

**ITEM
08**

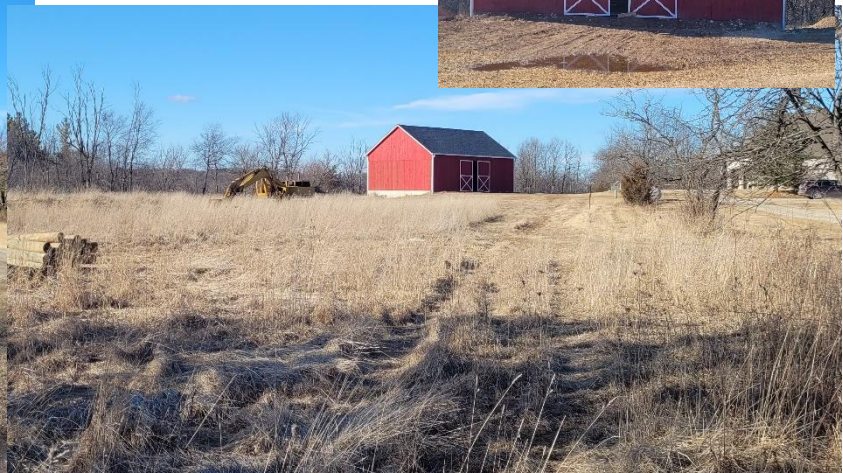
02/24/2025

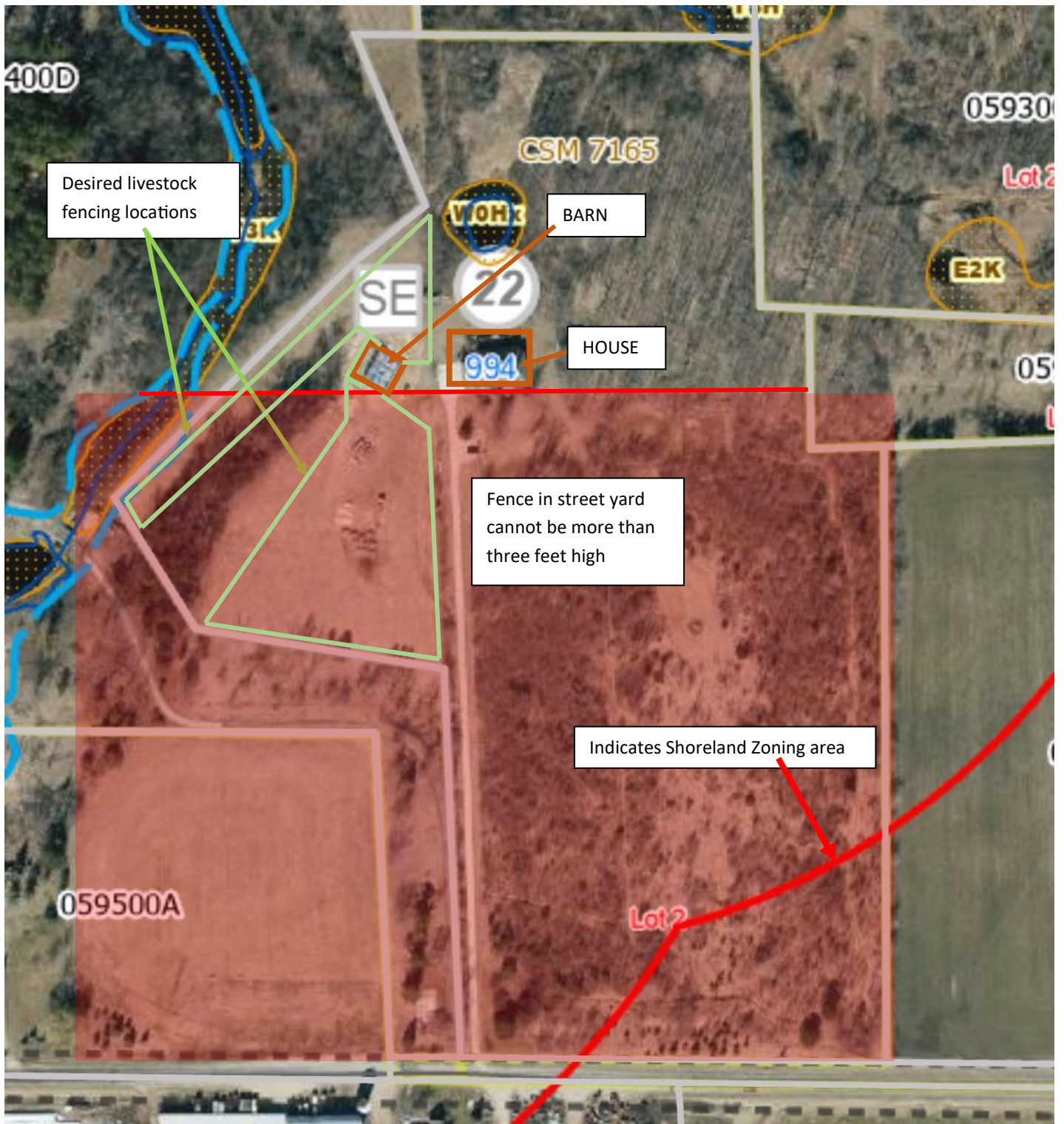
Town of Trenton Building/Zoning Request

Requester	Phone	Email	Owner (if different)
Ed Eckert	262.343.2396	edeckert136@gmail.com	

Property Address	Tax Key(s)	Zoning District	Parcel Size
994 Knollwood Rd	T11_ 059400E	CES-10	23.69 ac

Request	Fence
Considerations	• Protective fence, constructed to enclose a hazard to the public health, safety and welfare • Permit required for any fence proposed within 10 feet of a property line • Residential fences 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. • No exception currently exists for Country Estates, large parcels or homes set far back from road • Shoreland Zoning Permit required







PC Meeting 03/10/2025

**ITEM
09**

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

collaborāte / formulāte / innovāte

January 28, 2025

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

All recommendations have been addressed

Updated CSM provided 01/29/2025

SUBJECT: Certified Survey Map Review – Joseph and Dean Groth

Dear Commission Members:

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

Not applicable: well and septic exist

1. The location of soil borings should be shown, and their results submitted along with the Certified Survey Map, if applicable.

