$7,464.13 USD

CLICK TO ORDER BUILDING

Building Mockup



Quote Attachments

-  [Concrete_Recommendations.pdf](#) (165 KB)
-  [Standard_Features.pdf](#) (2.12 MB)
-  [Upgraded_Features.pdf](#) (910 KB)

Additional Information

- [Google Reviews - Supreme Buildings - Over 260 Five Star Reviews](#)
- [Better Business Bureau - Supreme Buildings - Over 120 Five Star Reviews with A Rating](#)

- Price includes delivery and installation.
- All prices are pre tax.
- Estimated Lead Time: 2-6 Weeks

- Cancel anytime within 30-days of purchase to receive a 100% full refund on your deposit.
- Colors and door/window placements are fully customizable.
- Lift rental may be required for installation. Confirm with your building specialist.
- It is the responsibility of the customer to verify what engineer certifications are needed based on building use.
- Extra down payment may be required on buildings over 30ft wide, with 90PSF, etc. Ask your building specialist if this applies to your order!

- [Monthly Payment Options](#)
- [How its Made](#)
- [3D Builder - Design Your Own Building](#)
- [View Color Options](#)

Check out our reviews and connect with us online!



Want to learn more about our upgraded options? Check out this video!

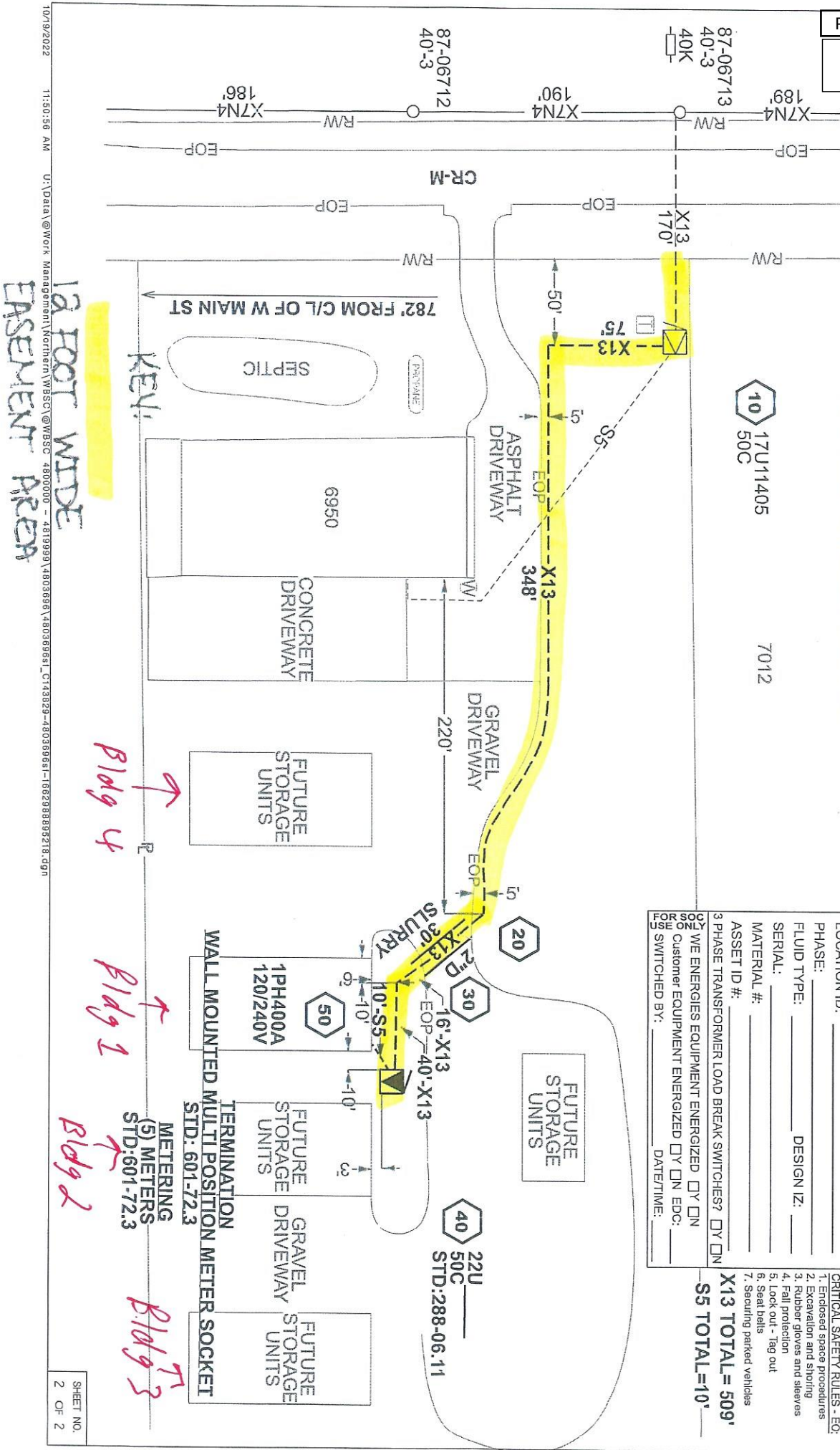


1423 Paradise Dr

**Up to 3 accessory
structures totaling no
more than 2,600 sq ft**



IF 2 STANDARD SIZE WELDERS ARE RUN AT SAME TIME.
THE PRIMARY FLICKER SEEN AT THE XFMR WILL BE ABOUT 0.2% AND
THE SECONDARY FLICKER SEEN AT THE METER WILL BE ABOUT 0.7%.
FLICKER IS NOTICABLE ABOVE 0.5%



EXHIBIT

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐ Y ☐ N
DO WE ENERGIZE EQUIPMENT ENERGIZED ☐ Y ☐ N
OR Customer EQUIPMENT ENERGIZED ☐ Y ☐ N EDC: _____
OR SWITCHED BY: _____ DATE/TIME: _____

- CRITICAL SAFETY RULES - EOP**
1. Enclosed space procedures
 2. Excavation and shoring
 3. Rubber gloves and sleeves
 4. Fall protection
 5. Look out - Tag out
 6. Seat belts
 7. Securing parked vehicles
- X13 TOTAL= 509'**
- \$5 TOTAL=10'**

HWY "M"
TOWN OF TRENTON
WASHINGTON CTY,, WIS. 53080

RECOMMEND APPROVAL

DRAWING INDEX:

- APPLICABLE BUILDING CODES:

INTERNATIONAL BUILDING CODE: IBC 2015
IECC 2015

BUILDING CONSTRUCTION : VB UNSPRINKLERED
HEIGHT : TABLE 504.3/40' PERMITTED 24.98' PROVIDED
STORIES : TABLE 504.4/1 PERMITTED, 1-STORY PROVIDED
AREA : TABLE 506.2/9000 S.F. PERMITTED - 5154.46 SQ. FT. PROVIDED



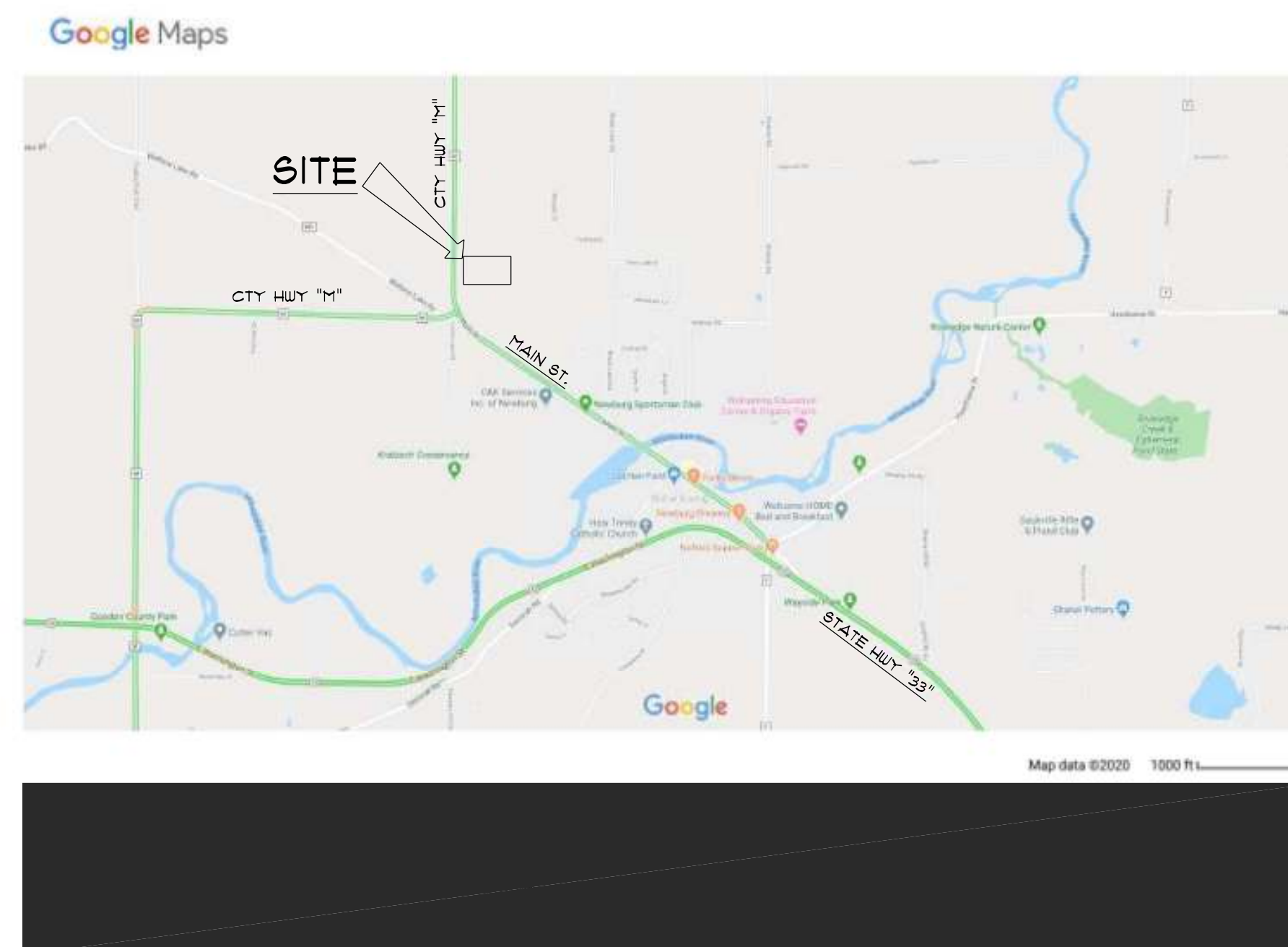
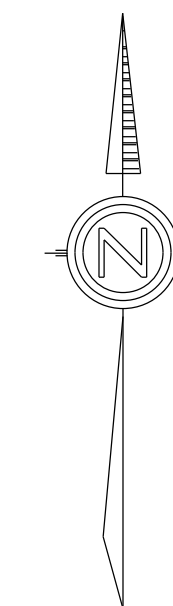
SCALE: 1" = 50'-0"

THE PROJECT CONSISTS OF (1) IDENTICAL UNIT AS SHOWN ON SITE PLANS:

- BUILDING #4 HAS ACCESS OPENINGS ON EAST ELEVATION

THERE ARE NO OTHER OPENINGS.

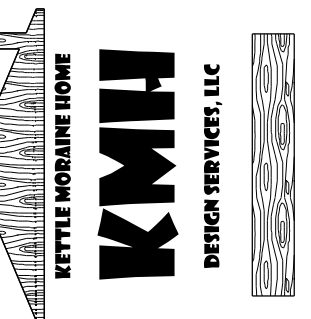
- 68' BETWEEN BUILDINGS #4 AND #1
MAXIMUM OPENINGS ARE UNLIMITED PER TABLE 105.8
- EXTERIOR WALLS PER TABLE 602 ARE UNRATED



LOCATION MAP

CODE REQUIREMENTS

STATE: OCCUPANCY CLASS: GROUP S-1 SELF SERVICE
STORAGE FACILITY
BUILDING TYPE: 5B
CITY ZONING CLASS: B-2 HIGHWAY BUSINESS DISTRICT

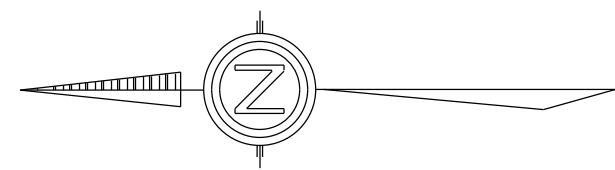
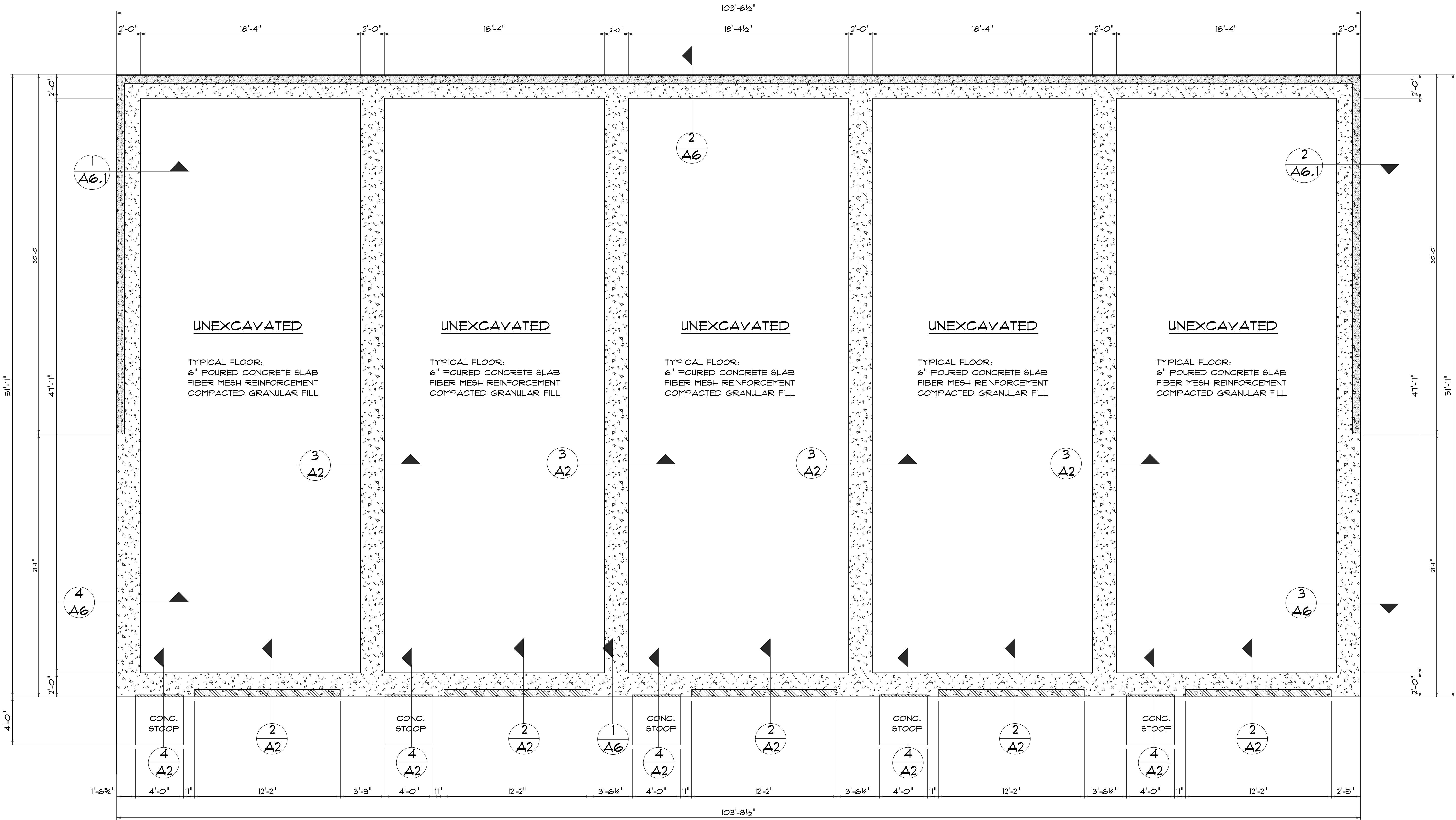


HOME DESIGNS
CRAFTED FOR
YOUR LIFESTYLE

613 KETTLE MORaine DRIVE, S.
SLINGER WIS. 53086
414-313-1149
E-MAIL - KMHDSIGN@FRONTIER.COM

**HWY "M"
TOWN OF TRENTON
WASHINGTON CTY., WIS.**

TITLE PAGE	
DRAWN BY TERRY	DATE 9-7-2024
SCALE 1/4" = 1'-0"	REV.



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

CONCRETE WALL/RE-BAR SCHEDULE

- POURED CONCRETE WALL TO 12" HGT.
(2) #4 BARS - ONE AT TOP, ONE AT BOTTOM.
- CONTINUOUS POURED FOOTINGS:
24" #4 DOUEL WITH EMBEDDED 6" INTO FOOTING
AND 18" EXPOSED @ 24" O.C.
- LAP LENGTH OF HORIZONTAL BARS 24" MINIMUM.
- CORNERS - EXTEND BARS AROUND CORNER WITH
MINIMUM LAP OF 18".
- SPECIFIED MINIMUM CONCRETE STRENGTH OF 3500 PSI.
- SPECIFIED MAXIMUM EQUIVALENT FLUID PRESSURE OF
SOIL = 60 PSF

(NOTE: ABOVE INFORMATION REFERENCED FROM
WISCONSIN UDC "SP8-321" AND "ACI 332 -14")

NOTES

THE OWNER/GENERAL CONTRACTOR MUST CHECK ALL
DIMENSIONS FOR ACCURACY AND VERIFY EACH DETAIL
AND BE RESPONSIBLE FOR THE SAME.

EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY FOUNDATION
AND/OR SHEATHING UNLESS NOTED OTHERWISE.

INTERIOR DIMENSIONS ARE TO FACE OF STUDS
UNLESS NOTED OTHERWISE.

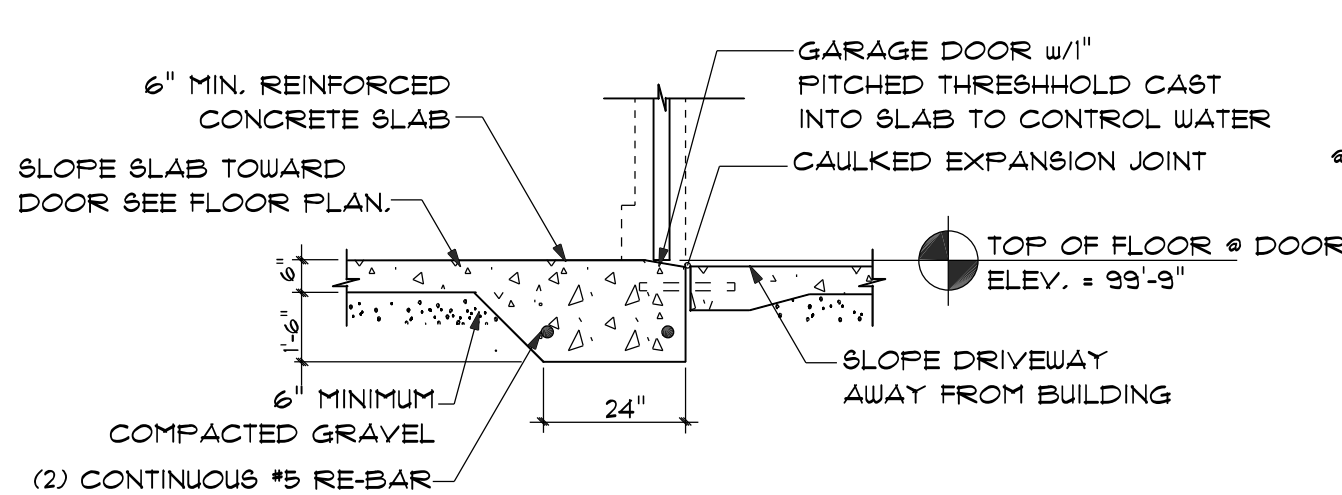
ALL SAWN LUMBER TO BE DOUG-FIR LARCH #1 & BETTER GRADE

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE
MINIMUM REQUIREMENTS AS NOTED BY THE STATE OF WISCONSIN
"UNIFORM BUILDING CODE" EXCEPT WHERE MORE RESTRICTIVE
LOCAL ORDINANCES SHALL GOVERN.

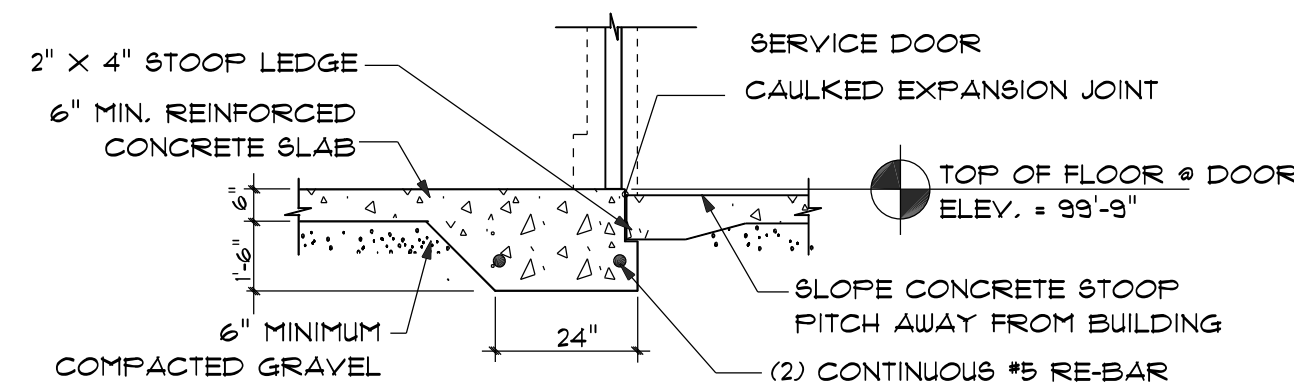
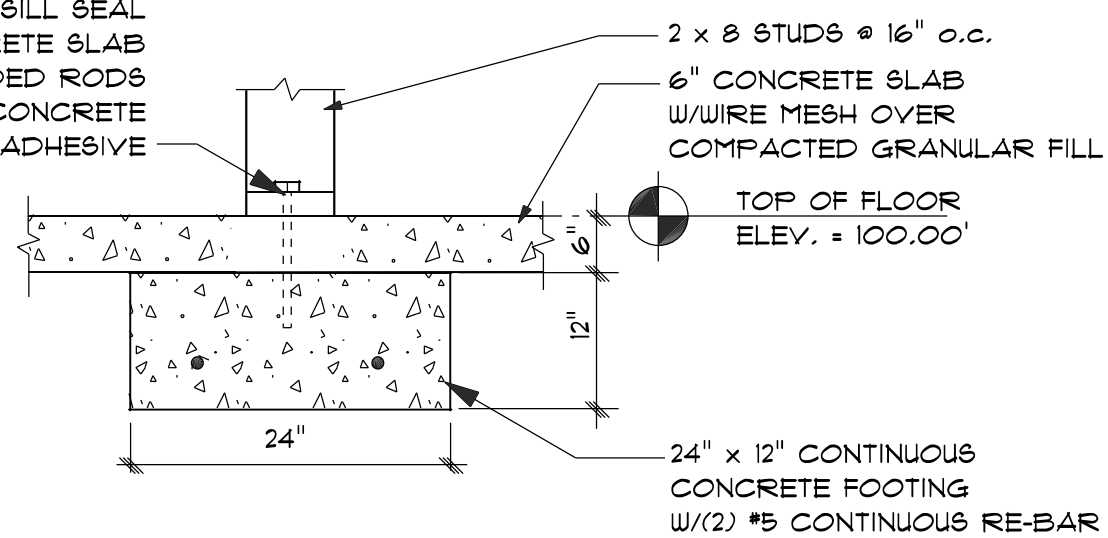
THE OWNER/GENERAL CONTRACTOR SHALL VERIFY AS
REQUIRED AND COORDINATE PLACEMENT AND INSTALLATION
OF ALL ELECTRICAL EQUIPMENT
AND UTILITY SERVICE LINES/EQUIPMENT.