Updated

2. Show set-back lines along with dimensions.

Not applicable

3. A Mortgagee Certificate should be provided, if applicable.

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

Sincerely,

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

R-2 zoning requirements:

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

Certified Survey Map

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

Surveyor's Certificate:

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

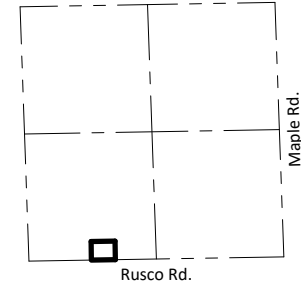
Commencing at the south quarter corner of said Section 30; thence N 89°02'13" E, along the south line of said SE 1/4, 650.54 feet to the point of beginning of lands herein described; thence N 00°57'47" W, at right angles, 193.35 feet; thence N 89°02'13" E, at right angles, 249.46 feet to a point in the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

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

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

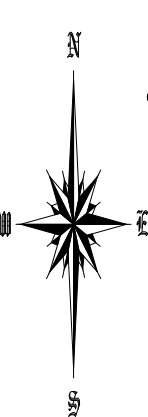
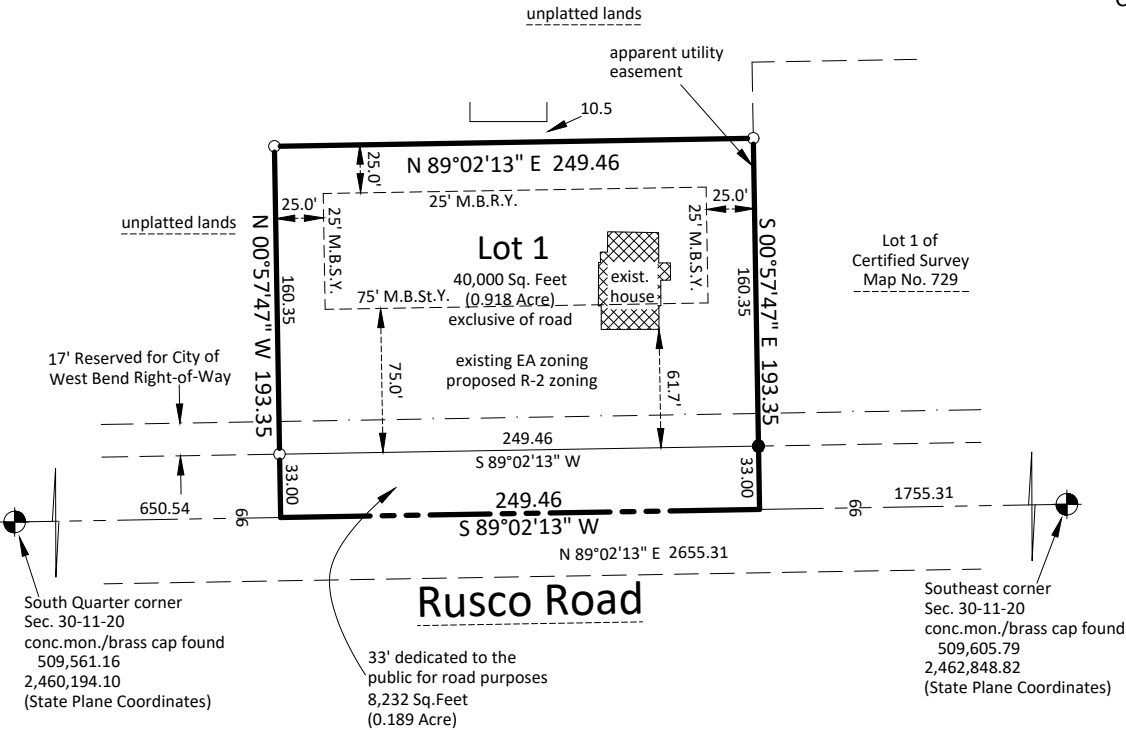
Dated this 17th day of January, 2025.
Revised this 29th day of January, 2025.

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



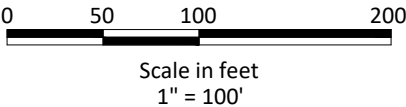
Location Sketch

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



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

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



Owner/Subdivider:

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

Surveyor:

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

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

Certified Survey Map

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

Owner's Certificate:

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

Town of Trenton Plan Commission
Town of Trenton Town Board

Joseph Groth - Owner Dean Groth - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

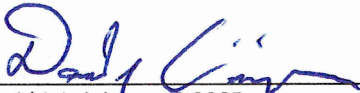
Personally came before me this ____ day of _____, 2025, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____





David J. Leininger, S-2285

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

Town of Trenton Plan Commission Approval:

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

this ____ day of _____, 2025.

Mike Lipscomb, Chairperson Cindy Komro, Administrator

Town of Trenton Town Board Approval:

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

this ____ day of _____, 2025.