FOR PLACEMENT OF BUILDING ON LOT, REFER TO SURVEYORS
DRAWINGS, DRIVEWAYS AND GRADE LINES SHOWN ARE FOR
REFERENCE ONLY. CONFIRM FINAL GRADE LINES WITH SURVEY
AND EXCAVATOR AT JOB SITE AS REQUIRED.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT WITH
GENERAL CONTRACTOR AND/OR DESIGNER FOR VERIFICATION



CONTINUOUS 2 x 8 TRT'D WOOD
PLATE ON FOAM GILL SEAL
BOLTED TO CONCRETE SLAB
WITH 1/2" SS THREADED RODS
@ 4'-0" O.C. DOUEL INTO CONCRETE
W/RED HEAD AT ADHESIVE



2 TURN-DOWN FOOTING AT GARAGE DOOR

NOT TO SCALE

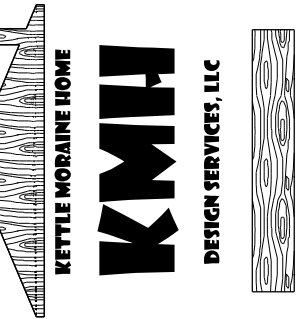
3 TYPICAL INTERIOR BEARING WALL/FOOTING

NOT TO SCALE

4 CONCRETE STOOP LEDGE AT SERVICE DOOR

NOT TO SCALE

NOTES: SEE SHEET 101 FOR
GENERAL NOTES AND
SPECIFICATIONS. ALL
DIMENSIONS ARE TO FACE
UNLESS NOTED OTHERWISE.
ALL MATERIALS SHALL BE
AS NOTED OR OF EQUAL
OR BETTER QUALITY.
ALL WORK SHALL BE
IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE
WISCONSIN BUILDING CODE
AND ALL APPLICABLE
LOCAL ORDINANCES.
DESIGNED BY: KMH
CHECKED BY: KMH
DATE: 8-7-2024



HOME DESIGNS
CRAFTED FOR
YOUR LIFESTYLE
607 KETTLE MOHAWK DRIVE, S.
STINGER WIS. 53095
CALL - 262.234.1111
E-MAIL - KMH@KMHFRONTIER.COM

TURN ONE PROPERTIES

BUILDING #4/HWY "M"
TOWN OF TRENTON
WASHINGTON CTY., WIS.

FOUNDATION PLAN

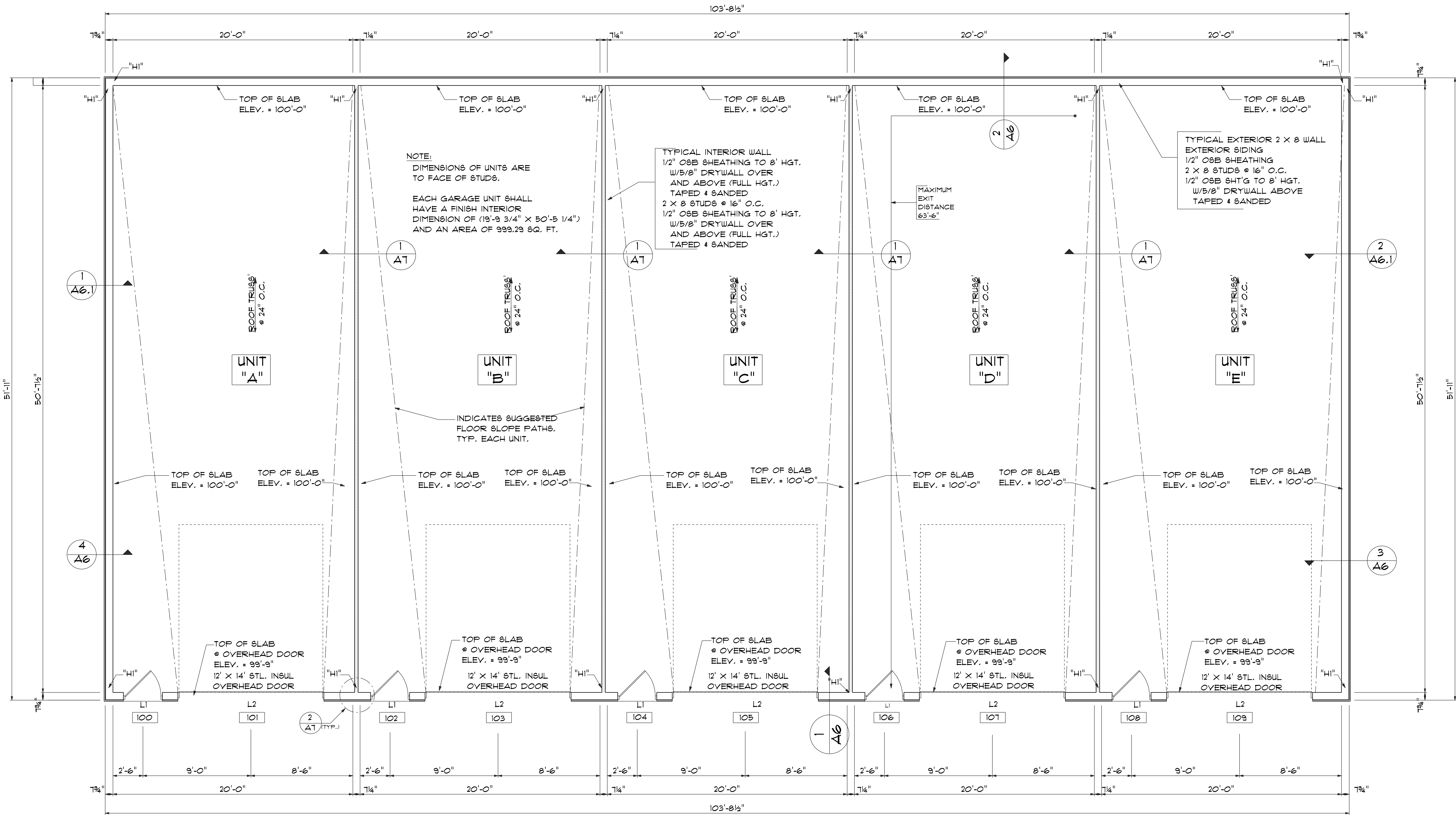
DRAWN BY
TERRY

DATE
8-7-2024

REV.
SCALE
1/8" = 1'-0"

SHEET

A2



AREA & VOLUME CALCULATION:				
AREA	BUILDING AREA INCLUDING EXTERIOR WALLS	CALCULATIONS	TOTAL ONE BUILDING	TOTAL THREE BUILDINGS
		103'-8 1/2" X 51'-1 1/2" OR 103.71' X 51.92'	5384.62	16153.87
VOLUME	BUILDING AREA	102'-2 1/4" X 50'-5 1/4" OR 102.19' X 50.44'	5154.46	15463.39
		16 X 5384.62 + $\frac{55.92 \times 103.71 \times 16.65}{2}$ 2899.73	134434.45	403303.35
BLDG. PROFILE	FIRE AREA EACH BUILDING	86153.92 + 48280.53	ACTUAL 5154.46 S.F.	PERMITTED 12000 S.F. PER: IBC 903.2.9(1)

1 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

ACCESSIBLE UNIT SHALL BE UNIT • "D"

MAXIMUM EXIT DISTANCE 63'-6" AS SHOWN

NOTES

THE OWNER/GENERAL CONTRACTOR MUST CHECK ALL DIMENSIONS FOR ACCURACY AND VERIFY EACH DETAIL AND BE RESPONSIBLE FOR THE SAME.

EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY FOUNDATION AND/OR SHEATHING UNLESS NOTED OTHERWISE.

INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

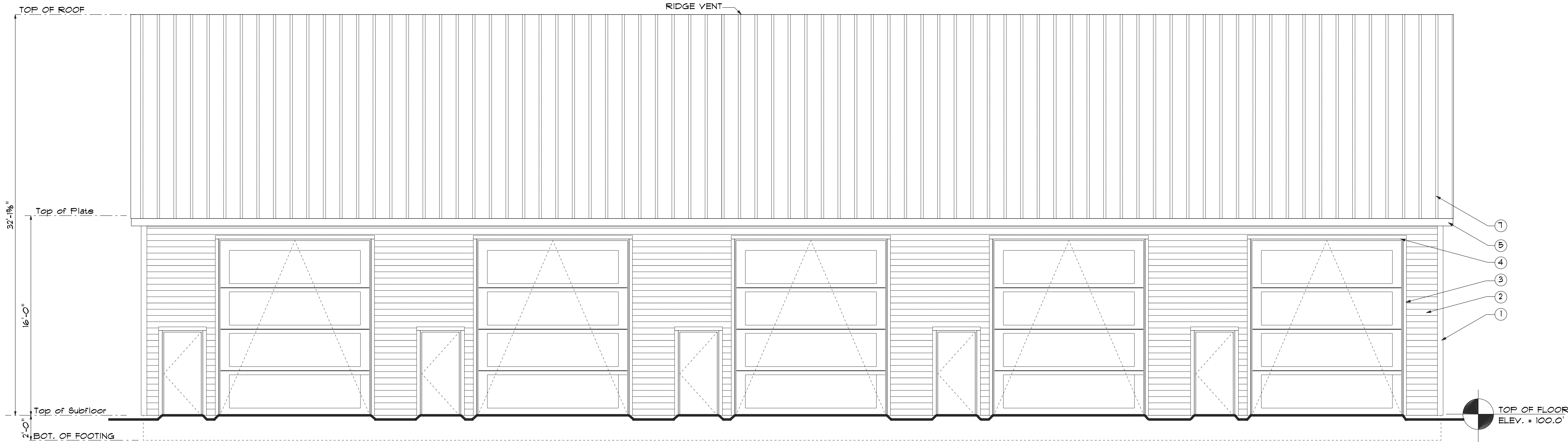
ALL SAWN LUMBER TO BE DOUG-FIR LARCH #1 & BETTER GRADE

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS AS NOTED BY THE STATE OF WISCONSIN "UNIFORM BUILDING CODE" EXCEPT WHERE MORE RESTRICTIVE LOCAL ORDINANCES SHALL GOVERN.

THE OWNER/GENERAL CONTRACTOR SHALL VERIFY AS REQUIRED AND COORDINATE PLACEMENT AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND UTILITY SERVICE LINES/EQUIPMENT.

FOR PLACEMENT OF BUILDING ON LOT, REFER TO SURVEYOR'S DRAWINGS. DRIVEWAYS AND GRADE LINES SHOWN ARE FOR REFERENCE ONLY. CONFIRM FINAL GRADE LINES WITH SURVEY AND EXCAVATOR AT JOB SITE AS REQUIRED.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT WITH GENERAL CONTRACTOR AND/OR DESIGNER FOR VERIFICATION

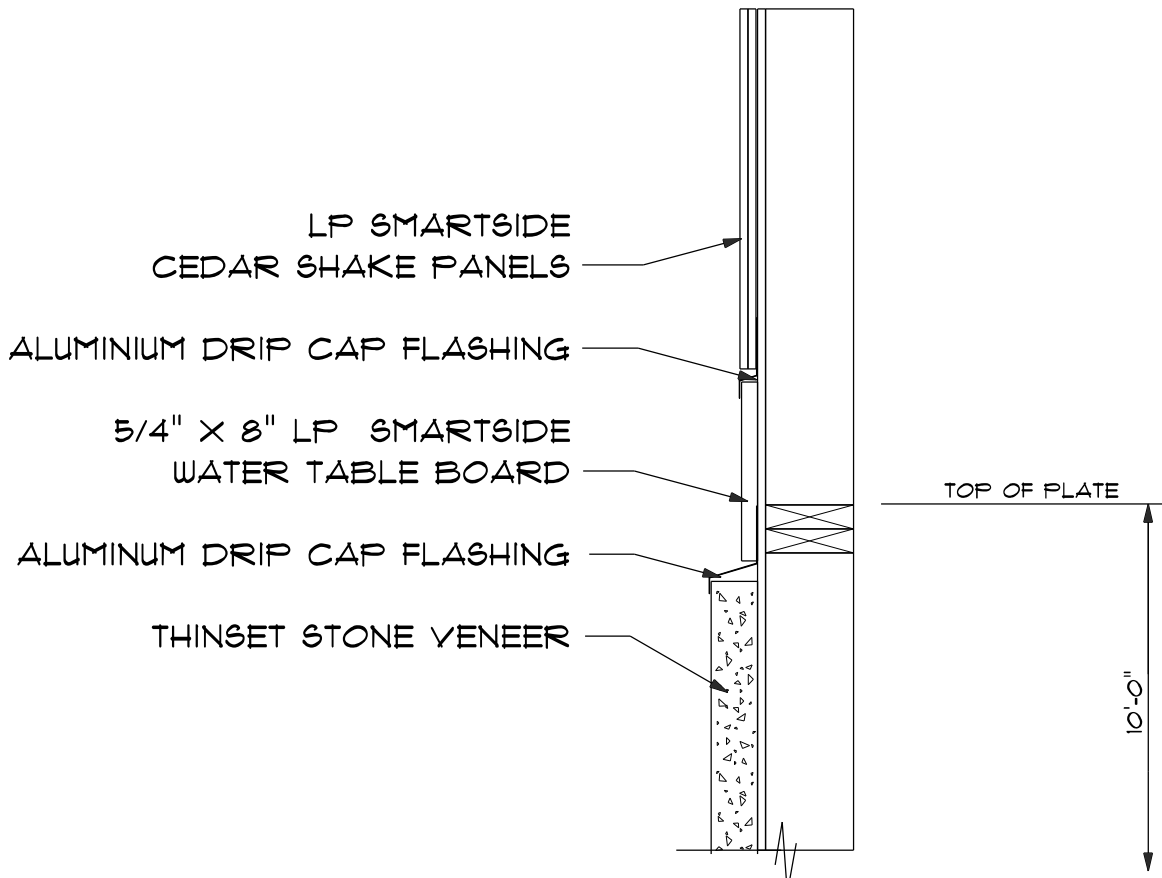


FRONT/EAST ELEVATION

SCALE: 1/4" = 1'-0"

FRAMING/FINISH NOTES:

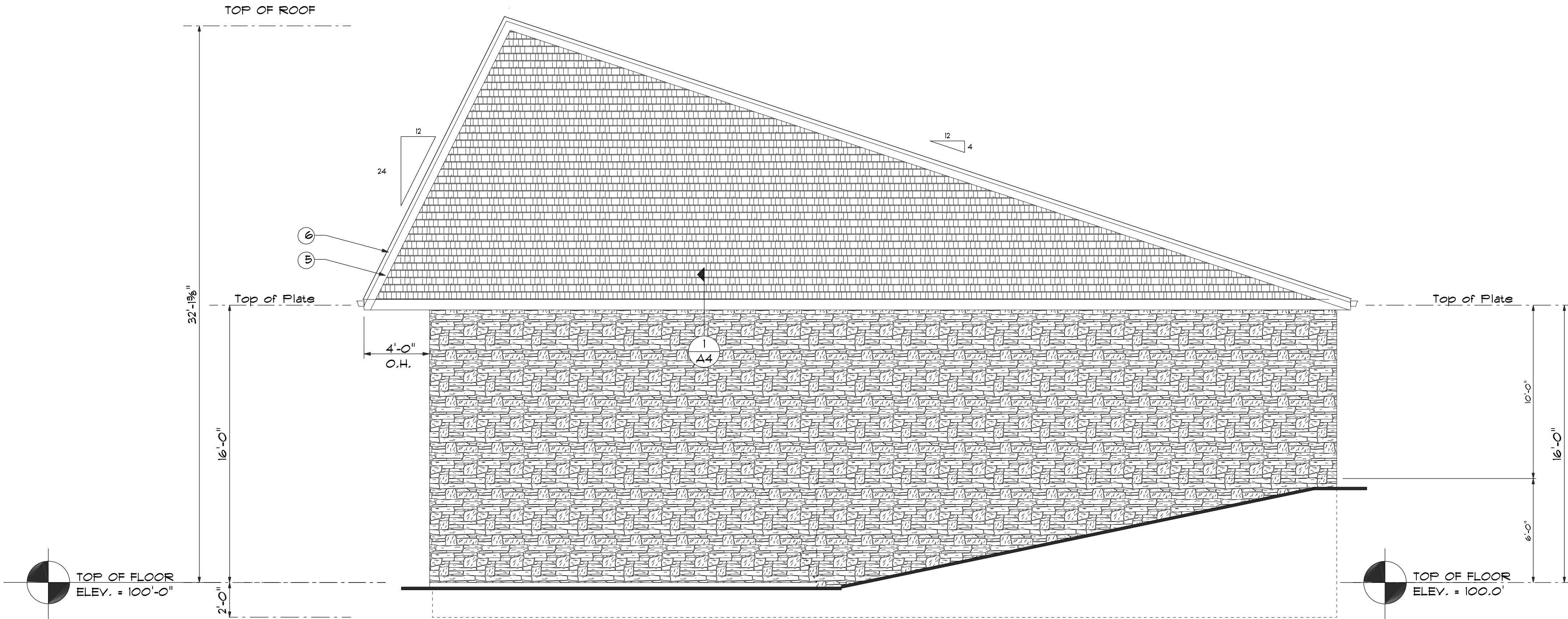
1. 5/4" X 6" LP SMARTSIDE O/S CORNER TRIM BAORD
2. LP SMARTSIDE HORIZONTAL SIDING W/ 6 7/8" EXPOSURE
3. 5/4" X 4" LP SMARTSIDE OPENING TRIM BOARD.
4. 5/4" X 6" LP SMARTSIDE HEAD TRIM BOARD.
5. 4/4" X 8" LP SMARTSIDE FASCIA TRIM BOARD.
6. 4/4" X 3" LP SMARTSIDE RAKE TRIM
7. STANDING SEAM METAL ROOFING.



FRIEZE BOARD DETAIL

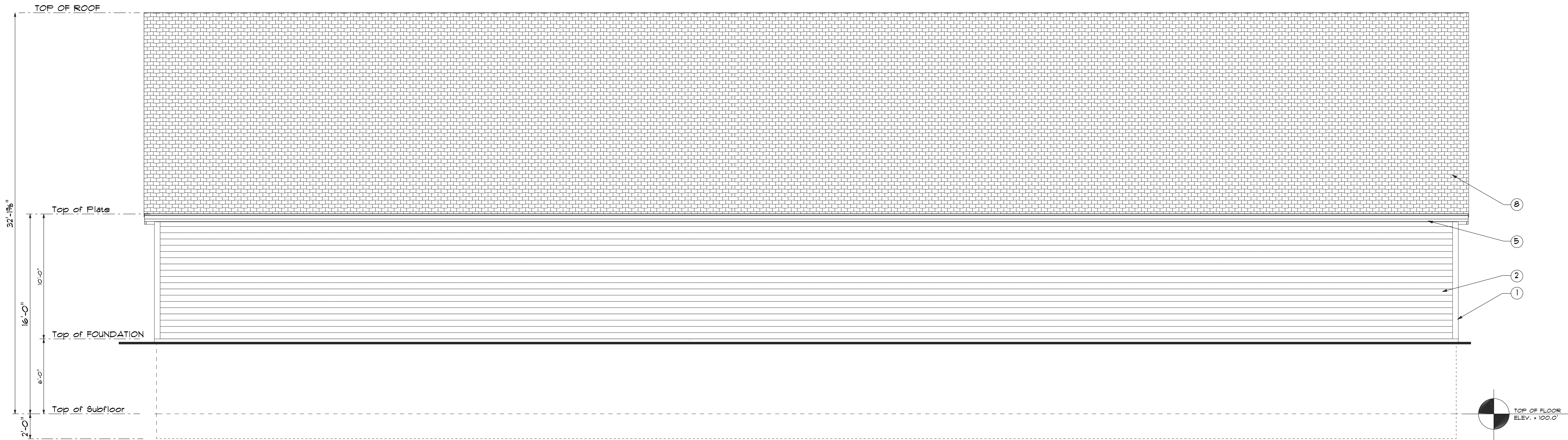
NOT TO SCALE

1
A4



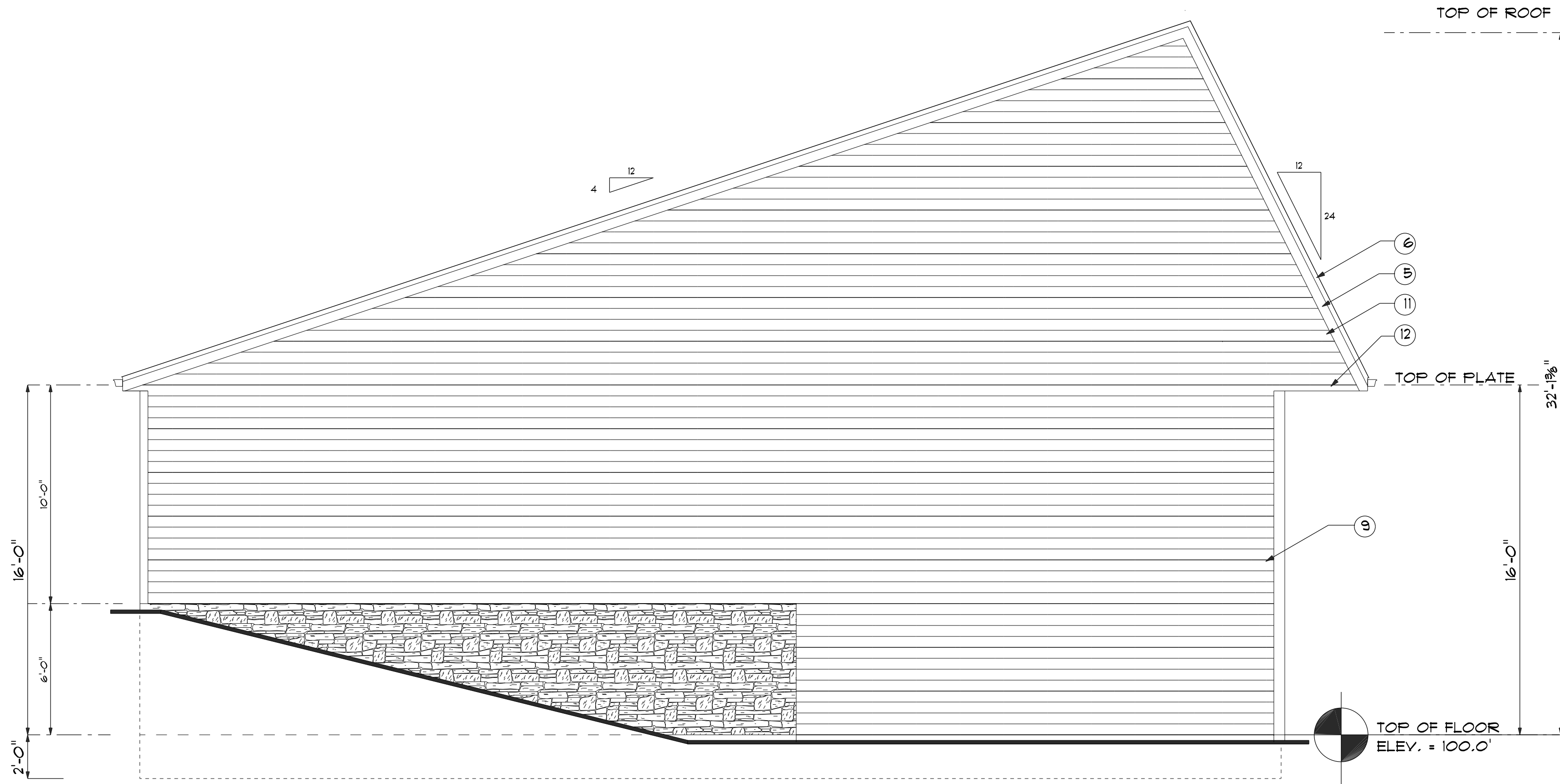
RIGHT/NORTH ELEVATION

SCALE: 1/4" = 1'-0"



REAR/WEST ELEVATION

SCALE: 1/4" = 1'-0"



LEFT/SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FRAMING/FINISH NOTES:

- 5/4" X 6" LP SMARTSIDE O/S CORNER TRIM BAORD
- LP SMARTSIDE HORIZONTAL SIDING W/ 6 1/8" EXPOSURE
- 5/4" X 4" LP SMARTSIDE OPENING TRIM BOARD.
- 5/4" X 6" LP SMARTSIDE HEAD TRIM BOARD.
- 4/4" X 6" LP SMARTSIDE FASCIA TRIM BOARD.
- 4/4" X 3" LP SMARTSIDE RAKE TRIM
- STANDING SEAM METAL ROOFING.
- DIMENSIONAL SHINGLES.
- THINSET STONE VENEER.
- LP SMARTSIDE SHAKE PANELS.
- 5/4" X 6" LP SMARTSIDE RAKE FRIEZE BOARD.
- 5/4" X 6" LP SMARTSIDE FRIEZE BOARD.

HOME DESIGNS
CRAFTED FOR
YOUR LIFESTYLE

601 KETTLE MOHAWK DRIVE, S.
STINGER WY, 57065
E-MAIL - KENDRICK@FRONTIER.COM

KETTLE MOHAWK HOME

KMH

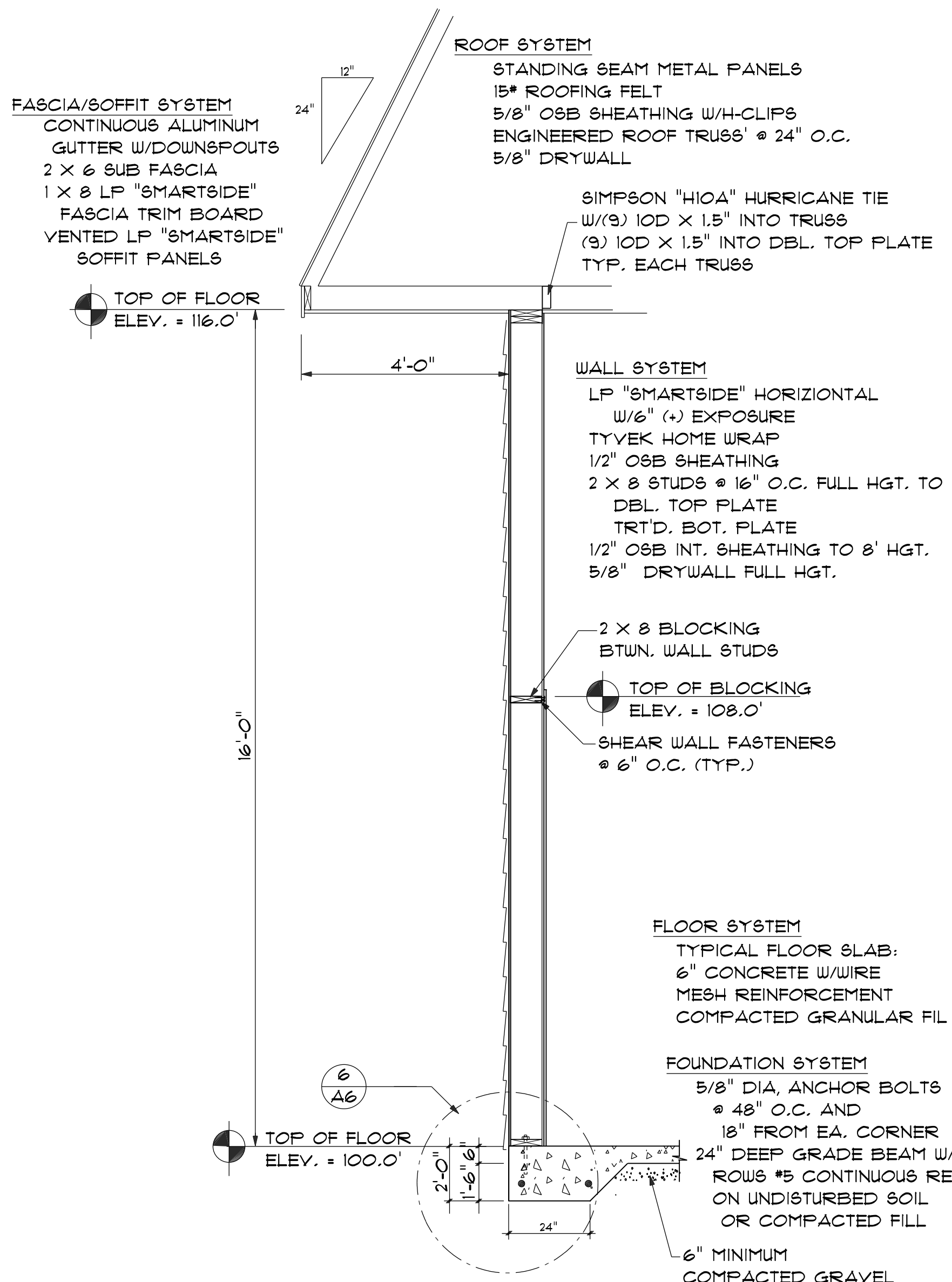
DESIGN DIRECT, LLC

NOT A CONTRACT. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS THE PROPERTY OF KENDRICK DESIGN DIRECT, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

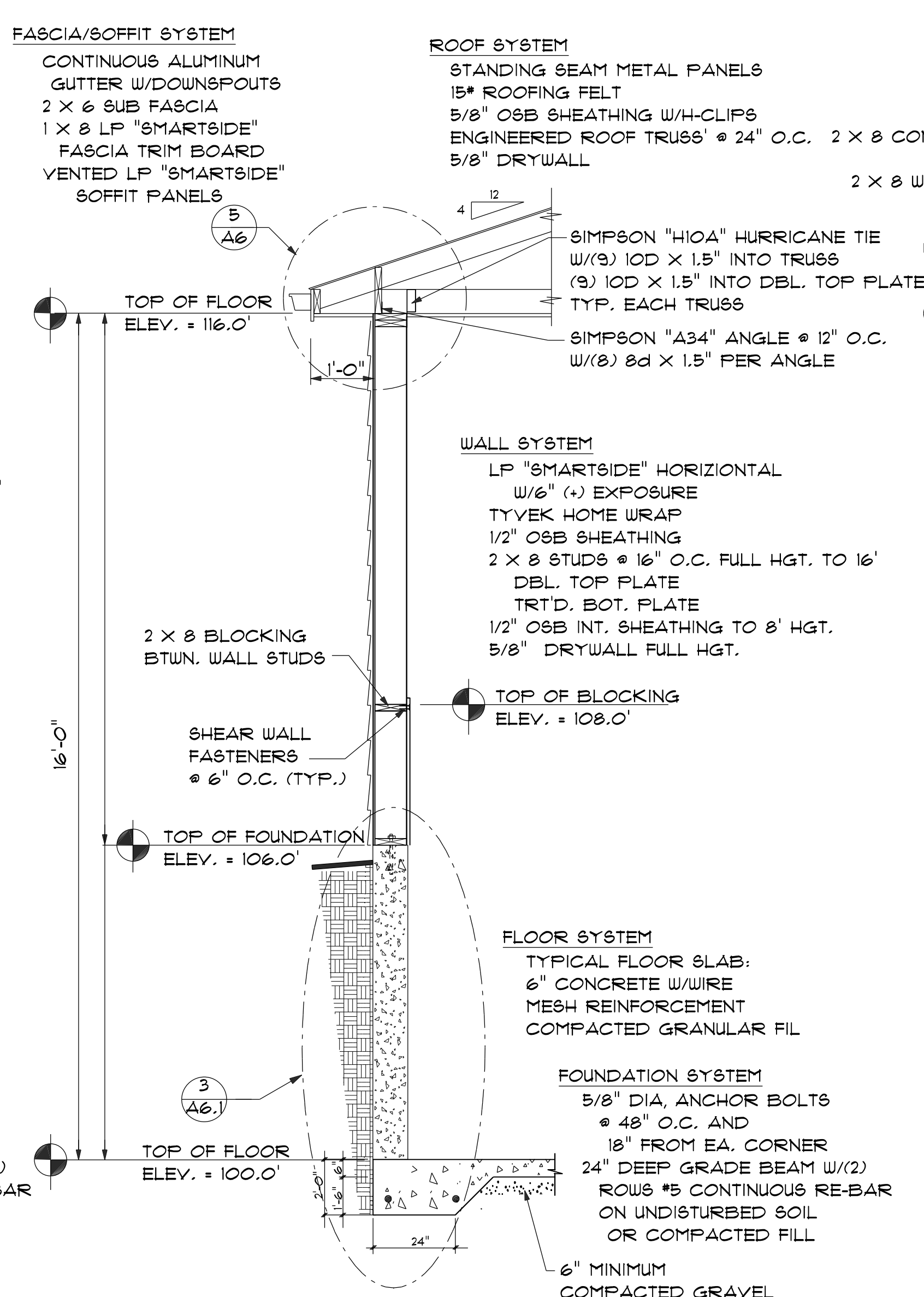
TURN ONE PROPERTIES

HWY "M"
TOWN OF TRENTON
WASHINGTON CTY., WIS.

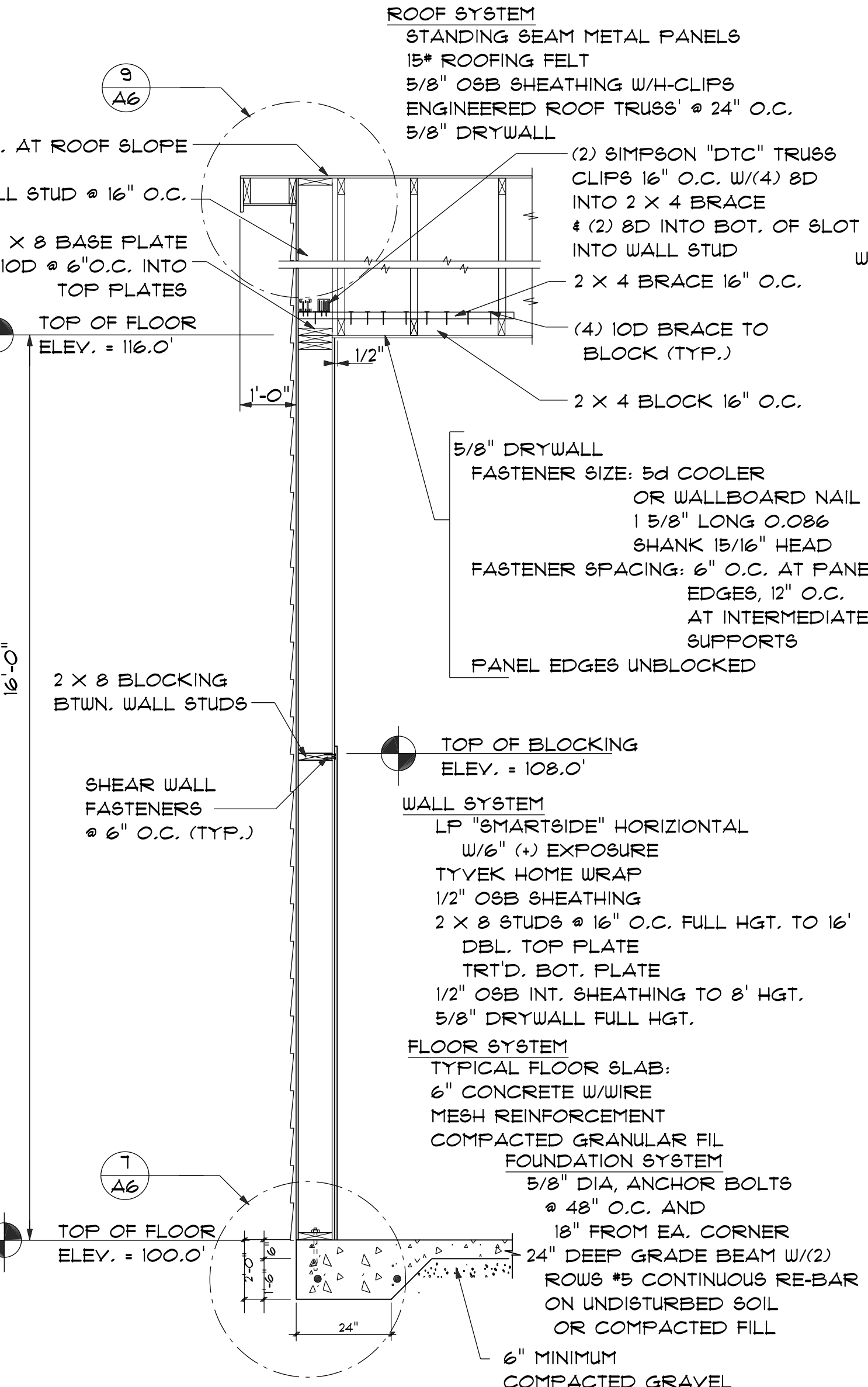
TITLE		ELEVATIONS	
DRAWN BY	TERRY	DATE	8-7-2024
SCALE	1/4" = 1'-0"		
SHEET			
A5			



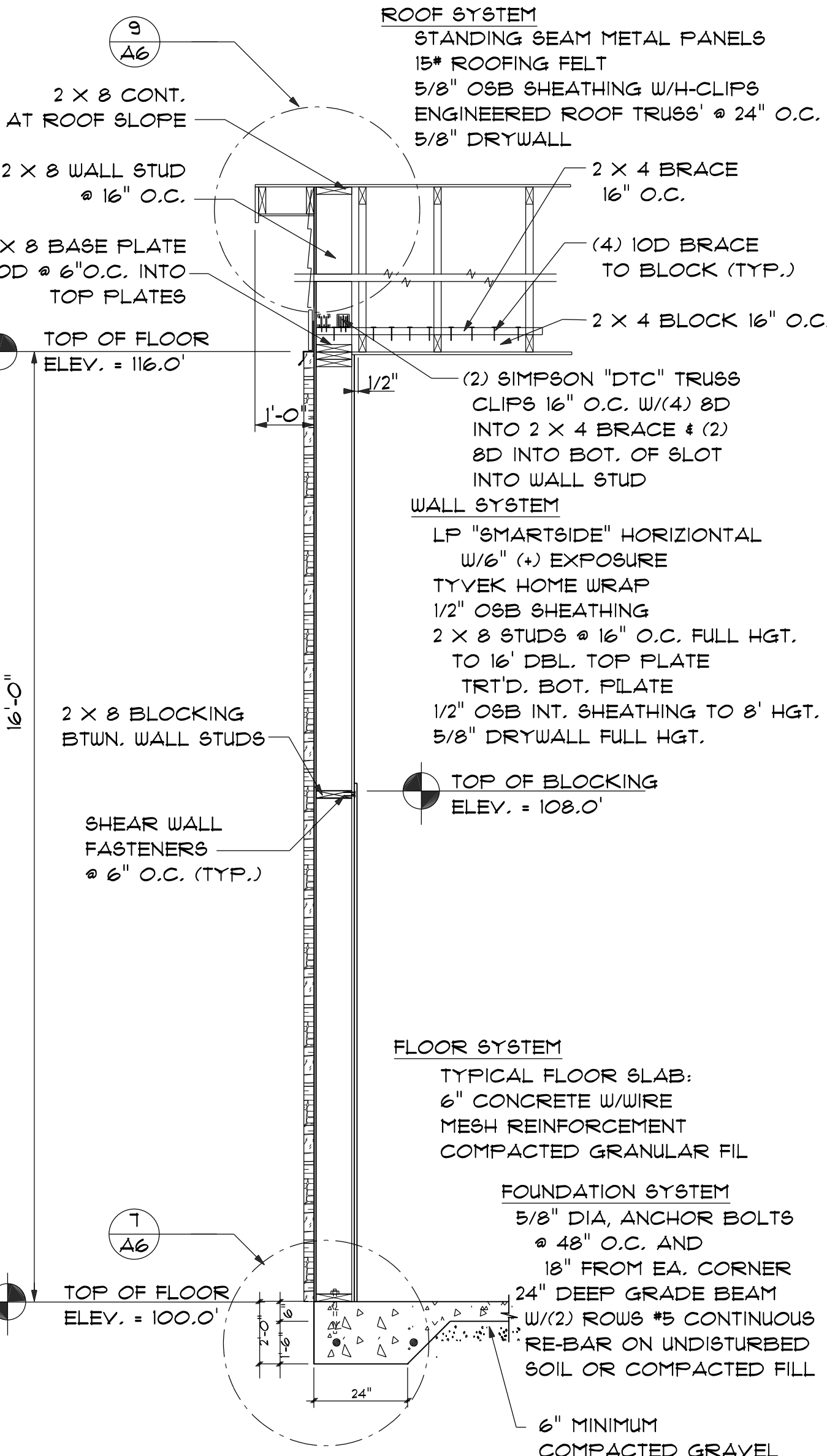
1 WALL SECTION
 SCALE: 1/2" = 1'-0"



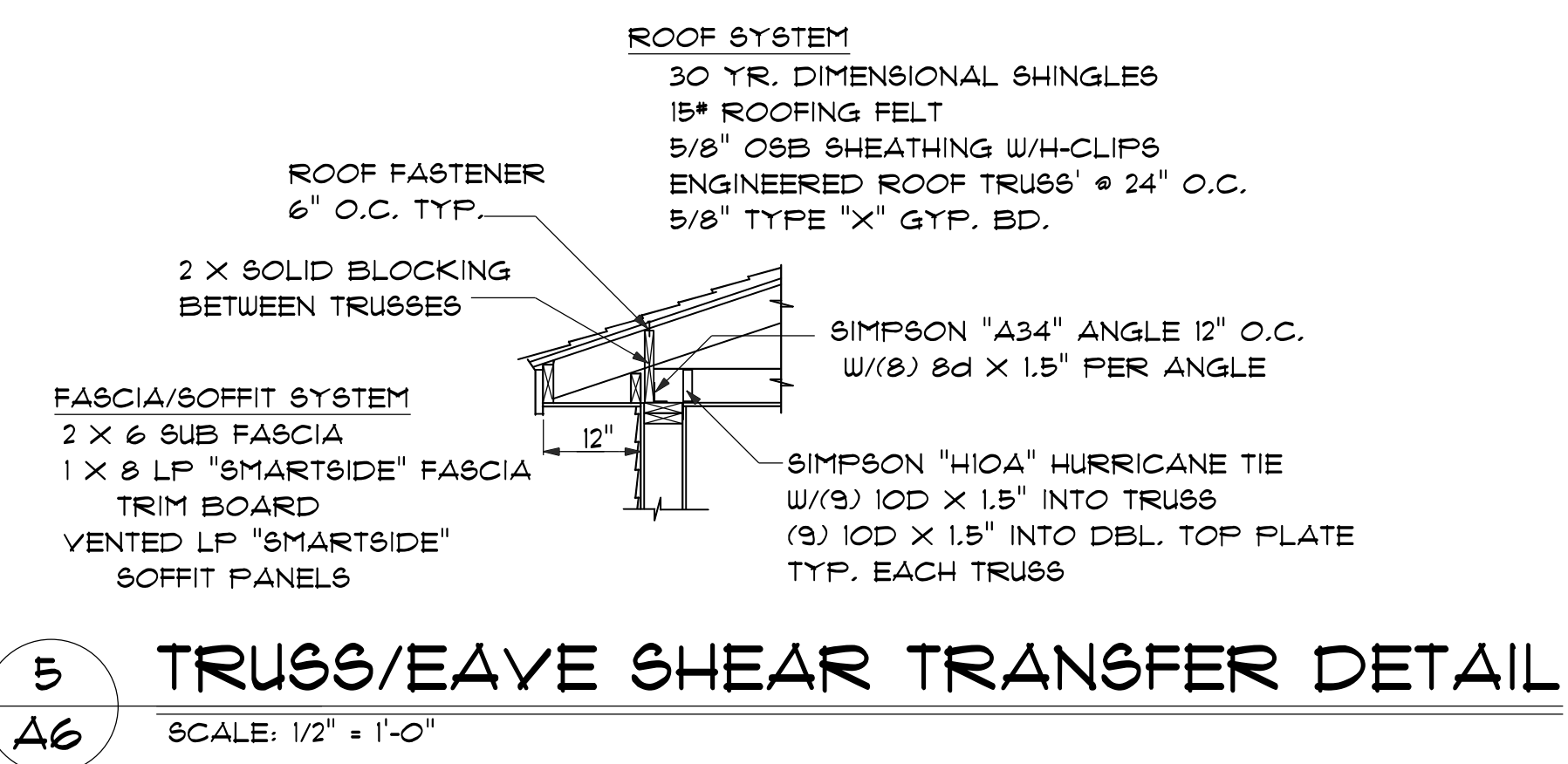
2 WALL SECTION
 SCALE: 1/2" = 1'-0"



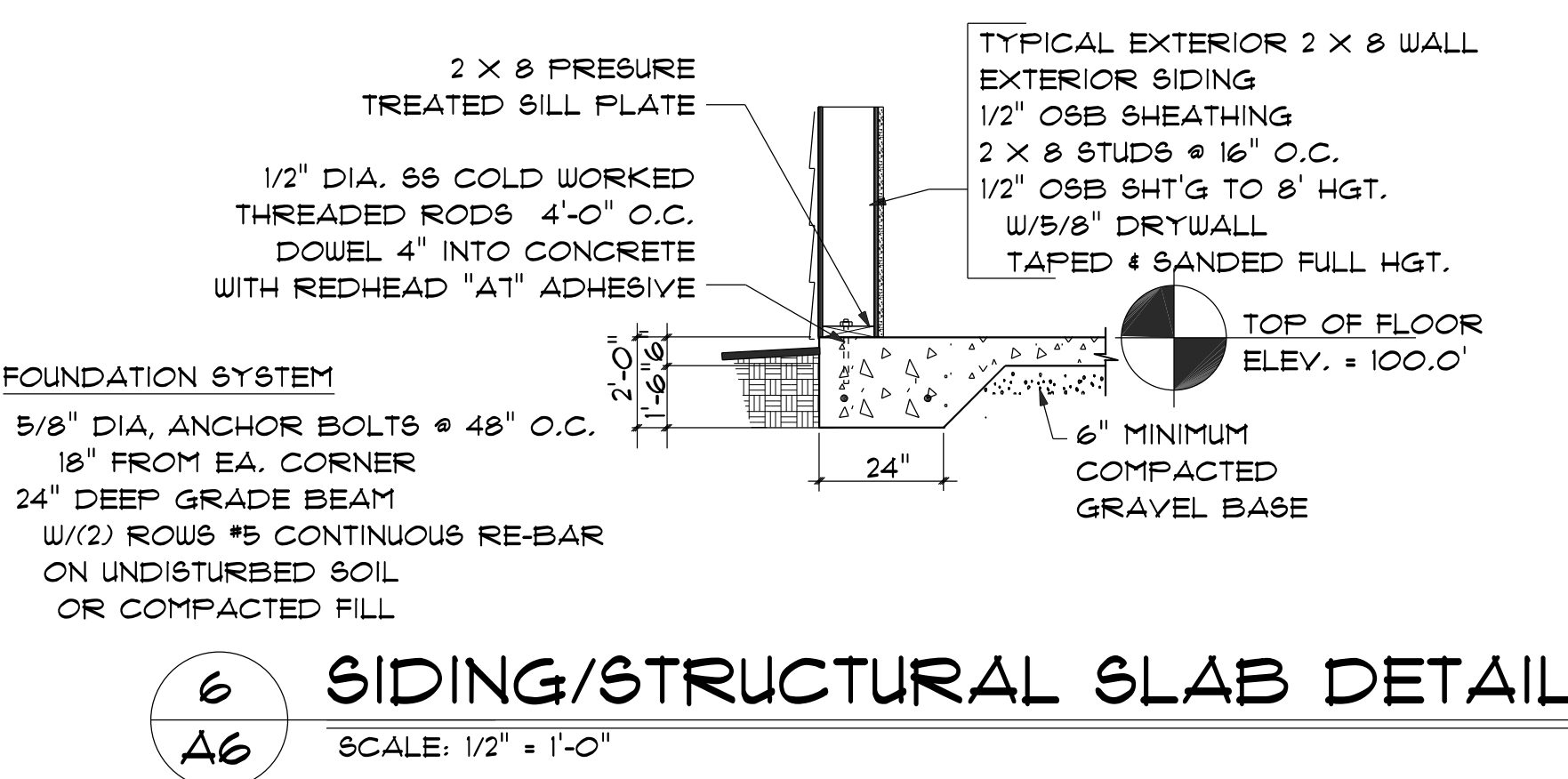
3 WALL SECTION
 SCALE: 1/2" = 1'-0"



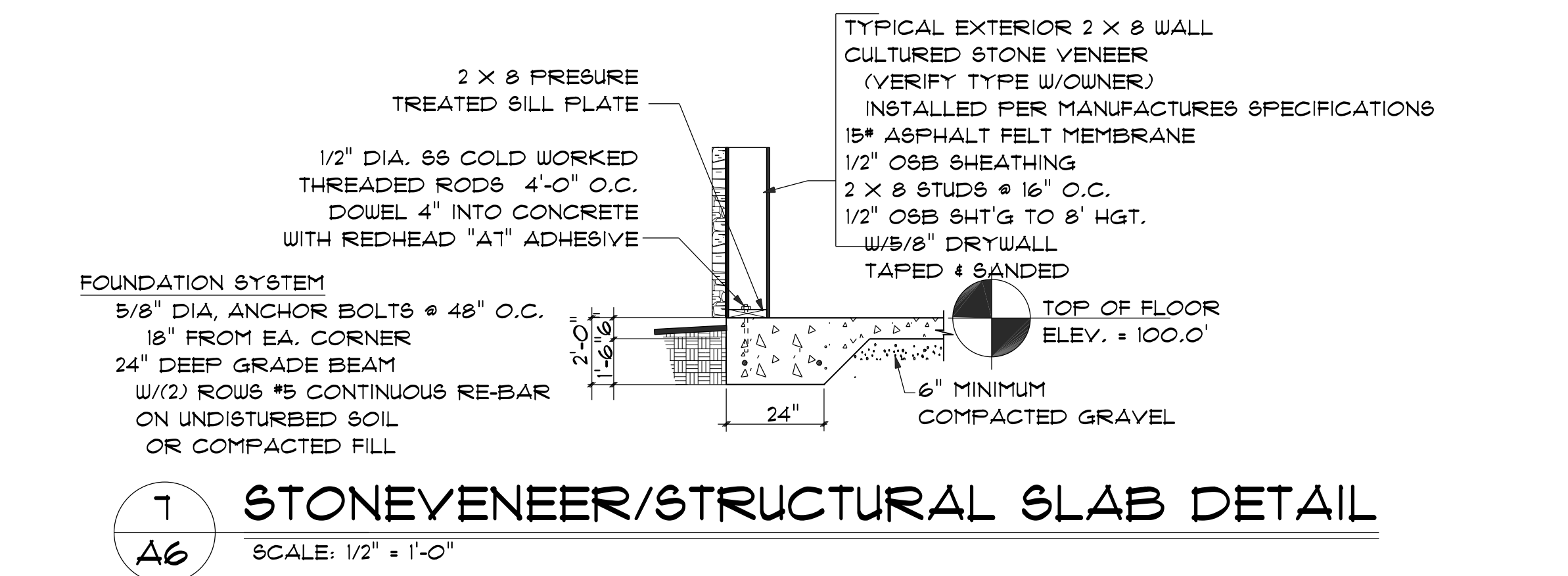
4 WALL SECTION
 SCALE: 1/2" = 1'-0"