Mike Lipscomb, Chairperson Heather Krueger, Town Clerk

City of West Bend Plan Commission Approval:

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

Joel Ongert, Mayor Jillian Dobratz, City Clerk

Certified Survey Map

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

Consent of Corporate Mortgagee

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

In the presence of:

(Corporate Seal)
Corporate Name

President Date

Secretary or Cashier Date

(Corporate Mortgagee Notary Certificate)

STATE OF _____)

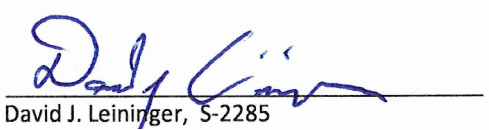
COUNTY) SS

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

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

My commission expires _____




David J. Leininger, S-2285

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

ITEM 10

Town of Trenton
Washington County, Wisconsin

RESOLUTION NO. Z2025.03.01, Recommendation to the Town Board: Amendment to the Town of Trenton Zoning Map, Groth Land Division/Certified Survey Map

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

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

WHEREAS, Dean Groth, Joseph Groth and Arick Groth have petitioned to divide parcel T11_0760 (38.93 acres), currently in EA Exclusive Agriculture Zoning District. The Certified Survey Map creates a 40,000 square foot parcel to include the existing residential home. Applicants are requesting a zoning map amendment for the newly created parcel, from EA Exclusive Agriculture to R-2 Single-Family Residential; and

WHEREAS, the Plan Commission finds that the proposed zoning map amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and that amending the zoning map with respect to these parcels is consistent with the comprehensive plan; and

WHEREAS, the Town Plan Commission finds that:

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

WHEREAS, the Town has duly noticed and held a public hearing on March 10, 2025, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission, by majority vote, hereby recommends that the Town Board approve the Certified Survey Map as presented.

MAY IT BE FURTHER BE RESOLVED, that the Plan Commission, by majority vote, hereby recommends that the Town Board enact an Ordinance adopting the Zoning Map Amendment as requested by the Applicants.

Adopted this ____ day of _____, _____.

Attest:

Mike Lipscomb, Plan Commission Chair

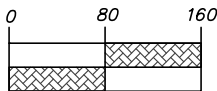
Heather Krueger, Town Clerk

CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

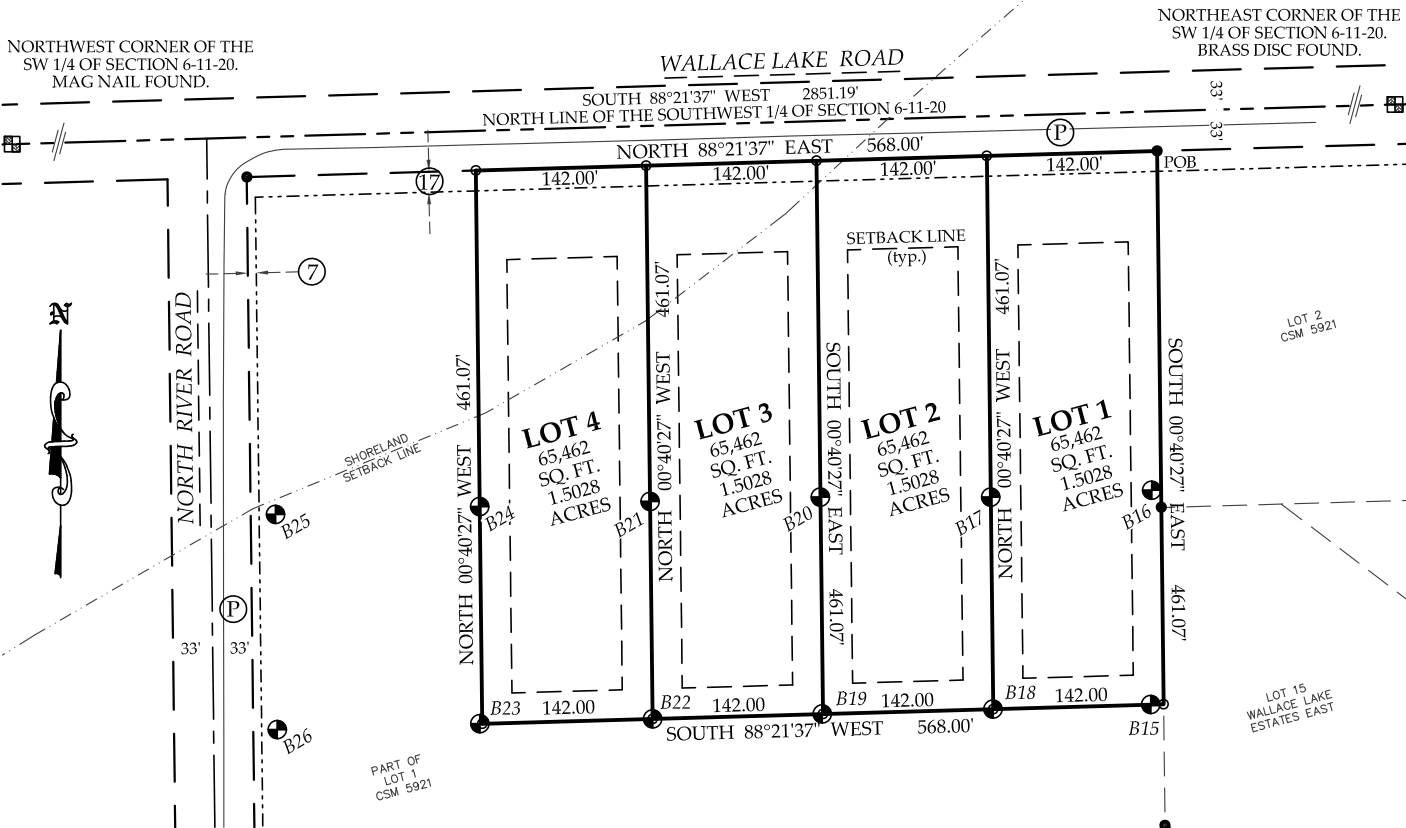
SETBACKS
ZONING: R-1
PRINCIPAL STRUCTURE,
AS SHOWN
STREET: 75 FEET
SIDE: 25 FEET
REAR: 25 FEET

- ⑦ 7' RESERVED FOR CITY OF WEST BEND RIGHT-OF-WAY
⑰ 17' RESERVED FOR CITY OF WEST BEND RIGHT-OF-WAY
Ⓟ SOUTH 33' OF WALLACE LAKE RD. AND EAST 33' OF N. RIVER RD. BY PRIOR DEDICATION. SEE CSM 5921.



CITY OF WEST BEND AIRPORT
HEIGHT LIMITATIONS RESTRICTION-
ELEVATION 1019 FEET PER NGVD 29.

OWNERS:
ADAM HUBACEK
JOHN M. DWYER
261 SILVER FOX DRIVE N.
KEWASKUM, WI 53040



SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ADAM HUBACEK, AND JOHN M. DWYER:

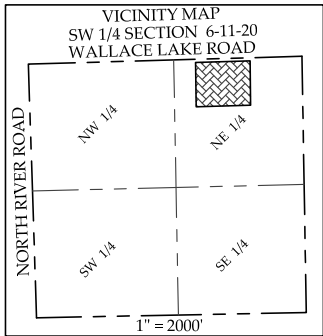
PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 00°40'27" EAST, 461.07 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 88°21'37" WEST, 568.00 FEET,
THENCE NORTH 00°40'27" WEST, 461.07 FEET, TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 88°21'37" EAST, 568.00 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 261,848 SQUARE FEET / 6.0112 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET, OR AS NOTED.
⦿ SOIL BORINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5921 BEARS SOUTH 00°40'27" EAST.

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AH-16-24(1) Date: 1/29/25

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED 2/25/25

CERTIFIED SURVEY MAP
PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS
DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 OF
THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11
NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, ADAM HUBACEK, AND JOHN M. DWYER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

ADAM HUBACEK
STATE OF WISCONSIN

COUNTY :SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____, _____ AND
_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF TRENTON PLAN COMMISSION ON
THIS _____ DAY OF _____, 202____.

MIKE LIPSCOMB, PLAN COMMISSION CHAIRMAN

CINDY KOMRO, ADMINISTRATOR

TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF TRENTON OF TRENTON TOWN
BOARD ON THIS _____ DAY OF _____, 202____.

MIKE LIPSCOMB, TOWN CHAIRMAN

HEATHER KRUEGER, TOWN CLERK

CITY OF WEST BEND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION, CSM FILE NO. _____, IS HEREBY APPROVED BY THE WEST BEND CITY PLAN COMMISSION
AS BEING IN CONFORMANCE WITH THE CITY’S SUBDIVISION ORDINANCE ON THIS _____ DAY
OF _____, 202____.

JOEL ONGERT, MAYOR

JILLINE DOBRATZ, CITY CLERK



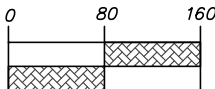
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
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CERTIFIED SURVEY MAP