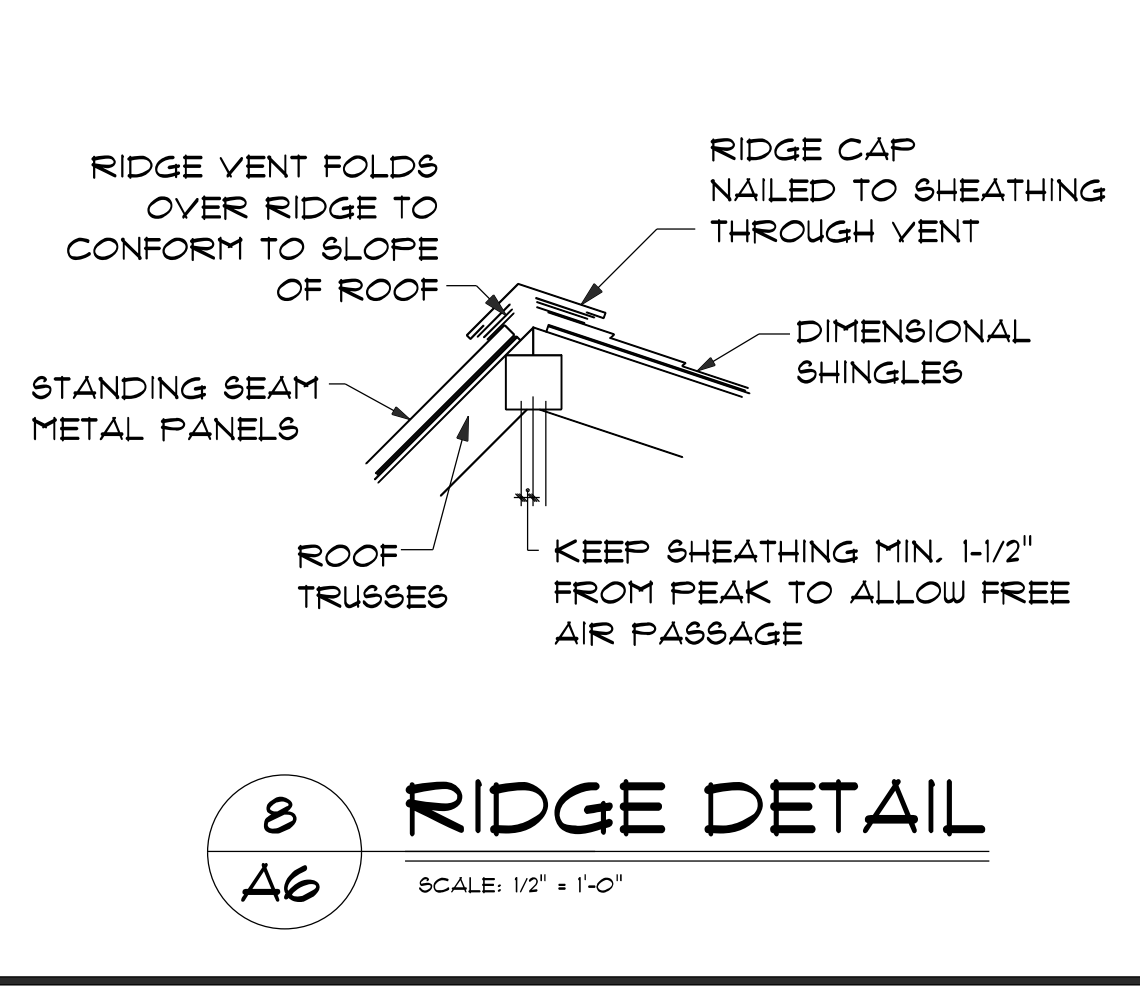
5 TRUSS/EAVE SHEAR TRANSFER DETAIL
 SCALE: 1/2" = 1'-0"



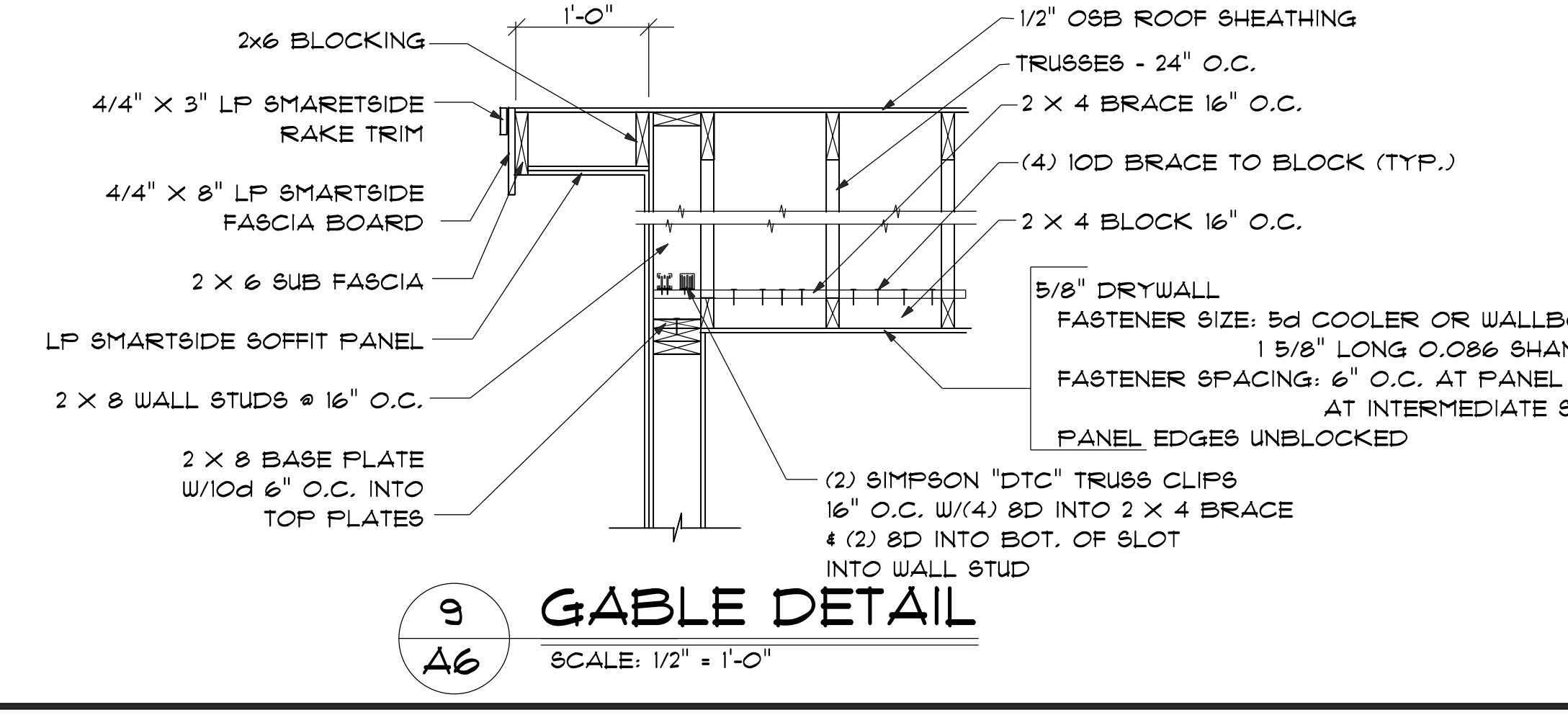
6 SIDING/STRUCTURAL SLAB DETAIL
 SCALE: 1/2" = 1'-0"



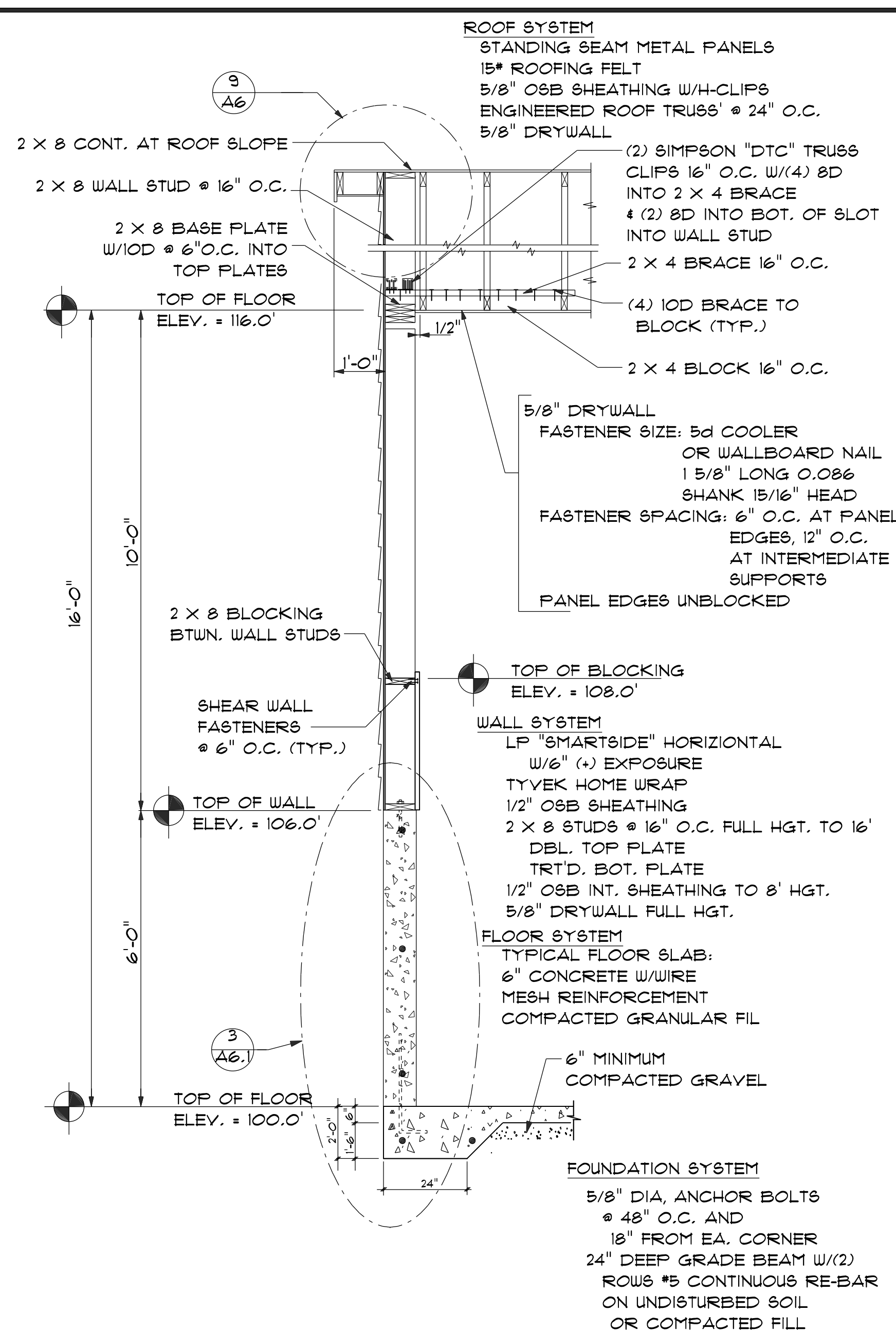
7 STONEVENEER/STRUCTURAL SLAB DETAIL
 SCALE: 1/2" = 1'-0"



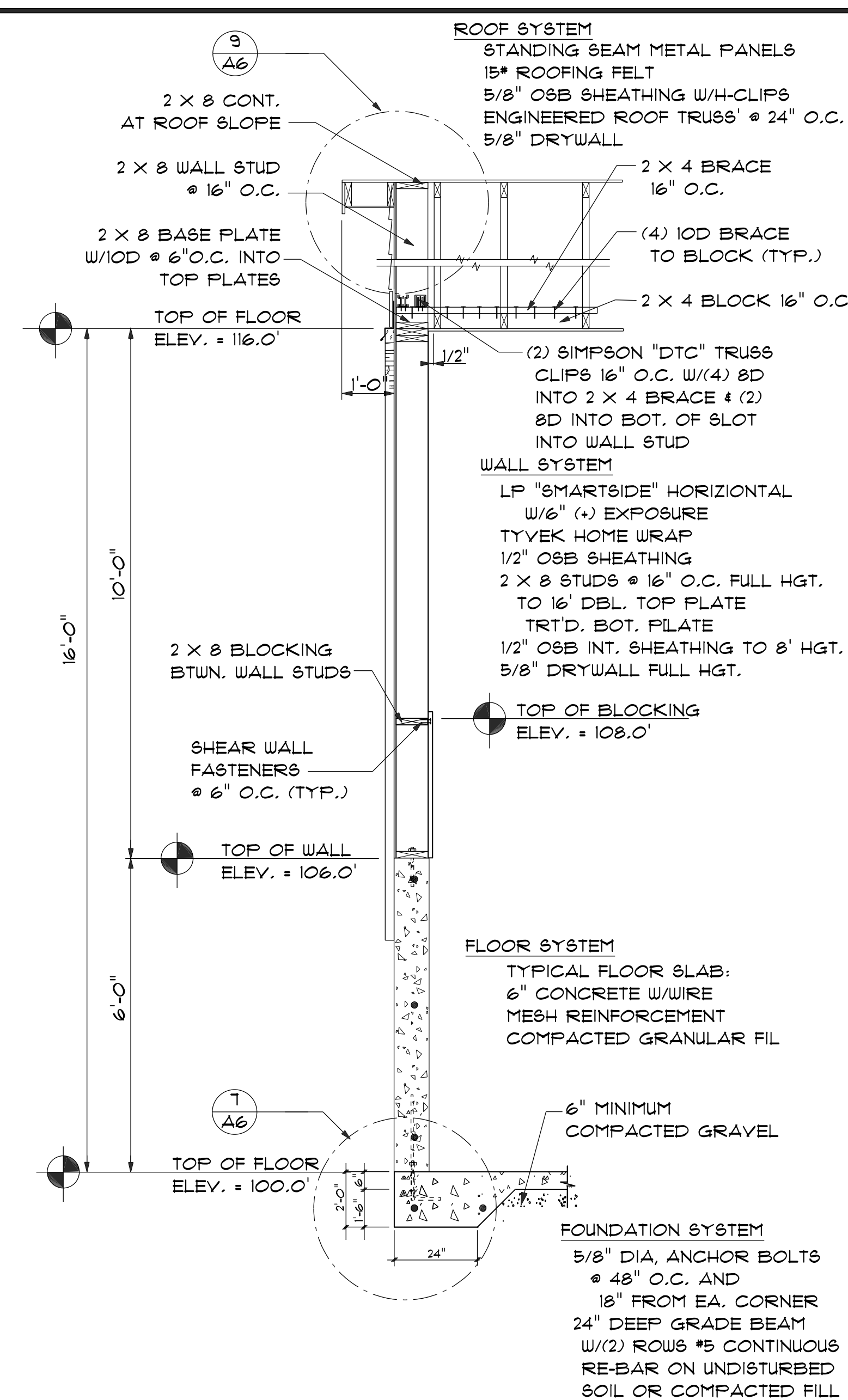
8 RIDGE DETAIL
 SCALE: 1/2" = 1'-0"



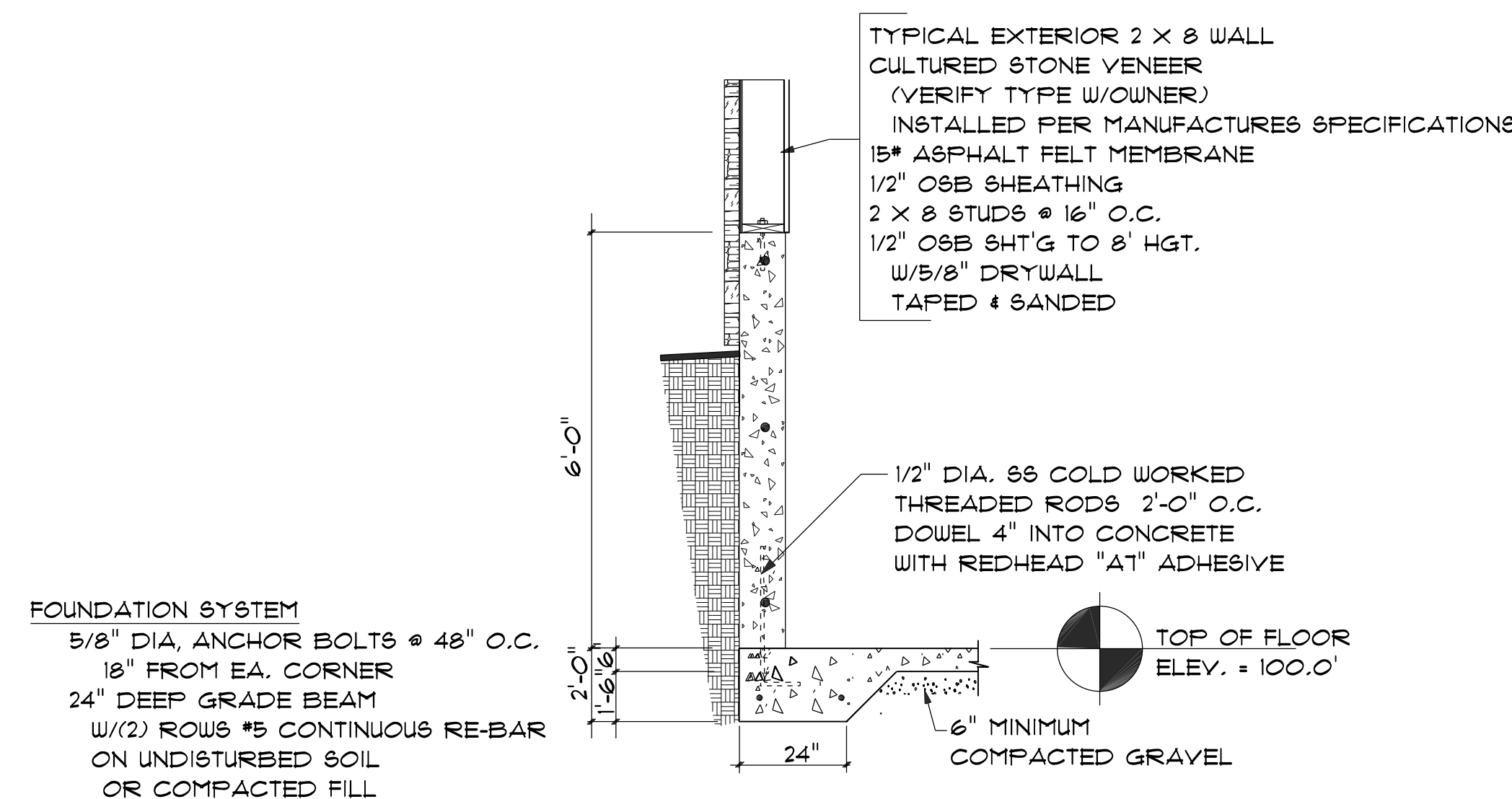
9 GABLE DETAIL
 SCALE: 1/2" = 1'-0"



1 WALL SECTION
A6.1 SCALE: 1/2" = 1'-0"



2 WALL SECTION
A6.1 SCALE: 1/2" = 1'-0"



3 STONEVENEER/STRUCTURAL SLAB DETAIL
A6.1 SCALE: 1/2" = 1'-0"

DOOR SCHEDULE

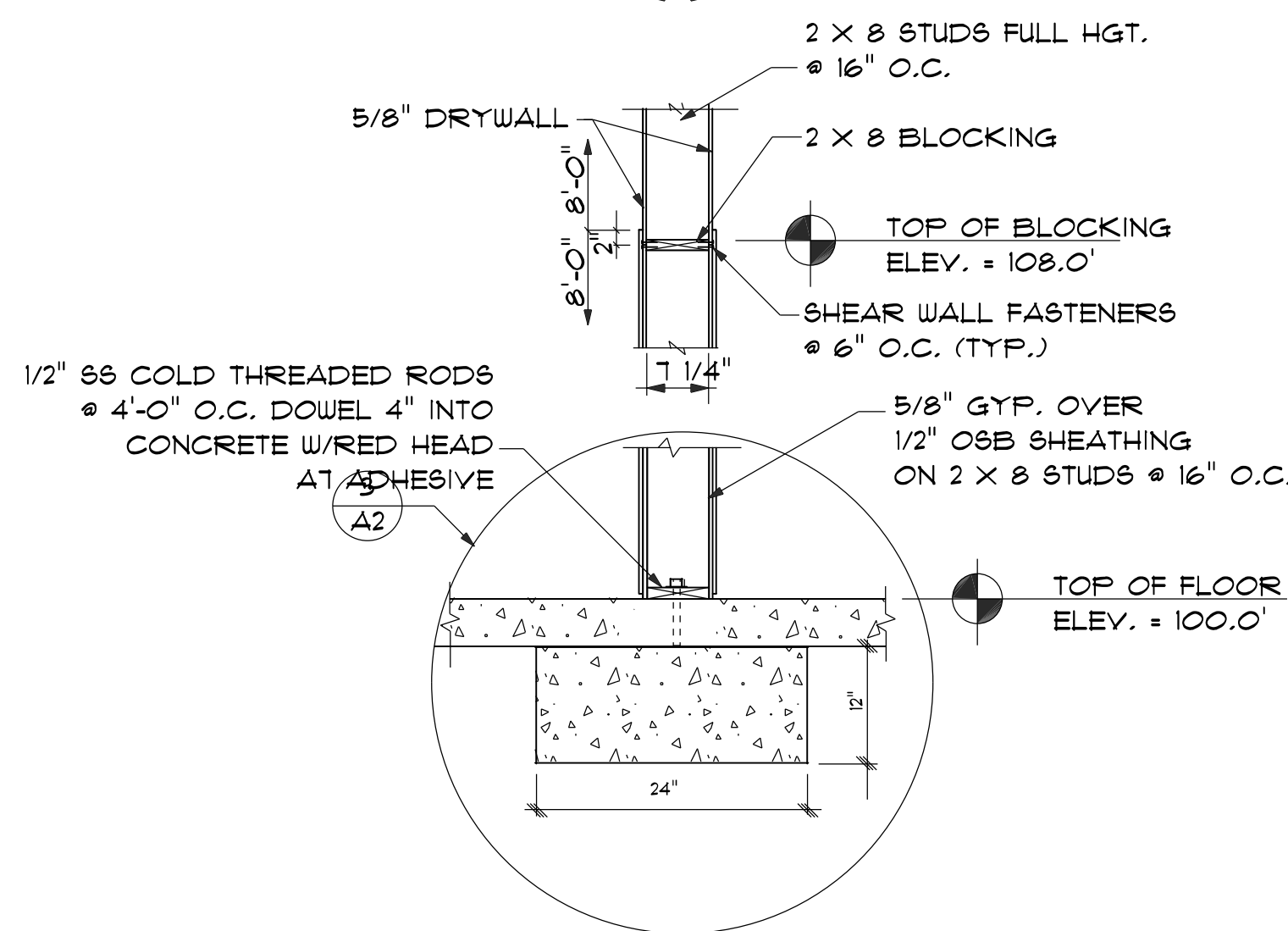
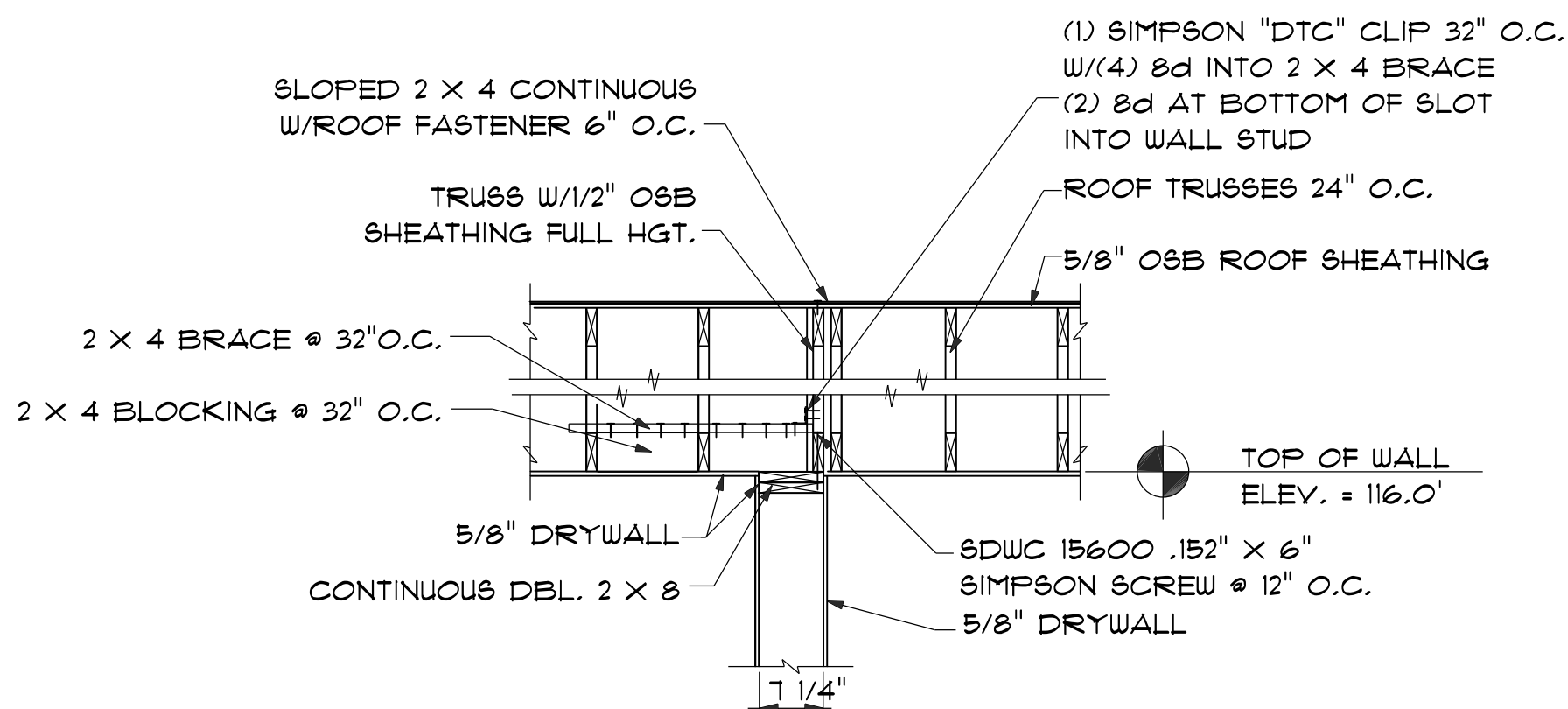
MARK	SIZE			MATERIAL	FRAME	HEADER	NOTES
	WIDTH	HGT.	THK.				
100	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	L1	1, A
101	12'-0"	14'-0"	2"	INSUL. STEEL	WOOD	L2	2, B
102	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	L1	1, A
103	12'-0"	14'-0"	2"	INSUL. STEEL	WOOD	L2	2, B
104	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	L1	1, A
105	12'-0"	14'-0"	2"	INSUL. STEEL	WOOD	L2	2, B
106	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	L1	1, A
107	12'-0"	14'-0"	2"	INSUL. STEEL	WOOD	L2	2, B
108	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	L1	1, A
109	12'-0"	14'-0"	2"	INSUL. STEEL	WOOD	L2	2, B

HEADER SCHEDULE

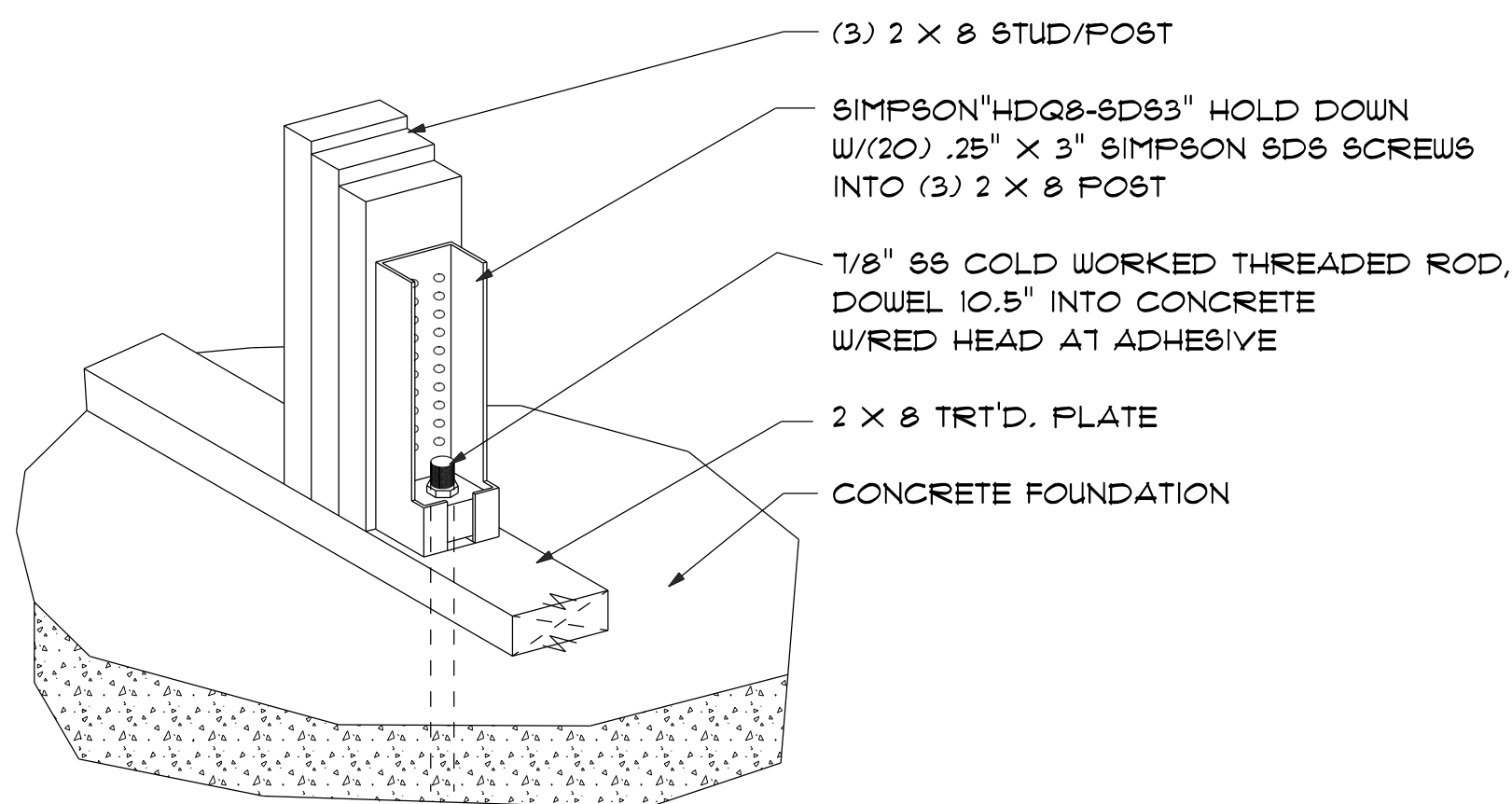
ID	TYPE	PLIES	NOTE
L1	1 3/4" X 11 7/8" LVL 2.OE	2	1
L2	1 3/4" X 14" LVL 2.OE	3	2

NOTES:

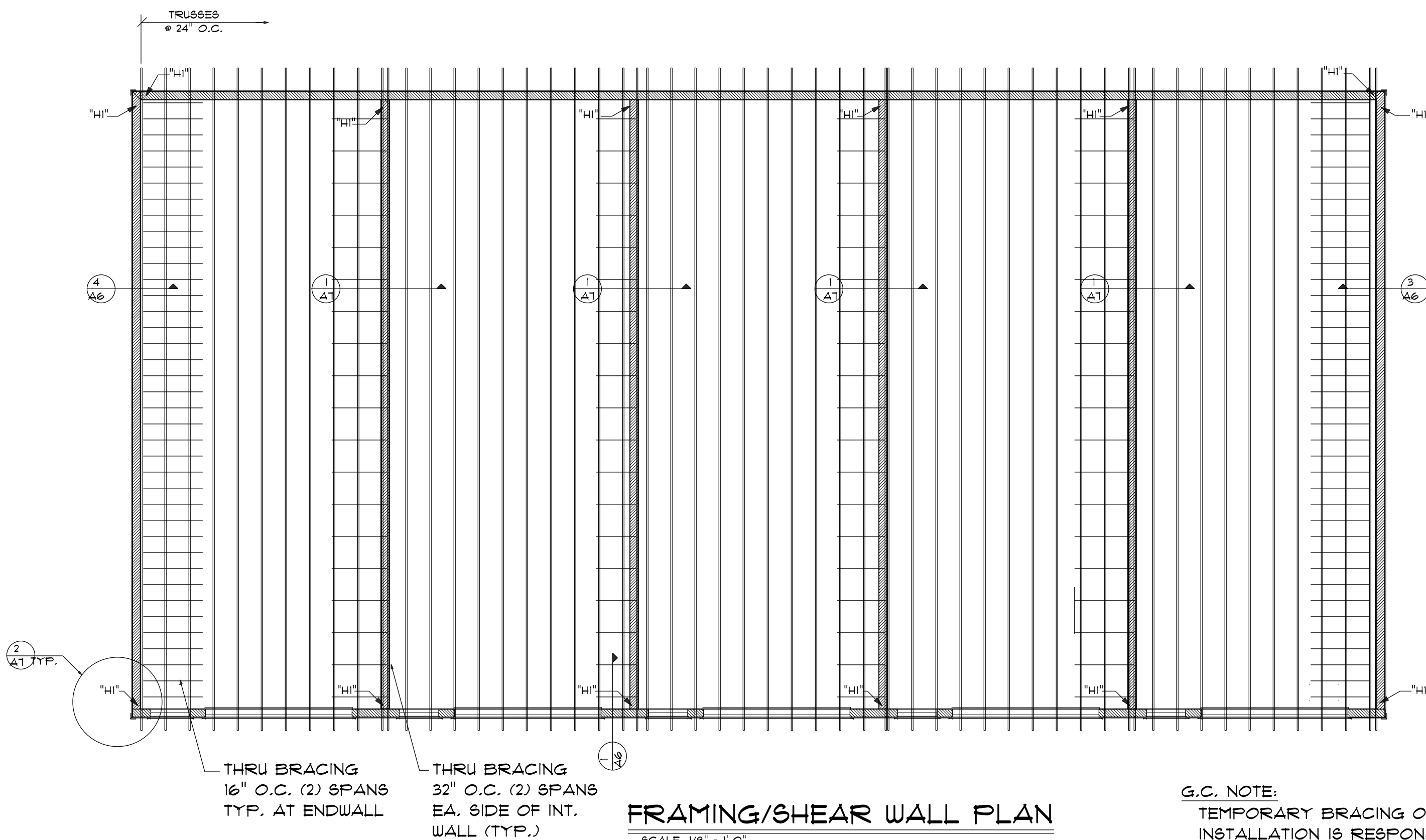
- (1) 2 X 8 SPF TRIMMER STUD
- (2) 2 X 8 SPF TRIMMER STUD



1 ONE-HOUR SEPARATION/SHEAR WALL A7 NOT TO SCALE



2 "H1" SHEAR WALL HOLD DOWN A7 NOT TO SCALE



SHEAR WALL: GYPSUM SHEATHING
WALL BOARD 5/8" X 4' X 8' GYPSUM BOARDS LONG DIMENSIONS PERPENDICULAR TO WALL STUDS STRAGGERED JOINTS
-FASTENER SIZE: 6D COOLER (0.092" X 1 7/8", 1/4" HEAD) OR WALLBOARD NAILS (0.0915" X 1 7/8" LONG 19/64" HEAD) OR 0.120" NAIL X 1 3/4" LONG, MIN 3/8" HEAD
- FASTENER SPACING: 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS
- PANEL EDGES UNBLOCKED

SHEAR WALL: OSB SHEATHING
ROOF BOARD 1/2" X 4' X 8' OSB BOARDS LONG DIMENSIONS PERPENDICULAR TO WALL STUDS STRAGGERED JOINTS
-FASTENER SIZE: 8D WITH 1 3/8" MIN. FASTENER PENETRATION INTO FRAMING
- FASTENER SPACING: 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS
- PANEL EDGES UNBLOCKED

CEILING: GYPSUM SHEATHING
WALL BOARD 5/8" X 4' X 8' GYPSUM BOARDS LONG DIMENSIONS PERPENDICULAR TO WALL STUDS STRAGGERED JOINTS
-FASTENER SIZE: 5D COOLER OR WALLBOARD NAILS 1 5/8" LONG 0.086" SHANK 15/16" HEAD.
- FASTENER SPACING: 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS
- PANEL EDGES UNBLOCKED

ROOF DIAPHRAGMS: OSB SHEATHING
ROOF BOARD 5/8" X 4' X 8' OSB BOARDS LONG DIMENSIONS PERPENDICULAR TO ROOF TRUSSES. STRAGGERED JOINTS
-FASTENER SIZE: 8D WITH 1 3/8" MIN. FASTENER PENETRATION INTO FRAMING
- FASTENER SPACING: 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS
- PANEL EDGES UNBLOCKED

Driveway access will be shared with three parcels via an access "box" at Hwy Y, to accommodate two driveways off that box; one driveway will be partially shared between Lots 1 and 3; the other will go directly to Lot 2

Easements will be in place before final approval

RECOMMEND SCHEDULING ZONING MAP AMENDMENT PUBLIC HEARING FOR JUNE 9 (6:45)

Sheet 1 of 4

Certified Survey Map

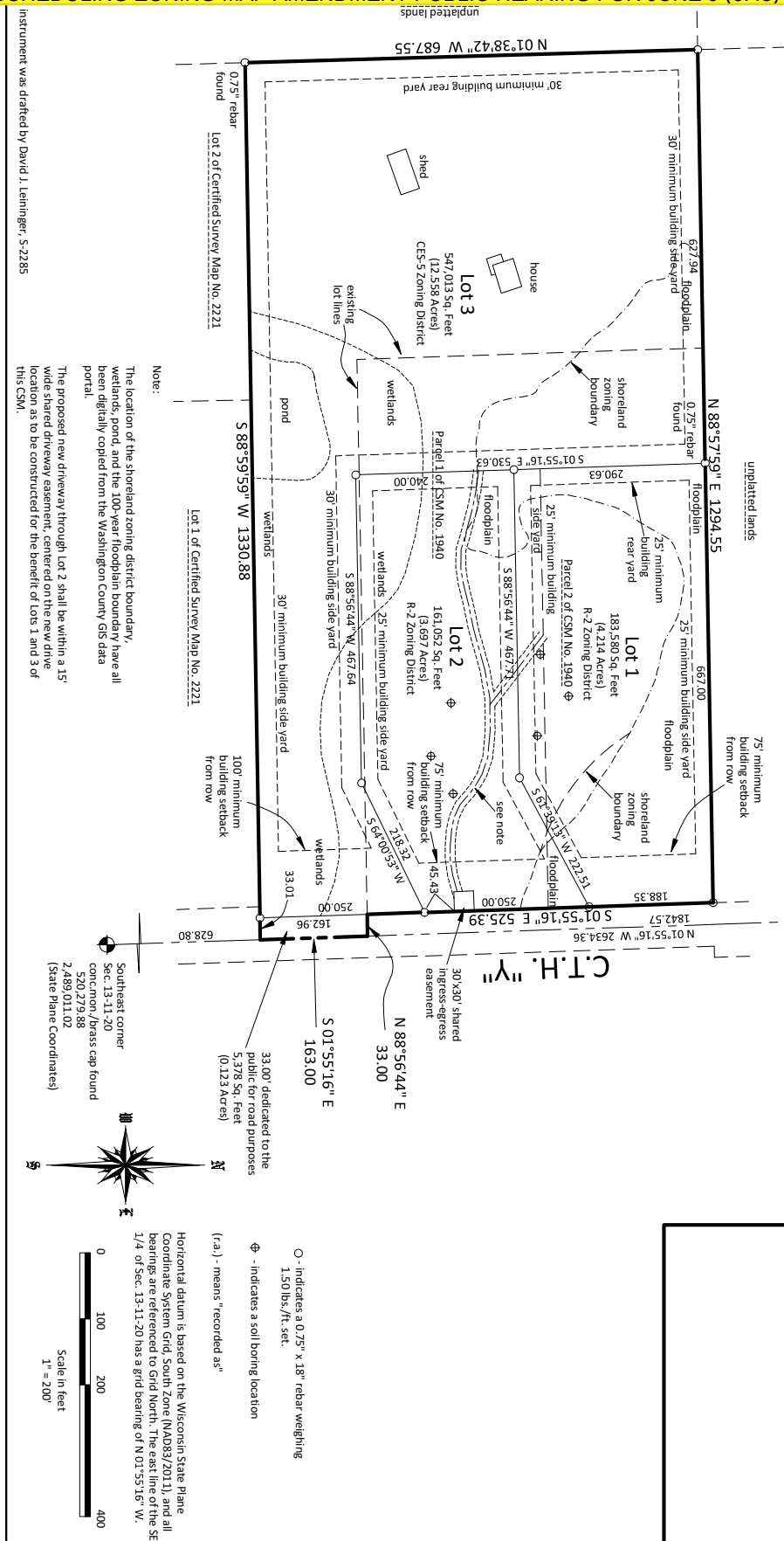
Owner/Subdivider:
Robert and Michelle Rollins
6171 Cty. Hwy. Y
West Bend, WI 53095

Surveyor:

David J. Leininger
Homeland Surveying, LLC
1079 Cold Springs Rd.
Berkshire, WI 53080

Part of the SE 1/4 of the SE 1/4 and all of Parcel 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)



Certified Survey Map

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.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Robert Rollins, that I have surveyed, divided, and mapped the land shown and described hereon, being 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, which is bounded and described as follows:

Commencing at the southeast corner of said Section 13; thence N 01°55'16" W, along the east line of said SE 1/4 of Section 13, 628.80 feet to a point in the easterly extension of the north line of Lots 1 and 2 of Certified Survey Map No. 2221, being the point of beginning of lands herein described; thence S 88°59'59" W, along said easterly extension and the north line of said Lots 1 and 2 of Certified Survey Map No. 2221, 1330.88 feet to the northwest corner of said Lot 2; thence N 01°38'42" W, 687.55 feet; thence N 88°57'59" E, 1294.55 to a point in the west right of way line of C.T.H.'Y, being the northeast corner of said Parcel 2 of Certified Survey Map No. 1940; thence S 01°55'16" E, along said west right of way line, 525.39 feet to the southeast corner of said Parcel 1 of Certified Survey Map No. 1940; thence N 88°56'44" E, 33.00 feet to a point in said east line of the SE 1/4; thence S 01°55'16" E, along said east line of the SE 1/4, 163.00 feet to the point of beginning.

Containing 897.024 square feet (20.593 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 24th day of March, 2025.

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

Robert J. Rollins - Owner _____ Michelle A. Rollins - 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

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.

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 March 24, 2025 per Nate Wendelborn, Village of Newburg Administrator.

Certified Survey Map

Sheet 4 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.

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 Robert J. and Michelle A. Rollins.

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, _____, _____

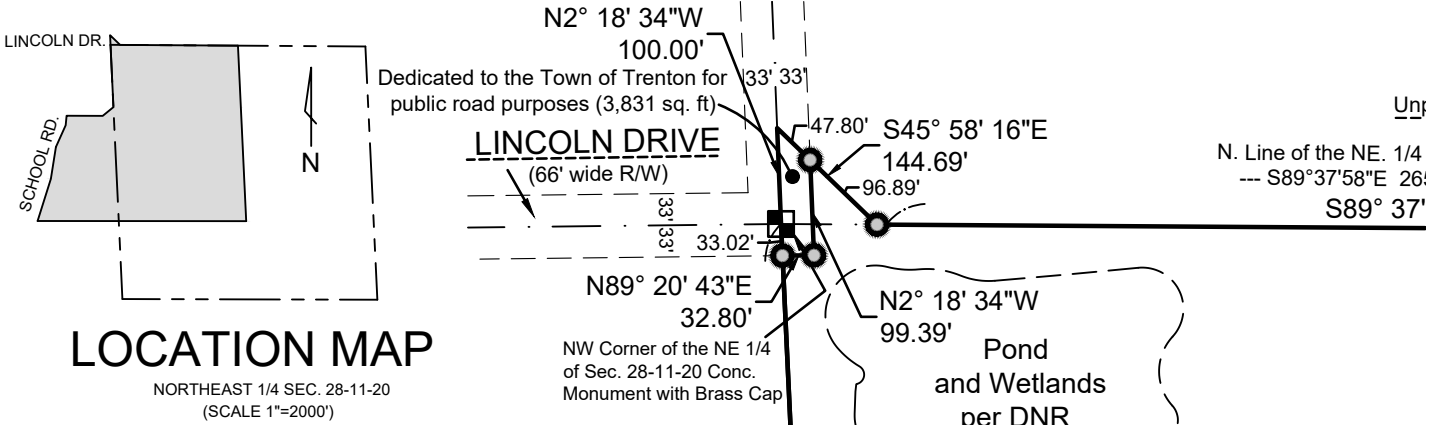
My commission expires _____

City

State

CERTIFIED SURVEY MAP NO. _____

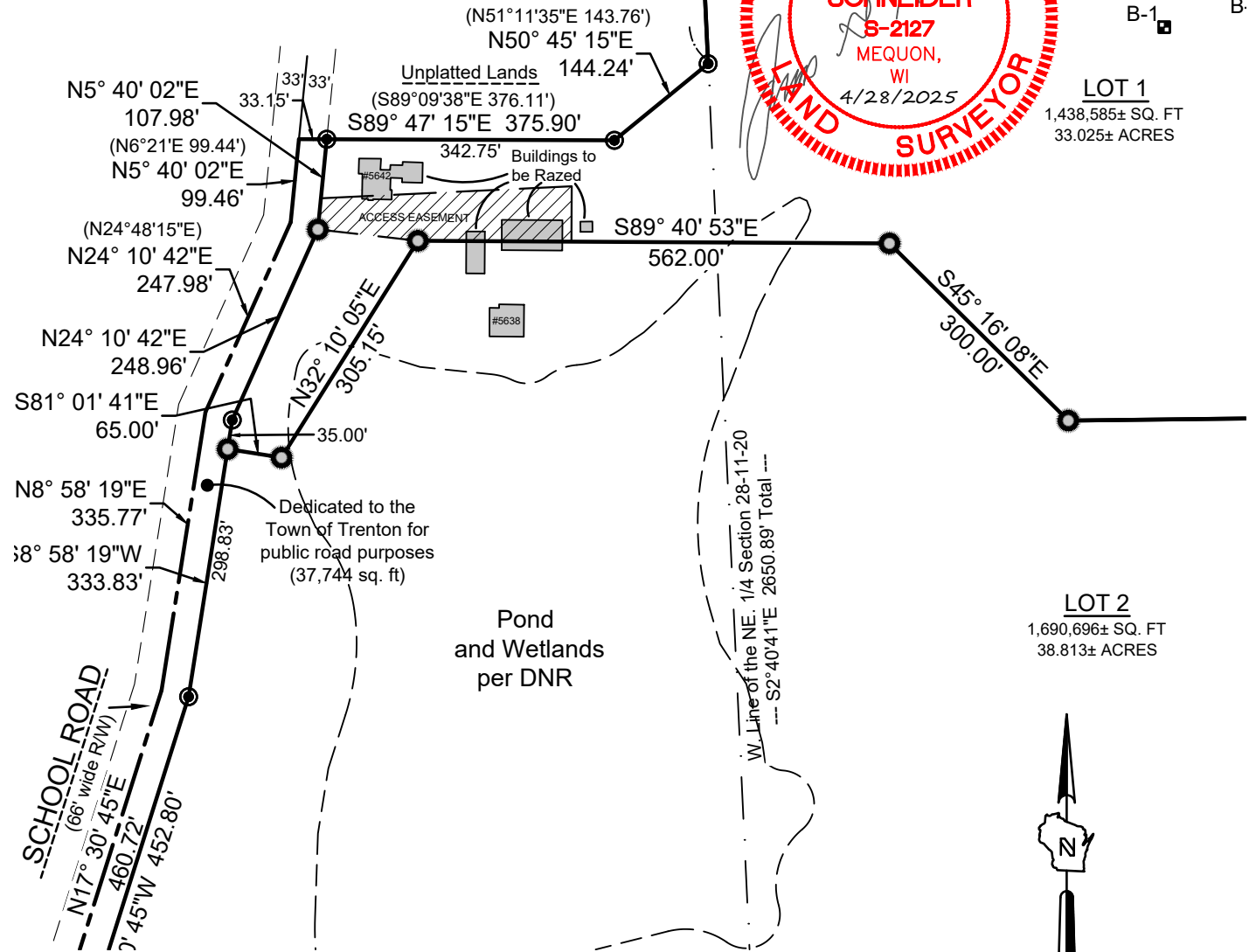
A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin



LEGEND & NOTES:

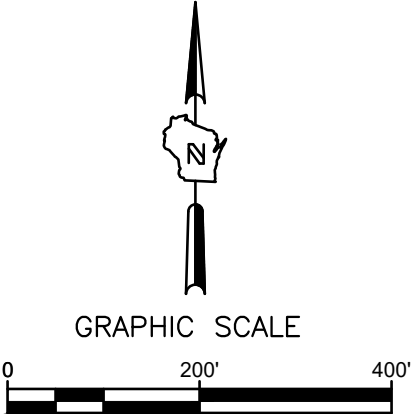
- INDICATES FOUND 1.3" DIAM. IRON PIPE.
- INDICATES SET 1.3" DIAM. IRON PIPE, 18" LONG, WEIGHING 1.50 LBS/LIN. FT.
- INDICATES SOIL TEST LOCATION
- () INDICATES RECORDED BEARING PER C.S.M.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NE. 1/4 OF SEC. 28-11-20, WHICH BEARS N2°40'41"W, AS PUBLISHED BY SEWRPC, NAD 1983.