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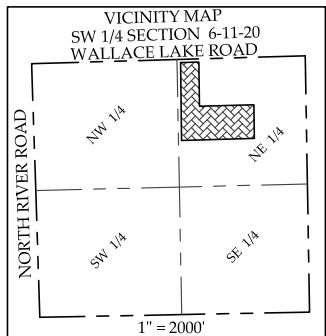
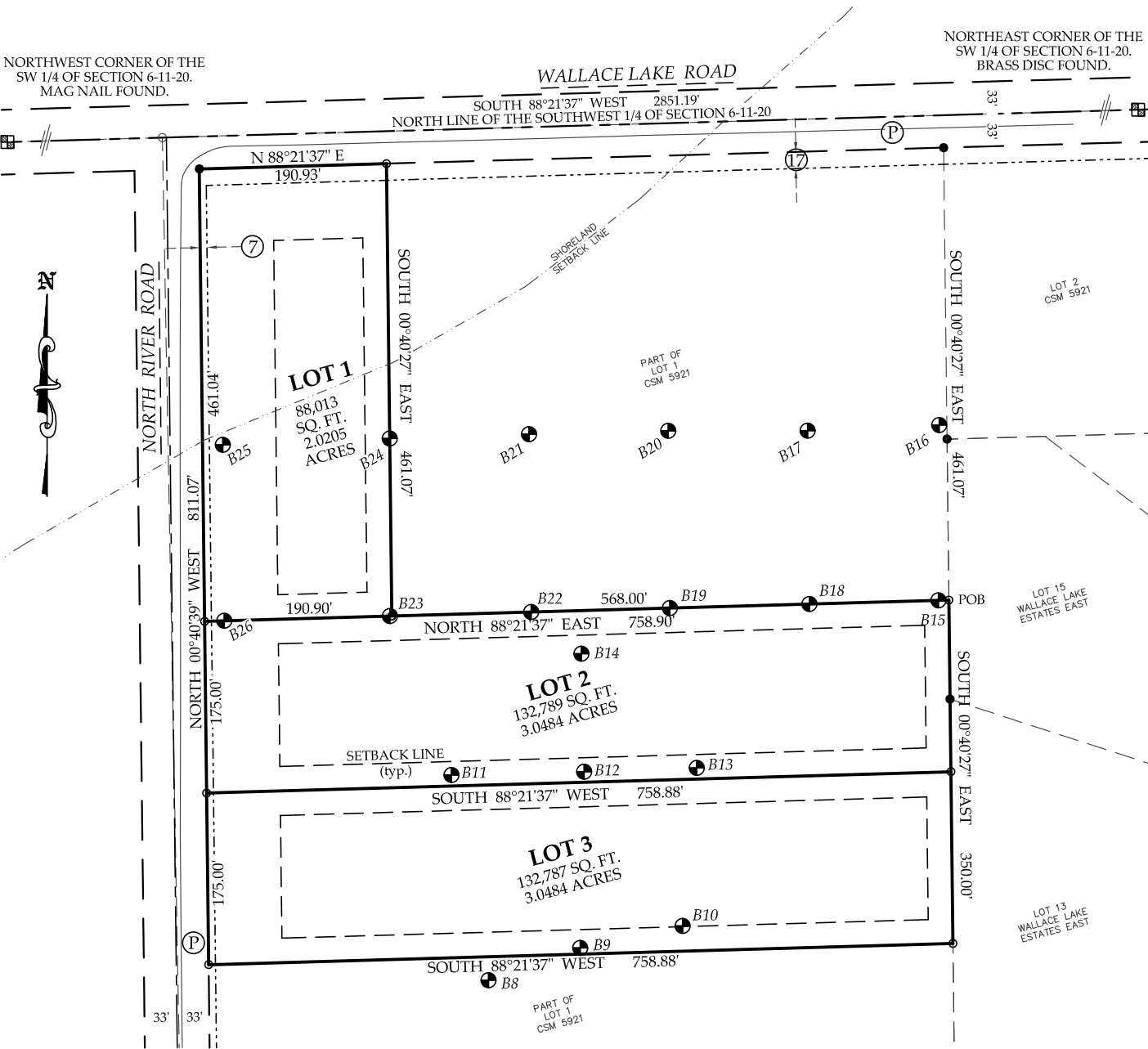
SETBACKS
ZONING: R-1
PRINCIPAL STRUCTURE,
AS SHOWN
STREET: 75 FEET
SIDE: 25 FEET
REAR: 25 FEET

- ⑦ 7' RESERVED FOR CITY OF WEST BEND RIGHT-OF-WAY
⑪ 17' RESERVED FOR CITY OF WEST BEND RIGHT-OF-WAY
Ⓟ SOUTH 33' OF WALLACE LAKE RD. AND EAST 33' OF N. RIVER RD. BY PRIOR DEDICATION. SEE CSM 5921.



CITY OF WEST BEND AIRPORT
HEIGHT LIMITATIONS RESTRICTION-
ELEVATION 1019 FEET PER NGVD 29.

OWNERS:
ADAM HUBACEK
JOHN M. DWYER
261 SILVER FOX DRIVE N.
KEWASKUM, WI 53040



LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET, OR AS NOTED.
⊕ SOIL BORINGS

REVISED 2/25/25

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5921 BEARS SOUTH 00°40'27" EAST.

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AH-16-24(2) Date: 1/29/25

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP
PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS
DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 OF
THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11
NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ADAM HUBACEK, AND JOHN M. DWYER:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 00°40’27” EAST, 461.07 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°40’27” EAST, 350.00 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 88°21’37” WEST, 758.88 FEET, TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 00°40’39” WEST, 811.07 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 88°21’37” EAST, 190.93 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 00°40’27” EAST, 461.07 FEET;
THENCE NORTH 88°21’37” EAST, 568.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 353,589 SQUARE FEET / 8.1173 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNERS, ADAM HUBACEK, AND JOHN M. DWYER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

ADAM HUBACEK

JOHN M. DWYER

STATE OF WISCONSIN _____ :SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____, _____ AND _____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AH-16-24(2) Date: 1/29/25

CERTIFIED SURVEY MAP _____
**PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS
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THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11
NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.**

PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF TRENTON PLAN COMMISSION ON
THIS _____ DAY OF _____, 202____.

MIKE LIPSCOMB, PLAN COMMISSION CHAIRMAN

CINDY KOMRO, ADMINISTRATOR

TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF TRENTON OF TRENTON TOWN
BOARD ON THIS _____ DAY OF _____, 202____.

MIKE LIPSCOMB, TOWN CHAIRMAN

HEATHER KRUEGER, TOWN CLERK

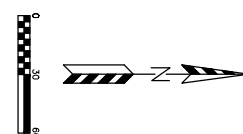
CITY OF WEST BEND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION, CSM FILE NO. _____, IS HEREBY APPROVED BY THE WEST BEND CITY PLAN COMMISSION
AS BEING IN CONFORMANCE WITH THE CITY’S SUBDIVISION ORDINANCE ON THIS _____ DAY
OF _____, 202____.

JOEL ONGERT, MAYOR

JILLINE DOBRATZ, CITY CLERK



[illegible]

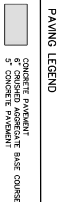
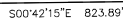
PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TRENTON STORAGE
7040 N TRENTON ROAD
WEST BEND, WI 53090

PLAN TITLE:
**EXISTING
CONDITIONS,
DEMOLITION
PLAN**

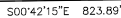
KJP
DESIGNED BY: KJP
CHECKED BY: KJP
PLAN DATE: 2/18/2025
PROJECT NO: IMF-08-201
PRELIMINARY
SHEET NO:

C1.01



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

C1.02

REVISIONS:

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

PROJECT TITLE:
**TRENTON STORAGE
7040 N TRENTON ROAD
WEST BEND, WI 53090**

PLAN TITLE:
GRADING &
EROSION
CONTROL
PLAN

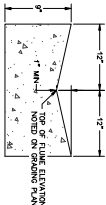
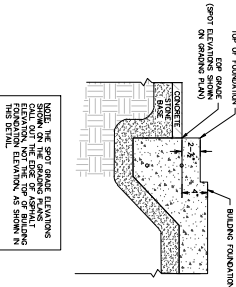
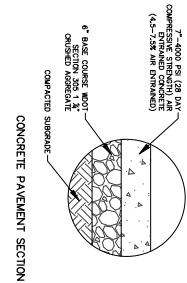
DRAWN BY:	KJP
DESIGNED BY:	KJP
CHECKED BY:	KJP
PLAN DATE:	21/8/2025
PROJECT NO:	IMF-08-201

PRELIMINARY

SHEET NO:

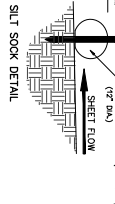
C1.03

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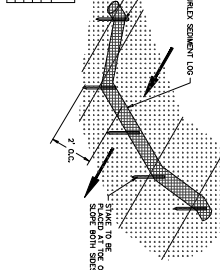
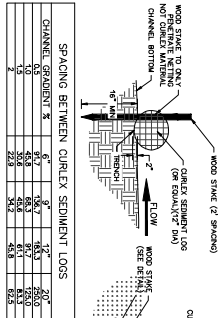


- NOTES:
- 1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 12' OR AT THE END OF EACH FLUME SECTION.
 - 2. EXPANSION JOINTS SHALL BE PLACED INWARDS AT JOINTS FORMED BY CHANGES OF FLUME SECTION.
 - 3. EXPANSION JOINT SHALL BE A ONE PIECE OF POLYURETHANE MATERIAL LAPPED THE SAME IN ALIGNED. CONCRETE FLUME SHALL BE FINISHED AND REINFORCEDLY COMPACTED 4' CRUSHED STONE.

CONCRETE FLUME SECTION

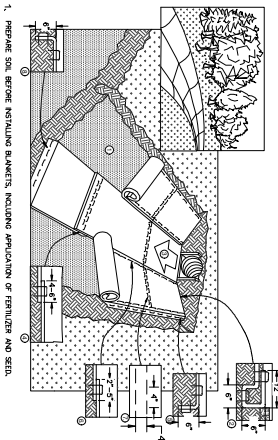


SILT SOCK DETAIL



CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	0.5	0.5	0.5	0.5
1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0

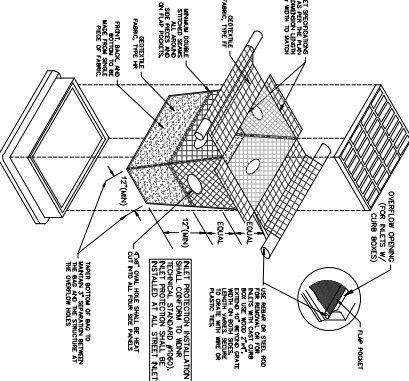
SEDIMENT LOG DETAIL



1. PREPARE SOIL BEFORE INSTALLING BLANKETS INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 4" WIDE TRENCH WITH APPROXIMATELY 1/2" OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET TO THE TRENCH WITH A 6" DEEP X 4" WIDE TRENCH. ANCHOR THE BLANKET TO THE TRENCH WITH A 6" DEEP X 4" WIDE TRENCH. ANCHOR THE BLANKET TO THE TRENCH WITH A 6" DEEP X 4" WIDE TRENCH.
3. HOLD CENTER BLANKET IN POSITION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH SURFACE BY PLACING STAPLES/STAPLES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONCRETE BLANKETS OVER ONE AND CONCRETE STAPLES WITH A 4.4" OVERLAP. USE A ROPEL ROW OF STAPLES STAPLED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. TAIL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES STAPLED 4" APART IN A 6" DEEP X 4" WIDE TRENCH. ANCHOR AND COMPACT THE TRENCH WITH STAPLES.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOUT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROPEL ROW OF STAPLES STAPLED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. IF APART IN A 6" DEEP X 4" WIDE TRENCH. ANCHOR AND COMPACT THE TRENCH WITH STAPLES.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

EROSION CONTROL MAT - CHANNEL INSTALLATION



TYPE D-HR INLET PROTECTION DETAIL

REVISIONS:	
NO.	DATE DESCRIPTION

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

PROJECT TITLE:
TRENTON STORAGE
7040 N TRENTON ROAD
WEST BEND, WI 53090

PLAN TITLE:
SITE & EROSION CONTROL DETAILS

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP
PLAN DATE:
2/17/2025
PROJECT NO:
WBF-08-201
PRELIMINARY