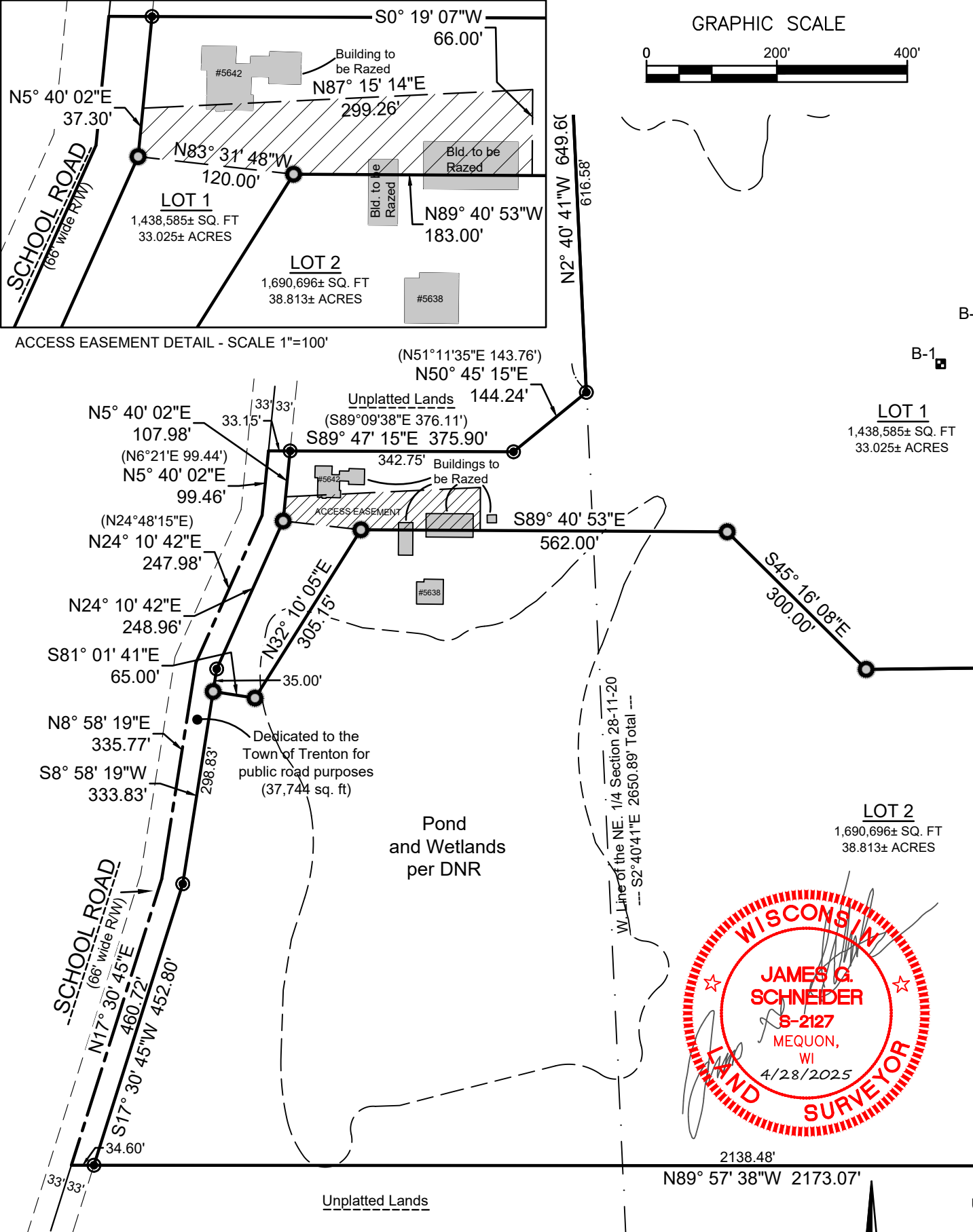
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

OWNER :
DAVID L ERLANDSON LIVING TRUST,
HEATHER S ERLANDSON LIVING TRUST
12676 N. HAWKS GLEN CT.
MEQUON, WI 53097



CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin



CERTIFIED SURVEY MAP NO. _____

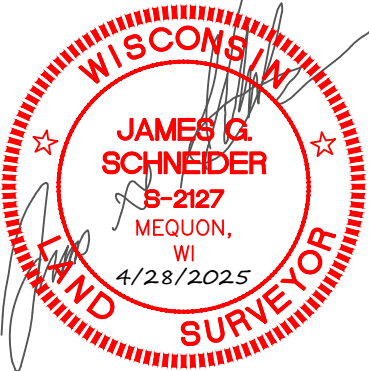
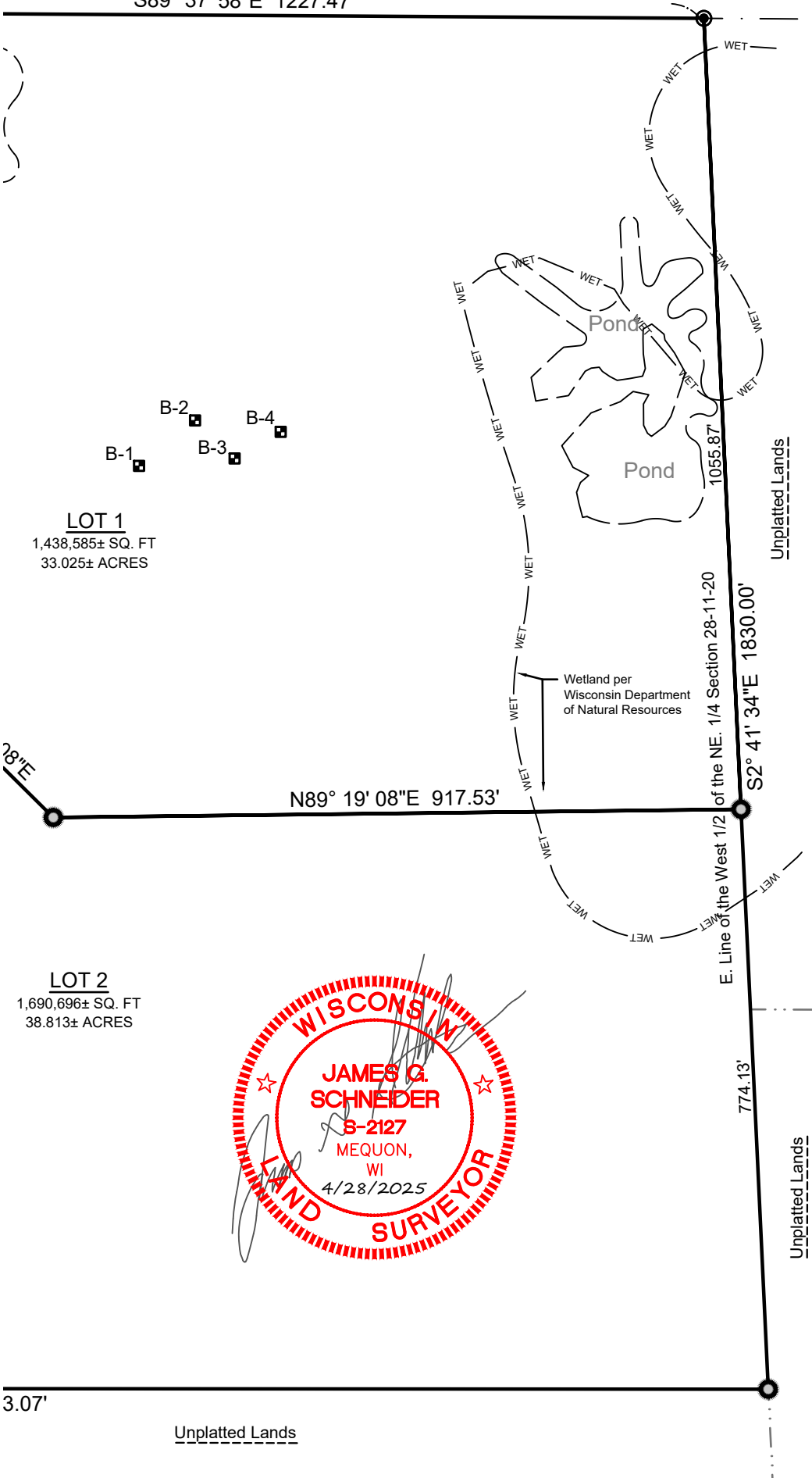
A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin



Unplatted Lands

N. Line of the NE. 1/4 Section 28-11-20
--- S89°37'58"E 2654.94' Total ---
S89° 37' 58"E 1227.47'

GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin, bounded and described as follows:

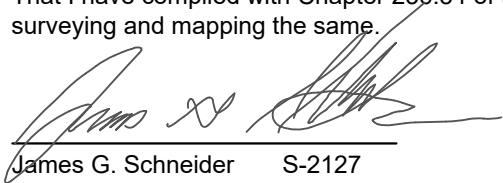
Commencing at the Northwest corner of the Northeast 1/4 of said Section 28, also being the Southwest corner of the Southeast 1/4 of said Section 21; thence N2°18'34"W, along the West line of the Southeast 1/4 of said Section 21, 100.00 feet; thence S45°58'16"E, 144.69 feet to a point in the North line of the Northeast 1/4 of said Section 28; thence S89°37'58"E, along said North line, 1227.47 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 28; thence S2°41'34"E along the East line of said West 1/2, 1830.00 feet; thence N89°57'38"W, 2173.07 feet to a point in the centerline of School Road; thence N17°30'45"E along said centerline, 460.72 feet; thence N8°58'19"E along said centerline, 335.77 feet; thence N24°10'42"E along said centerline, 247.98 feet; thence N5°40'02"E along said centerline, 99.46 feet to the Northwest corner of Certified Survey Map (CSM) No. 1009; thence S89°47'15"E along the North line of said CSM, 375.90 feet; thence N50°45'15"E along the North line of said CSM, 144.24 feet to a point in the West line of the Northeast 1/4 of said Section 28; thence N2°40'41"W, along said West line, 649.60 feet to the point of commencement.

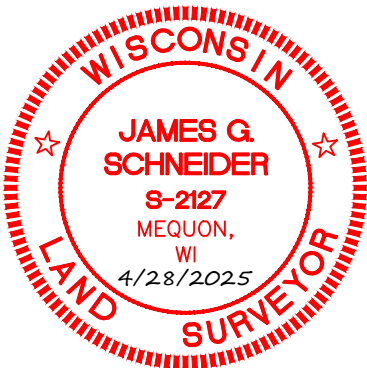
Said lands containing 72.793 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the regulations of the Town of Trenton, in surveying and mapping the same.


James G. Schneider S-2127



CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin

OWNER'S CERTIFICATE

We, David L. Erlandson and Heather S. Erlandson, Trustees of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER, do hereby certify: THAT we have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided mapped and dedicated.

Witness David L. Erlandson, Trustee

Witness Heather S. Erlandson, Trustee

WITNESS the hand and seal of said OWNER on this ____ day of _____
20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____, 20__ David L. Erlandson and Heather S. Erlandson, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

My Commission expires _____

Notary Public

CONSENT OF MORTGAGEE

BANK FIRST, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of David L. Erlandson and Heather S. Erlandson, Trustees of the David L Erlandson Living Trust, Heather S Erlandson Living Trust, OWNER.

In witness whereof, the said BANK FIRST has caused these presents to be signed by _____,
it's _____ at _____, Wisconsin, this _____ day of _____, 20__.

IN THE PRESENCE OF: BANK FIRST

By: _____

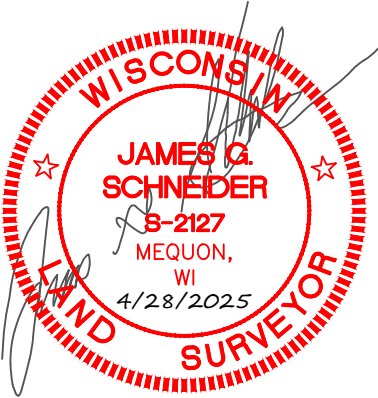
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____, 20__ the above named by _____
_____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

My Commission expires _____

Notary Public



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Map No. 1009, and lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, and the Southwest 1/4 of the Southeast 1/4 of Section 21, all being in Township 11 North, Range 20 East, in the Town of Trenton, Washington County, Wisconsin

TOWN OF TRENTON PLAN COMMISSION APPROVAL

APPROVED by the Town of Trenton Plan Commission on this _____ day of _____, 20____

Mike Lipscomb, Town Chairman

Cindy Komro, Zoning Administration

TOWN OF TRENTON TOWN BOARD APPROVAL

APPROVED by the Town of Trenton Town Board this _____ day of _____, 20____

Mike Lipscomb, Town Chairman

Heather Krueger, Clerk

EXTRATERRITORIAL REVIEW AND APPROVAL

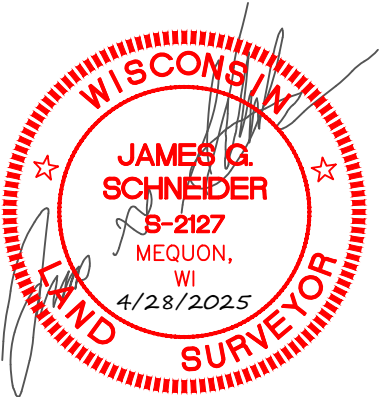
CITY OF WEST BEND APPROVAL

APPROVED by the City of West Bend on this _____ day of _____, 20____.

John Fellows,
Community Development Planner



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



**Town of Trenton
Washington County, Wisconsin**

RESOLUTION NO. Z2025.05.01

RECOMMENDING AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAPS FOR THE TOWN OF TRENTON

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, Applicants David & Heather Erlandson have submitted a request via land division to reconfigure parcels T11_0704 (Lincoln Dr, 30.71 ac), T11_070900D (5642 School Rd, 1.93 ac) and T11_070500A (5638 School Rd, 38011 ac) so that two large parcels remain, and to change the land use designation of portions of the parcels from Country Estates to Primary Environmental Corridor on the land use plan map adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050; and

WHEREAS, applicants have further petitioned to amend the Town of Trenton zoning map of parcel T11_070900D from R-2 Single-Family Residential (unsewered) to C-1 Conservancy, resulting in the two remaining parcels being in the C-1 Conservancy District; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment on April 14, 2025, 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 Z2025.05.01, 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

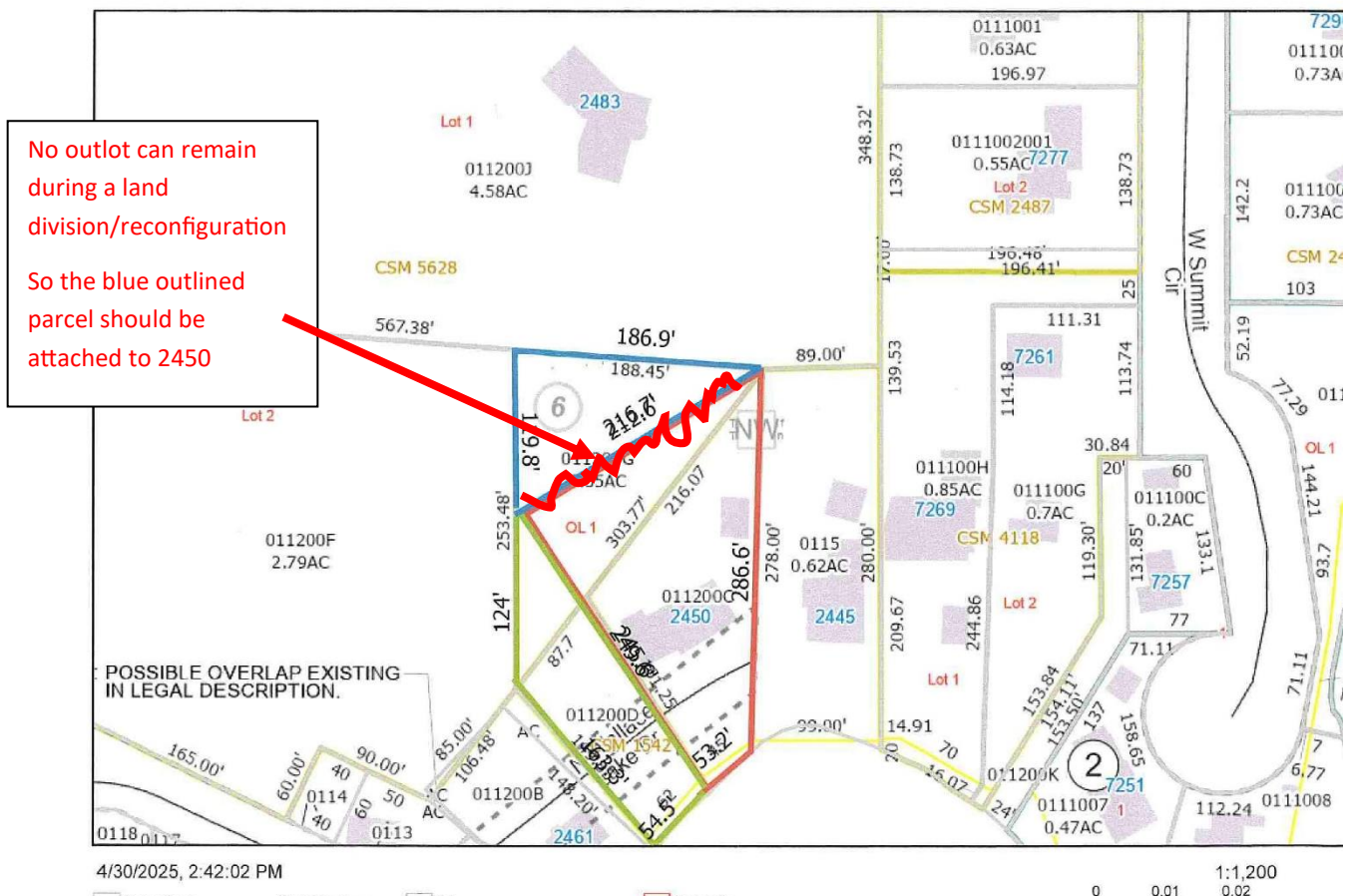
Town of Trenton Building/Zoning Request

**ITEM
18**

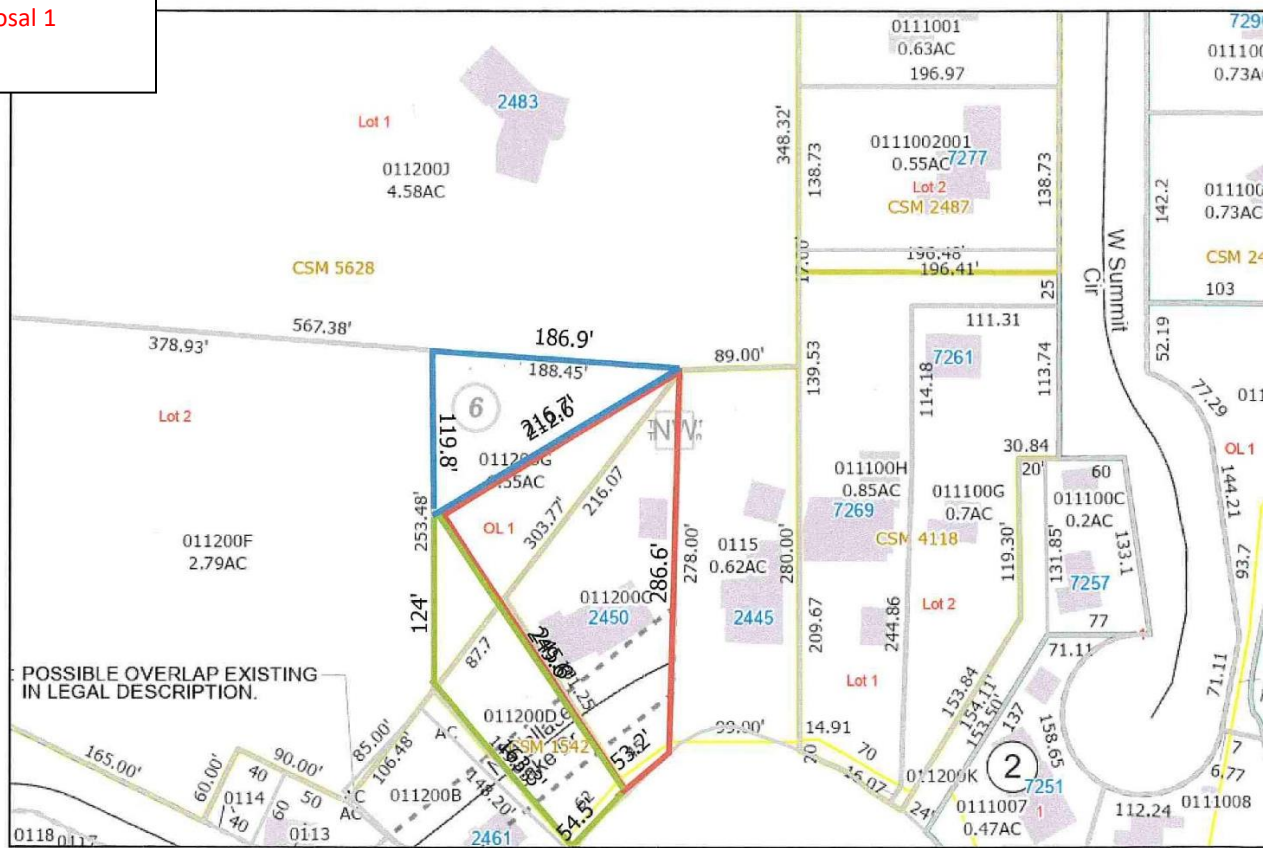
Requester	Phone	Email	Owner (if different)
Cheri Theisen Cindy Noring	262.966.3506 262.483.4832	cheritheisen@gmail.com love2ski@hotmail.com	Wentz Revocable Trust

Property Address	Tax Key(s)	Zoning District	Parcel Size
2450 N Wallace Lake Dr	T11_ 011200C	R-5 Single-Family Residential (sewered)	<1.0 ac
Vacant parcel	T11_ 011200D	R-5 Single-Family Residential (sewered)	<1.0 ac
Vacant parcel (outlot)	T11_ 011200G	R-2 Single-Family Residential	0.55 ac

Request	Reconfigure parcels: - Distribute lake frontage more equally - Include outlot (T11_011200G), or a portion thereof - Option 1 is to still have an outlot - NOT ALLOWED - SEC. 350-40I. Land remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, or a plan shown as to future use, rather than allowed to remain as unusable parcels. - Option 2 is to include the entire outlot - Possibly include portion of T11_011200J to connect to T11_011100H - This option is to allow an additional accessory structure, which would be unlikely, due to size of parcel and existing structures on T11_011100H
---------	--



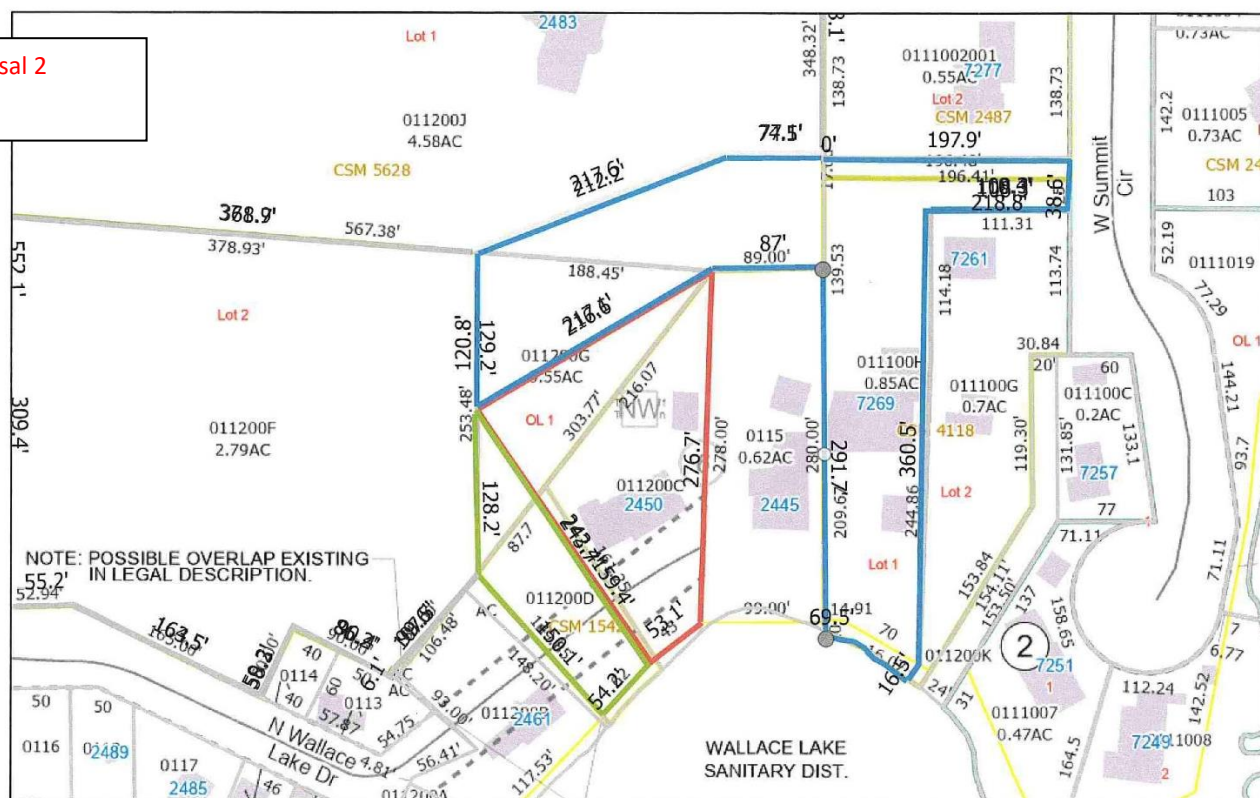
Proposal 1



4/30/2025, 2:42:02 PM

0 0.01 0.02 1:1,200

Proposal 2

WALLACE LAKE
SANITARY DIST.