C2.02

Ozaukee Christian School

Long-Term Plan for high school expansion

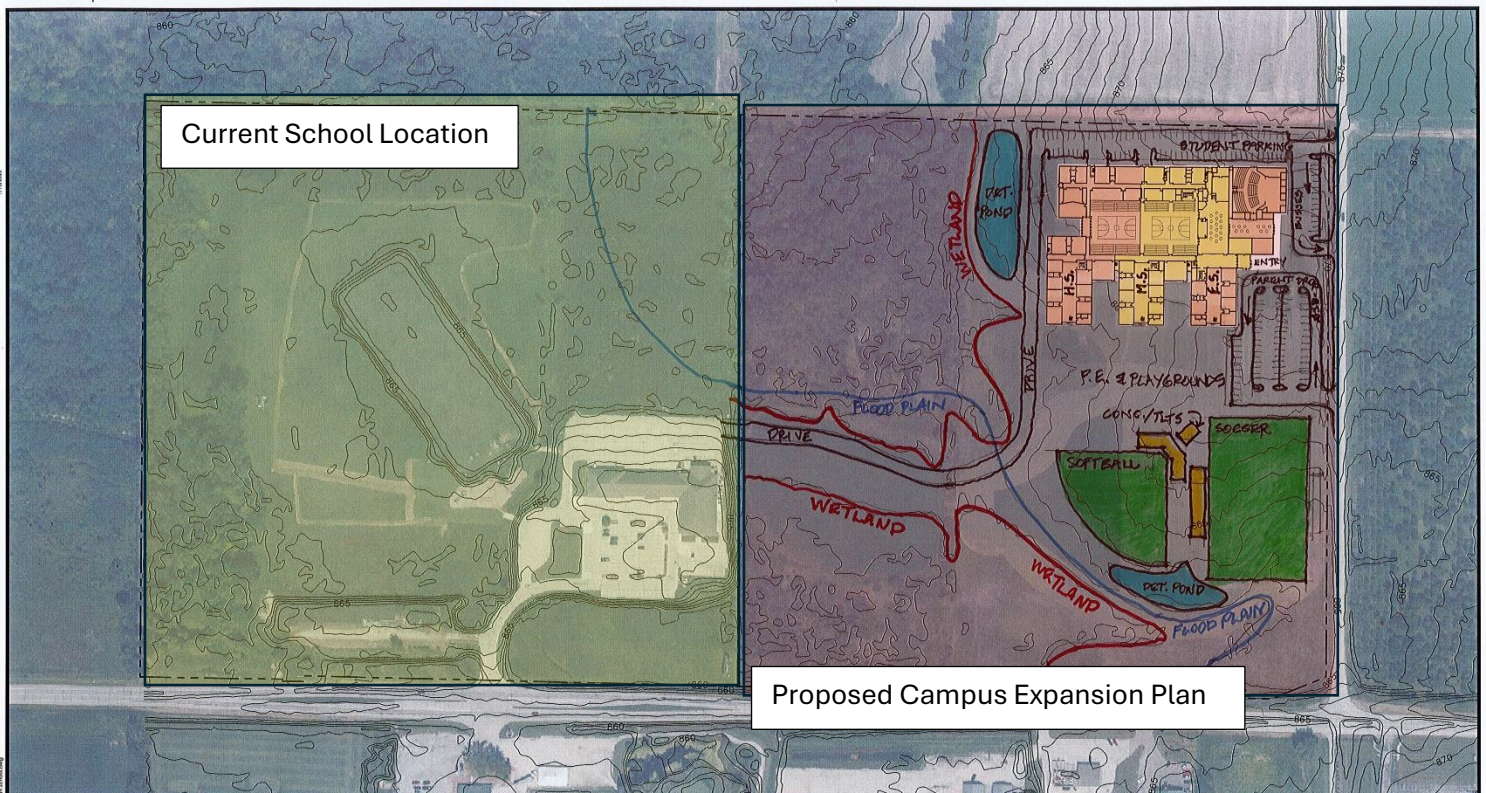
ITEM #

14

Proposed purchase of adjacent parcel to east, corner of Hwy 33 and Poplar Rd

- Would allow for entering traffic to be diverted from Hwy 33 to N Poplar Rd
- Currently, Prime Agricultural Land Use (Comp Plan Amendment required)
- Currently, EA Exclusive Agriculture Zoning District (Zoning Map Amendment required)

Application submitted. If Concept Plan is agreeable, Public Hearing could be scheduled for April 14 to accept public comments regarding Comprehensive Plan and Zoning Map Amendments.



SITE PLAN

2/15/2025

Ozaukee Christian School

1214 WI-33, West Bend, WI 53095

Proj. No.



SCALE: 1"=200'

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ABACUS
ARCHITECTS

C-1 CONSERVANCY DISTRICT
LOT AREA: 5 ACRES MIN. (24+ ACRES FOR 3 ACCESSORY STRUCTURES
AT TOTAL MAX. OF 3,200 SF)
LOT WIDTH: 300' MIN.

PC Meeting 03/10/2025

ITEM #
15

YARD SETBACKS TO DWELLING
STREET YARD: 75' MIN. FROM THE ROAD RIGHT-OF-WAY
SIDE YARD: 30' MIN.
REAR YARD: 30' MIN.
ACCESSORY STRUCTURE SETBACKS
SIDE YARD: 10' MIN. STRUCTURES USED FOR THE HOUSING OF SHELTERS FOR ANIMALS
MUST BE AT LEAST 100' FROM LOT LINES
REAR YARD: 10' MIN.

CINDY,
PLEASE CONFIRM SETBACK, IS IT 10' FOR ACCESSORY
STRUCTURES?

PRELIMINARY

DRIVEWAYS MUST BE LOCATED 3' MINIMUM FROM ALL
LOT LINES AND EXTENSIONS THEREOF

LOT 1 ACCESS TO STREET

EXISTING RED BARN & SILO TO BE RAZED

EXISTING RESIDENCE TO BE RAZED

(3) EXISTING SHEDS TO BE RAZED

SHARED DRIVEWAY FOR ACCESS TO
LOT 2 EXISTING RESIDENCE

OVERALL LOT WIDTH MORE THAN 300'

PROPOSED NEW ATTACHED GARAGE
TO EXISTING RESIDENCE

EXISTING RESIDENCE TO REMAIN

75' SETBACK FROM
NATURAL BODY OF WATER

25' SETBACK FROM
WETLAND BOUNDARY

25' SETBACK FROM
WETLAND BOUNDARY

EXTENTS OF SHORELAND
ZONING AREA

LOT 1 TO HAVE (3) NEW ACCESSORY
STRUCTURES TOTALING 3,200 SF
(LOCATIONS T.B.D.)