David Swartz will be present to offer updates on DOT and Septic System questions that were brought up at last meeting

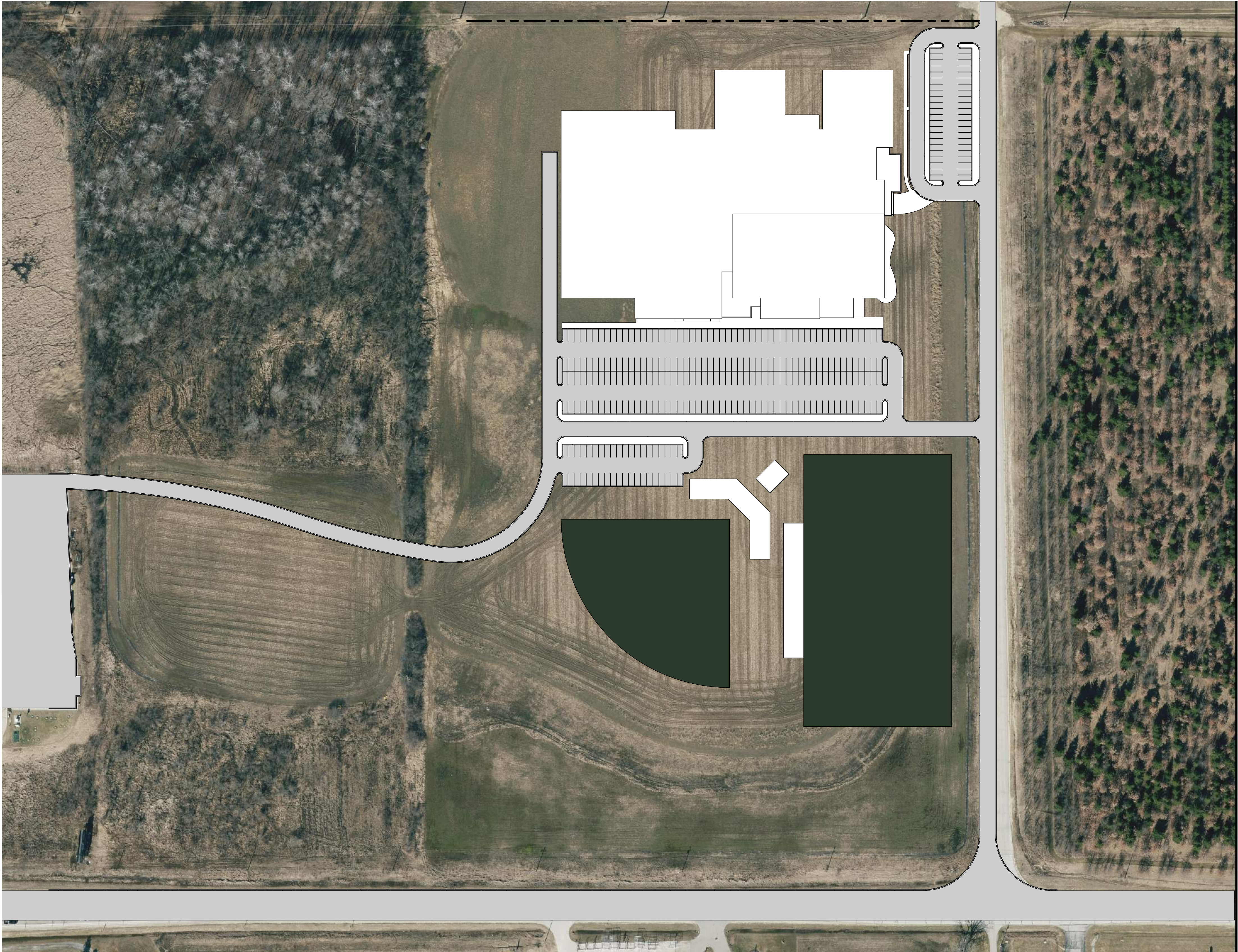
ITEM 19

April 30, 2025

To Town of Trenton Planning Commission:

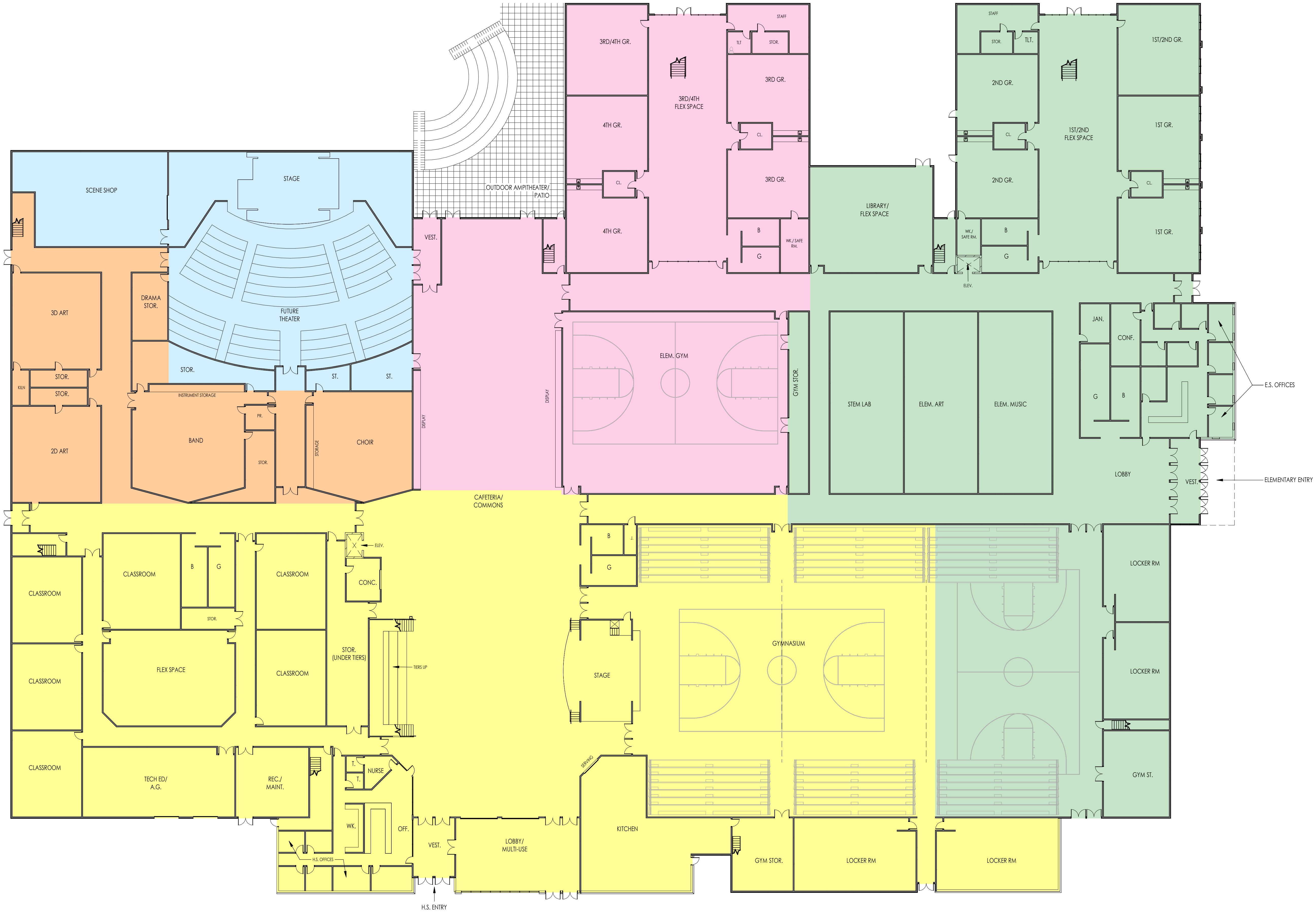
Ozaukee Christian School is looking to purchase the 38 acres adjacent to our existing property. The purpose is to build an additional facility to grow the school from K3-8th grade (currently 140 students) to K3-12th grade over the next 25 years (maximum of 650 students). We would like your approval to move forward with getting the property re-zoned for educational use. Below is our initial projection for facility and student growth. We hope that this plan helps the understanding of how we anticipate the property growing and changing over the years.

Year	Grades	Students	Building Phase	Sq. Ft.
2026	N/A	N/A	N/A	N/A
2027	6th-9th	50	Phase 1	70,000
2028	6th-10th	60	Phase 1	70,000
2029	6th-11th	70	Phase 1	70,000
2030	6th-12th	80	Phase 1	70,000
2031	6th-12th	95	Phase 1	70,000
2032	6th-12th	110	Phase 1	70,000
2033	6th-12th	125	Phase 2	85,000
2034	6th-12th	140	Phase 2	85,000
2035	6th-12th	155	Phase 2	85,000
2036	6th-12th	170	Phase 2	85,000
2037	1st-12th	245	Phase 3	135,000
2038	1st-12th	255	Phase 3	135,000
2039	1st-12th	270	Phase 3	135,000
2040	1st-12th	285	Phase 3	135,000
2041	1st-12th	300	Phase 3	135,000
2042	K3-12th	350	Phase 4	215,000
2043	K3-12th	375	Phase 4	215,000
2044	K3-12th	400	Phase 4	215,000
2045	K3-12th	425	Phase 4	215,000
2046	K3-12th	450	Phase 4	215,000
2047	K3-12th	475	Phase 4	215,000
2048	K3-12th	500	Phase 5	225,000
2049	K3-12th	525	Phase 5	225,000
2050	K3-12th	550	Phase 5	225,000



COLOR KEY

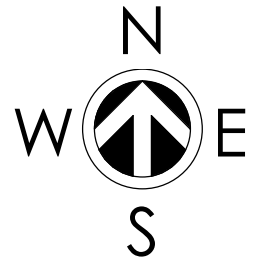
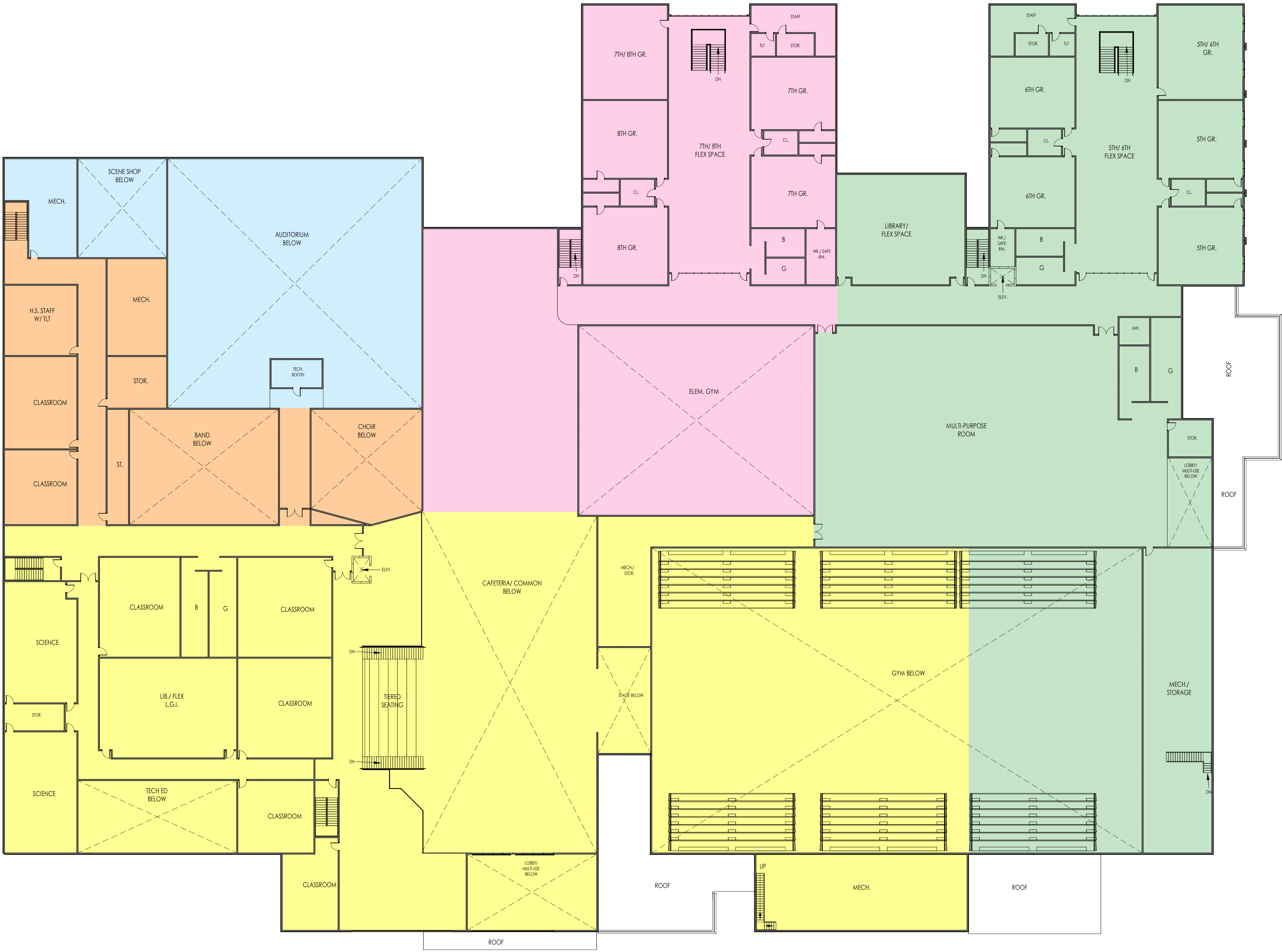
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



FIRST FLOOR	152,482 SF
SECOND FLOOR	72,653 SF
TOTAL	225,135 SF

COLOR KEY

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



FIRST FLOOR	132,482 SF
SECOND FLOOR	72,653 SF
TOTAL	225,135 SF





Zoning Districts Zoning Text Amendment SUMMARY**General**

- §380-12 Districts Established
 - Add AE Agricultural Enterprise (currently not included in §380-12 Districts Established)
 - Remove CES Country Estates District
 - This is not a separate district
 - Rather, incorporate all language in the specific CES-5 and CES-10 district sections, removing redundancies and conflicts
- Restructure Numbering, amending the following:

Current §380-		New §380-	
12	Districts established	12	Zoning Districts and Map
13	Zoning Map		
14	EA Exclusive Agricultural District	13	EA Exclusive Agricultural District
14.1	AE Agricultural Enterprise District	14	AE Agricultural Enterprise District
32	CES District	32	Reserved
33	CES-5 Country Estate District (Hobby Farms-Country Homes)	33	CES-5 Country Estate District (Hobby Farms-Country Homes, Unsewered)
34	CES-10 Country Estate District (Hobby Farms-Country Homes)	34	CES-10 Country Estate District (Hobby Farms-Country Homes, Unsewered)
35	C-1 Conservancy District	35	No Change

EA Exclusive Agricultural District:

- Allow 1-499 AUs as a basic permitted use
- Require Conditional Use Permit for 500-999 AUs (adding conditional use requirement for NEW farming operations allows the town some protection over 499 AUs)
- Property Development Standards:
 - 35 acres required for EA District, and for 1-499 AUs
 - 70 acres required for 500-999 AUs
- Remove, preserve the following language (applies to both EA and AE):
 - Parcel width. No farm shall be less than 600 feet in width.
 - Building height and area.
 - No farm buildings or parts of farm buildings shall exceed 100 feet in height.
 - No farm dwelling or part of a farm dwelling shall exceed 35 feet in height.
 - The total minimum living area of a farm dwelling or other residential dwelling shall be 1,200 square feet with a minimum first floor area of 800 square feet.
- List Conditional uses in chart form, rather than cross-referencing

- Add Definition of “contiguous” (this is a common definition in Wisconsin)

CONTIGUOUS

Contiguous means connected or “next to”, meaning land adjoining or touching by a common corner or a common boundary line. Contiguous includes land having common ownership but divided by a road or other right-of-way.

AE Agricultural Enterprise District

- 135 contiguous acres required for AE District
- List Permitted uses in language, rather than cross-referencing

A-1 Agricultural, District, Limited

- Property Development Standards:
 - 5 acres required for A-1 District
 - 1 AU per acre
 - 20 Maximum AUs on any parcel
 - More than 20 AUs allowed as Conditional Use

CES Country Estates District changes:

- Remove CES Country Estates District
 - General category that doesn’t exist as its own district but attempts to summarize the CES-5 and CES-10
 - This district conflicts with CES-5 and CES-10 in significant aspects (yards on cul-de-sacs, minimum acreage, conditional uses)
- Put all language in the specific CES-5 and CES-10 districts, cleaning up the conflicts and simplifying it
 - Remove redundant language regarding size of attached garage
 - Yards: General CES language states that on a cul-de-sac, a minimum side yard of 15 feet shall be required on each side of the dwelling, but in the specific language of both CES-5 and CES-10, this number is 25 feet – change both to 15 feet? Or leave both at 25 feet?
 - Allow commercial riding stables in CES-5 – this is listed in the general CES district and CES-10 but does not currently exist in the language of CES-5
 - Add satellite dish antennas to permitted accessory uses – listed in the general CES district but not listed in either the CES-5 or CES-10 specifications

Town of Trenton, Washington County, Wisconsin
Ordinance Z2025.XX.XX
Amending the Zoning Code of the Town of Trenton Regarding Zoning Districts

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 zoning districts and related regulations; and

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

WHEREAS, at its _____ meeting, the Plan Commission approved Resolution Z2025.____.____ recommending approval of the changes to the town zoning code as detailed herein; and

WHEREAS, the Town Board determines that this Ordinance is in the best interests of the residents of the Town of Trenton.

NOW, THEREFORE, the Town of Trenton Board hereby ordains that the Town of Trenton Zoning Code §380 is amended as follows:

Section 1. Remove §380-12 Districts Established and §380-13 Zoning Map and Replace with: §380-12 Districts and map.

A. Districts established. For the purpose of this Zoning Code, the Town of Trenton is hereby divided into the following districts:

EA Exclusive Agricultural District
AT Agricultural Transition District
AE Agricultural Enterprise District
A-1 Agricultural District
R-1 Single-Family Residential District (Unsewered)
R-2 Single-Family Residential District (Unsewered)
R-3 Rural Residential District
R-4 Single-Family Residential District (Sewered)
R-5 Single-Family Residential District (Sewered)
R-6 Two-Family Residential District (Unsewered)
R-7 Two-Family Residential District (Sewered)
R-8 Multiple-Family Residential District (Unsewered)
B-1 Local Business District
B-2 Highway Business District
M-1 Industrial District
I-1 Rural Institutional District (Unsewered)
I-2 Urban Institutional District (Sewered)
P-1 Park District
CES 5 Country Estate District (Hobby Farms — Country Homes, Unsewered)
CES 10 Country Estate District (Hobby Farms — Country Estates, Unsewered)
PDO Planned Development Overlay District
C-1 Conservancy District

B. Boundaries. Boundaries of these districts are hereby established as shown on the map titled "Zoning Map, Town of Trenton, Wisconsin," dated March 31, 1986, which map accompanies and is hereby made a part of this Zoning Code. Unless otherwise noted on the Zoning Map, such boundaries shall be construed to follow corporate limits; United States Public Land Survey lines; lot or property lines; center lines of streets, highways, alleys, easements and railroad rights-of-way; or such lines extended.

- C. Road vacation. Vacation of public streets and alleys shall cause the vacated land to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- D. Zoning Map. A certified copy of the Zoning Map shall be adopted and approved with the text as part of this Zoning Code and shall bear upon its face the attestation of the Town Chairperson and Town Clerk and shall be available to the public in the office of the Town Clerk. Changes, thereafter, to the general zoning districts shall not become effective until entered and attested on the certified copy.

Section 2. Remove §380-14 EA Exclusive Agricultural District, and replace with:

§380-13 EA Exclusive Agricultural District

- A. 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
- 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 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
 - (12) Ponds for private recreational purposes
- 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 500-999 or more animal units (as defined by § NR 243.03(3), Wis. Adm. Code, as of April 27, 2004, and referenced in the Animal Units Conversion Chart), on individual or contiguous parcels totaling 70 acres or more.
 - (2) Single-Family Residence
 - (3) Mining and Extraction
 - (4) Communication Tower, Commercial
 - (5) Utility, Major, provided that all principal structures and uses are not less than 50 feet from any residential district property line.
 - (6) Specialized agriculturally related uses such as sawmills, fur farms, stables, paddocks and equestrian trails in the EA Agricultural District.
 - (7) Veterinary offices and clinics intended to service farm animals.
 - (8) Commercial raising and propagation of animals such as dogs, cats, mink, rabbits, and foxes
 - (9) Business of boarding of animals such as horses and dogs
 - (10) Alternative agricultural activities limited to barn weddings, barn wedding receptions, private barn receptions and corporate barn parties
 - (11) Archery sales and shooting ranges, provided that the lot area is not less than three acres and all structures are not less than 50 feet from any district boundary.
 - (12) Accessory apartments, provided that:
 - (a) The principal dwelling has a minimum living area of 1,200 square feet, excluding the accessory dwelling unit;
 - (b) The dwelling unit is owner-occupied;

- (c) There may be only one accessory apartment per dwelling unit;
 - (d) The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom; and
 - (e) The accessory apartment shall be occupied by a person related to the owner of the principal dwelling unit by blood, marriage or adoption.
- (13) Landscaping, lawn care, masonry, carpenter/contractor, and other businesses which may utilize off-site workers/employees, provided that:
- (a) Employees are not employed on the premises and they do not visit the residence during the course of business;
 - (b) Employees shall not report to the residence for work orders or other business reasons; and
 - (c) No materials, supplies or equipment to be used in other locations can be stored at the residence in which the home occupation is operated.

D. Property Development Standards

- (1) Minimum lot area. No building, structure or use shall be established on any parcel or contiguous parcels with common ownership totaling less than 35 acres.
- (2) Parcel width. No farm shall be less than 600 feet in width.
- (3) Building height and area.
 - (a) No farm buildings or parts of farm buildings shall exceed 100 feet in height.
 - (b) No farm dwelling or part of a farm dwelling shall exceed 35 feet in height.
 - (c) The total minimum living area of a farm dwelling or other residential dwelling shall be 1,200 square feet with a minimum first floor area of 800 square feet.
- (4) General setbacks for all buildings except livestock structures
 - (a) For property fronting Class B highways, a minimum street yard (setback) of 75 feet from the road right-of-way shall be required.
 - (b) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
 - (c) The following rules shall apply to new structures in the EA District, including reconstruction of structures that were destroyed by fire or act of God:
 - i. There shall be a side yard of not less than 25 feet in width on each side of all structures.
 - ii. There shall be a rear yard of not less than 25 feet.
 - (d) When considering a land division and/or Zoning Map amendment request, the Plan Commission may allow a minimum side and/or rear yard setback of not less than 10 feet from existing accessory structures in the EA District. However, agricultural accessory structures which are allowed a setback of less than 25 feet shall not be used to house animals.
- (5) 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.
 - 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.
 - 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.
- (6) 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.
- (7) 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.

Section 3. Remove §380-14.1 AE Agricultural Enterprise District and replace with:

§380-14 AE Agricultural Enterprise District

- A. Purpose. The Agricultural Enterprise District is intended to preserve and promote a full range of agricultural uses, secure land for livestock production and other agricultural uses that may be more intensive than crop production, strengthen agriculture's contribution to an area's economic base (including new employment opportunities), support processing, value added, and other activities closely allied to the agricultural industry, and prevent conversion of land identified as a valuable agricultural resource to uses that are not consistent with agriculture. The district's uses and regulations are designed to implement Comprehensive Plan goals by encouraging livestock and other agricultural uses in areas where conditions are best suited to these agricultural pursuits and discouraging residential development to avoid potential land use conflict. The AE District is generally compatible with the "prime agriculture" and "open space" land use designations of the Comprehensive Plan. Due to the more intensive nature of uses allowed, the AE District is not intended to be applied near moderately to densely populated areas, and it is not intended to accommodate residential uses as principle uses.
- 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 999 animal units (as defined by § NR 243.03(3), Wis. Adm. Code, as of April 27, 2004, and referenced in the Animal Units Conversion Chart), 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
 - (12) Ponds for private recreational purposes
- C. Conditional uses.
 - (1) Bed and Breakfast

- (2) Communication Tower, Commercial
- (3) Mining and Extraction
- (4) Utility, Major, provided that all principal structures and uses are not less than 50 feet from any residential district property line.
- (5) Specialized agriculturally related uses such as sawmills, fur farms, stables, paddocks and equestrian trails in the EA Agricultural District.
- (6) Veterinary offices and clinics intended to service farm animals.
- (7) Commercial raising and propagation of animals such as dogs, cats, mink, rabbits, and foxes
- (8) Business of boarding of animals such as horses and dogs
- (9) Alternative agricultural activities limited to barn weddings, barn wedding receptions, private barn receptions and corporate barn parties
- (10) Archery sales and shooting ranges, provided that the lot area is not less than three acres and all structures are not less than 50 feet from any district boundary.
- (11) Accessory apartments, provided that:
 - (a) The principal dwelling has a minimum living area of 1,200 square feet, excluding the accessory dwelling unit;
 - (b) The dwelling unit is owner-occupied;
 - (c) There may be only one accessory apartment per dwelling unit;
 - (d) The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom; and
 - (e) The accessory apartment shall be occupied by a person related to the owner of the principal dwelling unit by blood, marriage or adoption.
- (12) Landscaping, lawn care, masonry, carpenter/contractor, and other businesses which may utilize off-site workers/employees, provided that:
 - (a) Employees are not employed on the premises and they do not visit the residence during the course of business;
 - (b) Employees shall not report to the residence for work orders or other business reasons; and
 - (c) No materials, supplies or equipment to be used in other locations can be stored at the residence in which the home occupation is operated.
- (13) Livestock Facilities of 1,000 animal units (as defined by § NR 243.03(3), Wis. Adm. Code, as of April 27, 2004, and referenced in the Animal Units Conversion Chart), or more, subject to the following conditions and procedures:
 - (a) Permits for existing livestock facilities.
 - i. A permit is required for the expansion of a preexisting or previously approved livestock facility if the number of animal units kept at the expanded livestock facility will exceed all the following:
 - a. The applicable size threshold for a conditional use permit established in the zoning district where the facility is located.
 - b. The maximum number previously approved or, if no maximum number was previously approved, a number that is 20% higher than the number kept on May 1, 2006, or on the effective date of the permit requirement, whichever date is later.
 - ii. A permit is not required for a livestock facility that existed before May 1, 2006, or before the effective date of the permit requirement in this chapter except as provided in Subsection (1)(a)i.
 - iii. A permit is not required for a livestock facility that was previously issued a conditional use permit or other local approval except as provided in Subsection (1)(a)i. A prior approval for the construction of a livestock facility implies approval for the maximum number of animal units that the approved livestock facility was reasonably designed to house, except as otherwise clearly provided in the approval. Prior approval of a single livestock structure, such as a waste storage structure, does not constitute prior approval of an entire livestock facility.
 - (b) Application procedure. A livestock operator must complete the application and worksheets prescribed by Ch. ATCP 51, Wis. Adm. Code, including any authorized local modifications. The

- application requirements specified in Ch. ATPC 51, Wis. Adm. Code, are incorporated by reference, without reproducing them in full. The application form and worksheets establish compliance with the standards in Ch. ATPC 51, Wis. Adm. Code, and this chapter. The operator must file four duplicate copies of the application form, including worksheets, maps, and documents (other than engineering design specifications) included in the application.
- (c) Application fee. A nonrefundable application as listed in the Town of Trenton Official Fee Schedule shall accompany any application.
 - (d) Application review procedure.
 - i. Within 45 days after the Town receives an application, it shall notify the applicant whether the application is complete. If the application is not complete, the notice shall describe the additional information needed. Within 14 days after the applicant provides all the required information, the Town shall notify the applicant that the application is complete. This notice does not constitute an approval of the proposed livestock facility.
 - ii. Within 14 days after the Town notifies an applicant that the application is complete, the Town shall notify landowners within 2,000 feet of the applicant's property. The Town shall use the approved notice form in Ch. ATPC 51, Wis. Adm. Code, and mail a written notice to each landowner.
 - iii. The Town shall grant or deny an application within 90 days after the notice of a complete application is provided as required by Subsection E(2) above. The Town may extend this time limit for good cause, including any of the following:
 - a. The Town needs additional information to act on the application.
 - b. The applicant materially modifies the application or agrees to an extension. The Town shall give written notice of any extension. The notice shall specify the reason for the extension, and the extended deadline date by which the Town will act on the application.
 - (e) Public hearing. The Town shall schedule a public hearing on the application within 90 days after issuing notice of a complete application.
 - (f) Standards. The standards for issuing a permit are as follows:
 - i. The state livestock facility siting standards adopted under Ch. ATPC 51, Wis. Adm. Code. These standards are incorporated by reference, without reproducing them in full.
 - ii. Setbacks authorized by this chapter.
 - (g) Criteria for issuance of a permit.
 - i. A permit shall be issued if the application for the proposed livestock facility contains sufficient credible information to show, in the absence of clear and convincing information to the contrary, that the proposed livestock facility meets the standards specified in this chapter.
 - ii. A permit may be denied if any of the following apply:
 - a. The application, on its face, fails to meet the standard for approval.
 - b. The political subdivision finds, based on other clear and convincing information in the record, that the proposed livestock facility does not comply with applicable standards in this chapter.
 - c. Other grounds authorized by § 93.90, Wis. Stats., that warrant disapproving the proposed livestock facility.
 - iii. No conditions may be imposed on the permit other than standards provided in this chapter.
 - (h) Record of decision.
 - i. The Town Board shall issue its decision in writing. Its decision shall be based on written findings of fact supported by evidence in the record.
 - ii. If a permit is approved, the applicant shall receive a duplicate copy of the approved application, marked "approved." The duplicate copy must include worksheets, maps, and other documents (other than engineering specifications) included in the application.
 - (i) Notice to the DATCP. The Town Clerk (as required by § ATPC 51.36, Wis. Adm. Code) within 30 days of the Town/county decision on the application shall:
 - i. Submit written notice to the Department of Agriculture, Trade and Consumer Protection of the Town's decision.
 - ii. File with the DATCP a copy of the final application granted or denied if the Town has granted or denied an application under this chapter. The copy shall include all the

worksheets, maps and other attachments included in the application, except that it is not required to include the engineering design specifications.

- iii. If the Town has withdrawn a local approval under this chapter, file with DATCP a copy of the final notice or order withdrawing the local approval.
- (j) Expiration of permit. A permit remains in effect regardless of the amount of time that elapses before the livestock operator exercises the authority granted under the permit, and regardless of whether the livestock operator exercises the full authority granted by the approval. However, the Town Board may treat a permit as lapsed and withdraw the permit if the permit holder fails to do all the following within two years after issuance of permit:
 - i. Begin populating the new or expanded livestock facility.
 - ii. Begin constructing all the new or expanded livestock housing or waste storage structures proposed in the permit application.
- (k) Permit modifications. The operator may make reasonable changes that maintain compliance with the standards in this chapter, and the Town Board shall not withhold authorization for those changes.
- (l) Compliance monitoring. The Town Board shall monitor compliance with this chapter as follows:
 - i. Upon notice to the livestock facility owner, the Zoning Administrator or designee may request to personally view the permitted facility at a reasonable time and date to ensure that the owner is complying with all commitments of the application as approved.
 - ii. If the livestock facility owner refuses the Zoning Administrator the right to view the permitted facility, the Zoning Administrator may obtain a special inspection warrant from the circuit court to inspect the permitted facility for the purpose of protection of the public health and safety under § 66.0119, Wis. Stats.
 - iii. If a permitted facility is found to be in violation of the commitments made in the approved application, the Zoning Administrator shall issue written notice to the livestock facility owner stating the violations and directing the owner to comply with the commitments of the approved application within a reasonable amount of time stated in this written notice.
 - iv. If noncompliance of the permit conditions as described in the written notice given by the Zoning Administrator continue past the stated reasonable time to comply, the Zoning Administrator may take further action as provided in this chapter, including but not limited to issuance of a citation or seeking injunctive relief.
 - v. If the livestock facility owner disputes that the conditions of the permit have not been complied with, the livestock facility owner may request a hearing, in writing, within 14 days of receipt of the notice of noncompliance. The Town Board shall schedule a hearing within 30 days to determine whether violations of the permit conditions exist.
- (m) Terms of the permit. A permit and the privileges granted by a permit issued under this chapter is conditioned on the livestock operator's compliance with the standards in this chapter, and with commitments made in the application for a permit. The Town is authorized to suspend a permit or seek other redress provided in this chapter for noncompliance.
- (n) Transferability. A permit and the privileges granted by the permit run with land, and remain in effect, despite a change in ownership of the livestock facility, if the new operator does not violate the terms of the local approval. An applicant may record with the Register of Deeds, at the applicant's expense, the duplicate copy of the approved application. Upon change of ownership of the livestock facility, the new owner of the facility shall file information with the Town Clerk providing pertinent information, including but not limited to such information as the name and address of the new owner and date of transfer of ownership.
- (o) Definitions. The following definitions shall apply to this section of the Code and any other subsection referencing approvals which would be granted pursuant to this section.

ADJACENT

Located on land parcels that touch each other, or on land parcels that are separated only by a river, stream, or transportation or utility right-of-way.

AGRICULTURAL USE

Beekeeping, commercial feedlots, dairying, egg production, floriculture, fish or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses and nurseries, poultry raising, raising of grain, grass, mint and seed crops, raising of fruits, nuts

and berries, sod farming, placing land in federal programs in return for payments in kind, owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 U.S.C. §§ 3831 to 3836, participating in the milk production termination program under 7 U.S.C. § 1446(d), and vegetable raising.

ANIMAL UNIT

Has the meaning given in § NR 243.03(3), Wis. Adm. Code, as of April 27, 2004. (See Animal Units Conversion Chart)

COMPLETE APPLICATION FOR LOCAL APPROVAL

An application that contains everything required under § ATP 51.30(1) to (4), Wis. Adm. Code.

CONTIGUOUS

Contiguous means connected or "next to", meaning land adjoining or touching by a common corner or a common boundary line. Contiguous includes land having common ownership but divided by a road or other right-of-way.

DATCP

The Department of Agriculture, Trade, and Consumer Protection.

EXPANDED LIVESTOCK FACILITY

The entire livestock facility that is created by the expansion, after May 1, 2006. "Expanded livestock facility" includes all livestock structures in the expanded facility, regardless of whether those structures are new, existing, or altered.

(1) Note: This chapter applies to local approvals of new or expanded livestock facilities that will have 500 or more animal units (or will exceed a lower permit threshold incorporated in a local zoning ordinance prior to July 19, 2003). See § ATP 51.02, Wis. Adm. Code. Although this chapter covers all livestock structures in an expanded livestock facility, existing structures are subject to less rigorous standards than new or expanded structures and are completely exempt from certain requirements.

EXPANSION

An increase in the largest number of animal units kept at a livestock facility on at least 90 days in any twelve-month period. The acquisition of an existing livestock facility, by the operator of an adjacent livestock facility, does not constitute an expansion unless that operator increases the largest number of animal units kept at the combined livestock facilities for at least 90 days in any twelve-month period.

LIVESTOCK

Domestic animals traditionally used in this state in the production of food, fiber, or other animal products. "Livestock" includes cattle, swine, poultry, sheep, and goats. "Livestock" does not include equine animals, bison, farm-raised deer, fish, captive game birds, ratites, camelids, or mink.

LIVESTOCK FACILITY

A feedlot, dairy farm, or other operation where livestock are or will be fed, confined, maintained, or stabled for a total of 45 days or more in any twelve-month period. A "livestock facility" includes all the tax parcels of land on which the facility is located but does not include a pasture or winter grazing area. Related livestock facilities are collectively treated as a single livestock facility for purposes of this chapter, except that an operator may elect to treat a separate species facility as a separate livestock facility.

LIVESTOCK STRUCTURE

A building or other structure used to house or feed livestock, to confine livestock for milking, to confine livestock for feeding other than grazing, to store livestock feed, or to collect or store waste generated at a livestock facility. "Livestock structure" includes a barn, milking parlor, feed storage facility, feeding facility, animal lot or waste storage facility. "Livestock structure" does not include a pasture or winter grazing area, a fence surrounding a pasture or winter grazing area, a livestock watering or feeding facility in a pasture or winter grazing area, or a machine shed or like facility that is not used for livestock.

NAVIGABLE WATERS

Has the meaning given in § 30.01(4m), Wis. Stats.

NEW LIVESTOCK FACILITY

A livestock facility that will be used as a livestock facility for the first time, or for the first time in at least five years. "New livestock facility" does not include an expanded livestock facility if any portion of that facility has been used as a livestock facility in the preceding five years.

OPERATOR

A person who applies for or holds a local approval for a livestock facility.

PERSON

An individual, corporation, partnership, cooperative, limited-liability company, trust, or other legal entity.

POPULATE

To add animal units for which a permit or other local approval is required.

PROPERTY LINE

A line that separates parcels of land owned by different persons.

QUALIFIED NUTRIENT MANAGEMENT PLANNER

A person qualified under § ATCP 50.48, Wis. Stats.

RELATED LIVESTOCK FACILITIES

(1) Livestock facilities that are owned or managed by the same person, and related to each other in at least one of the following ways:

(a) They are located on the same tax parcel or adjacent tax parcels of land. Note: A mere acquisition of a neighboring livestock facility does not constitute an expansion unless more animal units are added to the combined facilities.

(b) They use one or more of the same livestock structures to collect or store manure.

(c) At least a portion of their manure is applied to the same land spreading acreage.

(2) Note: Compare definition of "animal feeding operation" under § NR 243.03(2), Wis. Adm. Code. Related livestock facilities are treated as a single livestock facility for purposes of local approval, except that a separate species facility may be treated as a separate livestock facility.

SEPARATE SPECIES FACILITY

A livestock facility that meets all the following criteria:

(1) It has only one of the following types of livestock, and that type of livestock is not kept on any other livestock facility to which the separate species facility is related (see definition of a "related livestock facility"):

(a) Cattle.

(b) Swine.

(c) Poultry.

(d) Sheep.

(e) Goats.

(2) It has no more than 500 animal units.

(3) Its livestock housing and manure storage structures, if any, are separate from the livestock housing and manure storage structures used by livestock facilities to which it is related.

(4) It meets one of the following criteria:

(a) Its livestock housing and manure storage structures, if any, are located at least 750 feet from the nearest livestock housing or manure storage structure used by a livestock facility to which it is related.

(b) It and the other livestock facilities to which it is related have a combined total of fewer than 1,000 animal units.

WASTE

Manure, milking center waste and other organic waste generated by a livestock facility.

WASTE STORAGE FACILITY

One or more waste storage structures. "Waste storage facility" includes stationary equipment and piping used to load or unload a waste storage structure if the equipment is specifically designed for that purpose and is an integral part of the facility. "Waste storage facility" does not include equipment used to apply waste to land.

WASTE STORAGE STRUCTURE

A waste storage impoundment made by constructing embankments, excavating a pit or dugout, or fabricating a structure. "Waste storage structure" does not include equipment used to apply waste to land. For purposes of §§ ATCP 51.12(2) and 51.14, Wis. Adm. Code, "waste storage structure" does not include any of the following:

(1) A structure used to collect and store waste under a livestock housing facility.

(2) A manure digester consisting of a sealed structure in which manure is subjected to managed biological decomposition.

WINTER GRAZING AREA

Cropland or pasture where livestock feed on dormant vegetation or crop residue, with or without supplementary feed, during the period October 1 to April 30. "Winter grazing area" does not include any of the following:

(1) An area, other than a pasture, where livestock are kept during the period from May 1 to September 30.

(2) An area which at any time has an average of more than four livestock animal units per acre.

(3) An area from which livestock have unrestricted access to navigable waters of the state, such that the livestock access prevents adequate vegetative cover on banks adjoining the water.

(4) An area in which manure deposited by livestock causes nutrient levels to exceed standards in Ch. ATCP 51.16, Wis. Adm. Code.

WPDES PERMIT

A Wisconsin pollutant discharge elimination system permit issued by DNR under Ch. NR 243, Wis. Adm. Code.

D. Property Development Standards

- (1) Minimum lot area. No building, structure or use shall be established on any parcel or contiguous parcels with common ownership totaling less than 70 acres.
- (2) Parcel width. No farm shall be less than 600 feet in width.
- (3) Building height and area.
 - (a) No farm buildings or parts of farm buildings shall exceed 100 feet in height.
 - (b) No farm dwelling or part of a farm dwelling shall exceed 35 feet in height.
 - (c) The total minimum living area of a farm dwelling or other residential dwelling shall be 1,200 square feet with a minimum first floor area of 800 square feet.
- (4) General setbacks
 - (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. {Applies to OPTION B}
 - 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. {Applies to OPTION B}
 - 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 setback.
 - 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. A single new waste storage structure may be constructed closer to the property line or public road if a new structure is:
 - [1] Located on the same tax parcel as a waste storage structure in existence before May 1,2006.
 - [2] No larger than the existing structure.
 - [3] No further than 50 feet from the existing structure.
 - [4] No closer to the road or property line than the existing structure.
 - ii. 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.
- (5) Water-quality-related setbacks.
 - i. 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 or 62.231, Wis. Stats.

- ii. 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, Wis. Stats.
- iii. Wells. All wells located within a livestock facility shall comply with Chs. NR 811 and 812, Wis. Adm. Code. New or substantially altered livestock structures shall be separated from existing wells by the distances required in Chs. NR 811 and 812, Wis. Adm. Code, 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 be altered if the alteration does not reduce the distance between the livestock structure and an existing well.

Section 4. Removing §380-41.1 Procedures for livestock facilities requiring conditional use permit, to be incorporated into §380-14 AE Agricultural Enterprise District

Section 5. Removing §380-16 A-1 Agricultural District and replacing with:
§380-16 A-1 Agricultural District, Limited

- 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 1 animal unit (as defined by § NR 243.03(3), Wis. Adm. Code, as of April 27, 2004, and referenced in the Animal Units Conversion Chart), per acre, not to exceed 20 animal units 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, provided that all principal structures and uses are not less than 50 feet from any residential district property line.
- 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 greater than 20 animal units, subject to Property Development Standards
 - (2) Bed and Breakfast
 - (3) Communication Tower, Commercial
 - (4) Mining and Extraction
 - (5) Utility, Major, provided that all principal structures and uses are not less than 50 feet from any residential district property line.
 - (6) Specialized agriculturally related uses such as sawmills, fur farms, stables, paddocks and equestrian trails in the EA Agricultural District.
 - (7) Veterinary offices and clinics intended to service farm animals.
 - (8) Commercial raising and propagation of animals such as dogs, cats, mink, rabbits, and foxes, on parcels at least 20 acres

- (9) Business of boarding of animals such as horses and dogs, on parcels at least 20 acres
- (10) Alternative agricultural activities limited to barn weddings, barn wedding receptions, private barn receptions and corporate barn parties, on parcels at least 20 acres
- (11) Archery sales and shooting ranges, provided that the lot area is not less than three acres and all structures are not less than 50 feet from any district boundary.
- (12) Accessory apartments, provided that:
 - (a) The principal dwelling has a minimum living area of 1,200 square feet, excluding the accessory dwelling unit;
 - (b) The dwelling unit is owner-occupied;
 - (c) There may be only one accessory apartment per dwelling unit;
 - (d) The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom; and
 - (e) The accessory apartment shall be occupied by a person related to the owner of the principal dwelling unit by blood, marriage or adoption.
- (13) Landscaping, lawn care, masonry, carpenter/contractor, and other businesses which may utilize off-site workers/employees, provided that:
 - (a) Employees are not employed on the premises and they do not visit the residence during the course of business;
 - (b) Employees shall not report to the residence for work orders or other business reasons; and
 - (c) No materials, supplies or equipment to be used in other locations can be stored at the residence in which the home occupation is operated.

D. Property Development Standards

- (1) Minimum lot area. No building, structure or use shall be established on any parcel less than 5 acres.
- (2) General setbacks for all buildings except livestock structures
 - (a) For property fronting Class B highways, a minimum street yard (setback) of 75 feet from the road right-of-way shall be required.
 - (b) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
 - (c) There shall be a side yard of not less than 25 feet.
 - (d) There shall be a rear yard of not less than 25 feet.
 - (e) When considering a land division and/or Zoning Map amendment request, the Plan Commission may allow a minimum side and/or rear yard setback of not less than 10 feet from existing accessory structures in the A-1 District. However, agricultural accessory structures which are allowed a setback of less than 25 feet shall not be used to house animals.
- (3) 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.
 - 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.
 - 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.

(4) Waste Storage Structure

- (a) 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.
- (b) A single new waste storage structure may be constructed closer to the property line or public road if a new structure is:
 - i. Located on the same tax parcel as a waste storage structure in existence before May 1, 2006.
 - ii. No larger than the existing structure.
 - iii. No further than 50 ft from the existing structure.
 - iv. No closer to the road or property line than the existing structure.
- (c) 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.

(5) 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.
- (6) 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

Section 6. Remove §380-32 CES Country Estate District (reserve this section)

Section 7. Amend §380-33 CES-5 Country Estate District (Hobby Farms – Country Homes), as follows:

- A. Purpose. Replace all language with: “The CES-5 Country Estates District is intended to provide for the preservation of a rural setting of very low density and high quality for estate or hobby farm type of development in areas where the physical and environmental character of the land and of existing development in the area is appropriate to such use.”
- B.(1): Remove “The garage shall be a minimum 600 square feet in area.”
- B.(3)(a): Remove “(A minimum of three acres is required for the keeping of one animal.)”
- B.(3)(b): Remove “(A minimum of three acres is required for the keeping of one such fowl.)”
- B.(3)(c): Remove “(A minimum of three acres is required for the keeping of one animal.)”
- Remove B.(3)(d) “Combinations of the above shall be apportioned to the total acreage, and the Building Inspector shall determine the total number of animals allowed.”
- C. Permitted accessory uses: Add “(7) Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered professional engineer shall certify that the structure is adequate to support the load.”
- E. Conditional uses: Add “(10) Commercial riding stables.”
- H. Yards: Change (2) as follows: “lots fronting on a cul-de-sac shall have a minimum side yard of 15 feet on each side of the dwelling shall be required.”

Section 8. Amend §380-34 CES-10 Country Estate District (Hobby Farms – Country Homes), as follows:

- B.(1): Remove “The garage shall be a minimum 600 square feet in area.”
- B.(3)(a): Remove “(A minimum of three acres is required for the keeping of one animal.)”
- B.(3)(b): Remove “(A minimum of three acres is required for the keeping of one such fowl.)”
- B.(3)(c): Remove “(A minimum of three acres is required for the keeping of one animal.)”
- Remove B.(3)(d) “Combinations of the above shall be apportioned to the total acreage, and the Building Inspector shall determine the total number of animals allowed.”
- C. Permitted accessory uses: Add “(7) Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered professional engineer shall certify that the structure is adequate to support the load.”
- H. Yards: Change (2) as follows: “lots fronting on a cul-de-sac shall have a minimum side yard of 15 feet on each side of the dwelling shall be required.”

Section 9. 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 10. Effective date. This ordinance shall be effective upon publication or posting under applicable law.

Approved by the Town Board of the Town of Trenton on _____, ____.

/s/

Mike Lipscomb, Town Chairman

/s/

Tony Thoma, Town Supervisor

/s/

Barbara Davies, Town Supervisor

/s/

Attest, Heather Krueger, Town Clerk

Posted on Town bulletin board and official website on _____, ____.

SUMMARY of Zoning Ordinance Text Amendment for fences
(bold and red indicate changes)

§380-109 Fences and hedges.

- A. Fences defined. For the purpose of this section, "fence" is herein defined as a barrier consisting of vegetation, wood, stone or metal intended to prevent ingress or egress. For the purpose of this section, the term "fence" shall include plantings, such as hedges and shrubbery. No fence shall be constructed of unsightly or dangerous materials, which would constitute a nuisance or hazard. Snow fencing is not an acceptable material for a fence. [Amended 6-21-2022 by Ord. No. Z2022-06-02]
- B. Fences categorized. Fences shall be categorized into **five-the following** classifications:
- (1) Boundary fence. A fence placed on or within three feet of the property lines of adjacent properties.
 - (2) Protective fence. A fence constructed to enclose a hazard to the public health, safety and welfare.
 - (3) Architectural or aesthetic fence. A fence constructed to enhance the appearance of the structure or the landscape.
 - (4) Hedge. A row of bushes of small trees planted close together which may form a barrier, enclosure or boundary.
 - (5) Picket fence. A fence having a pointed post, stake, pale or peg laced vertically with the point or sharp part pointing upward to form a part of the fence.
 - (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.**
- C. Fence permit. Prior to construction, a Town fence permit is required for any fence proposed within 10 feet of a property line. The applicant shall submit design information and a proposed site drawing at the time of filing.
- D. **Residential-fences. 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 fences **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.
- E. Fences to be repaired. All fences shall be maintained and kept safe and in a state of good repair, and the finished side or decorative side of a fence shall face adjoining property.

- F. Temporary fences. Fences erected for the protection of planting or to warn of construction hazard, or for similar purposes, shall be clearly visible or marked with colored streamers or other such warning devices at four-foot intervals. Such fences shall comply with the setback requirements set forth in this section. The issuance of a permit shall not be necessary for temporary fences as described herein, but said fences shall not be erected for more than 45 days.
- G. Nonconforming fences and hedges. **{Remove (1) and place language immediately following}**
Any fence or hedge 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.
~~**(1) Agricultural fences are excluded from the provisions of this section.**~~

Town of Trenton, Washington County, Wisconsin
Ordinance Z2025.XX.XX
Amending the Zoning Code of the Town of Trenton Regarding Fences

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 _____, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, at its _____ meeting, the Plan Commission approved Resolution Z2025.____.____ recommending approval of the changes to the town zoning code as detailed herein; and

WHEREAS, the Town Board determines that this Ordinance is in the best interests of the residents of the Town of Trenton.

NOW, THEREFORE, the Town of Trenton Board hereby ordains that the Town of Trenton Zoning Code §380 is amended as follows:

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.

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 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.

Approved by the Town Board of the Town of Trenton on _____, ____', ____'.

<u> /s/ </u>	Mike Lipscomb, Town Chairman
<u> /s/ </u>	Tony Thoma, Town Supervisor
<u> /s/ </u>	Barbara Davies, Town Supervisor
<u> /s/ </u>	Attest, Heather Krueger, Town Clerk

Posted on Town bulletin board and official website on _____, ____', ____'.