POTENTIAL SITE #1 FOR
NEW RESIDENCE

POTENTIAL SITE #2 FOR
NEW RESIDENCE

OPTION 1

COMBINE (3) PARCELS INTO (2)
WITH LOT 1 HAVING DIRECT ACCESS TO STREET &
LOT 2 HAVING A SHARED DRIVEWAY WITH LOT1

— DENOTES PROPOSED BOUNDARY OF PARCELS
- - - - - DENOTES YARD SETBACKS

- 02.26.2025
- NOTE: SCALE IS APPROXIMATE; AWAITING LAND SURVEY FROM SURVEYOR
- 200'-0"
- 100'-0"
- DENOTES TOWN ENVIRONMENTAL CORRIDOR
 - DENOTES BOUNDARY OF COUNTY SHORELAND ZONING
 - DENOTES BOUNDARY OF NATURAL BODY OF WATER
 - DENOTES COUNTY SETBACK FROM NATURAL BODY OF WATER OR WETLAND AREA
25' SETBACK FROM WETLAND BOUNDARY
75' SETBACK FROM NATURAL BODY OF WATER
 - DENOTES WETLAND AREA BOUNDARY

PRELIMINARY

EA Exclusive Agricultural District

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

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

- (1) Agricultural uses, including Livestock Facilities of no more than 499 animal units, subject to compliance with Property Development Standards.
- (2) Agriculturally-Related Residence
- (3) "Value Added" Agriculture
- (4) Roadside Stand
- (5) Signage
- (6) Agricultural Sales and Service
- (7) Agricultural Storage
- (8) Agricultural Research and Development
- (9) Other Agriculturally-Related Structures and Improvements
- (10) Stable, Commercial
- (11) Utility, Minor

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

- (1) Livestock Facilities of 500-999 or more animal units, on individual or contiguous parcels totaling 70 acres or more
- (2) Livestock Facilities of 1,000-4,999 animal units, on individual or contiguous parcels totaling 120 acres or more
- (3) Single-Family Residence
- (4) Mining and Extraction
- (5) Communication Tower, Commercial
- (6) Utility, Major

C. Property Development Standards

- (1) Minimum lot area. No building, structure or use shall be established on any parcel less than 35 acres. Exception: The minimum lot area may be reduced to 20 acres for agricultural buildings and structures if required for biosecurity or other operation-related reasons.

- (2) General setbacks (Applies to livestock structures)

(a) Property lines

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

(b) Public road right-of-way

- i. Except as provided for waste storage structures, livestock structures must be located a minimum of 100 feet from public road right-of-way if the livestock facility will have fewer than 1,000 animal units, and 150 feet from a public road right-of-way if the livestock facility will have 1,000 or more animal units.

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

A-1 Agricultural District, Limited

- 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 _____ animal units per acre, not to exceed _____ 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
- C. Conditional Uses. The following uses may be allowed in this district if reviewed and approved in accordance with standards in this ordinance:
 - ~~(1) Livestock Facilities of 500 or more animal units, subject to Property Development Standards and Siting Standards.~~
 - (2) Bed and Breakfast
 - ~~(3) Communication Tower, Commercial~~
 - ~~(4) Mining and Extraction~~
 - ~~(5) Utility, Major~~
- 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 (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 feet 350 feet of the nearest point of any public road right-of-way.
 - ii. A single new waste storage structure may be constructed closer to the property line or public road if a new structure is:
 - a. Located on the same tax parcel as a waste storage structure in existence before May 1, 2006.
 - b. No larger than the existing structure.
 - c. No further than 50 ft from the existing structure.
 - d. No closer to the road or property line than the existing structure.
 - e. This setback requirement does not apply to existing waste storage structures, except that an existing structure within 350 feet of a property line or read may not expand toward that property line or road.
 - (3) Water quality and related setbacks
 - (a) Navigable Waters and Wetlands. A livestock facility shall comply with setback and related requirements in any applicable shoreland or wetland zoning ordinances enacted within the scope of authority granted under §59.692, 61.351 pr 62.231, Wis. Stats.
 - (b) Floodplain. A livestock facility shall comply with setback and related requirements in any applicable floodplain zoning ordinance that is enacted within the scope of statutory authority under §87.30, Stats.
 - (c) Wells. All wells located within in a livestock facility shall comply with chs. NR 811 and 812. New or substantially altered livestock structures shall be separated from existing wells by the distances required in chs. NR 811 and 812, regardless of whether the livestock facility

operator owns the land on which the wells are located. A livestock structure in existence on May 1, 2006 may altered as long as the alteration does not reduce the distance between the livestock structure and an existing well.

- (4) Single-family residences. No single-family residence shall be constructed within 1000 feet of a livestock structure or building, including animal waste storage areas. This provision shall not apply to dwelling units that are accessory to a livestock facility.

Animal Units Conversion Chart

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

Animal Units Conversion Chart - Proposed in A-1 (for discussion)

AUs per acre 1
Acres 1 2 3 4 5 6 7 8 9 10

		AU Factor	Animal Units									
			1	2	3	4	5	6	7	8	9	10
Dairy Cattle	Milking and Dry Cows	1.400	1	1	2	3	4	4	5	6	6	7
	Heifers (800 lbs to 1200 lbs)	1.100	1	2	3	4	5	5	6	7	8	9
	Heifers (400 lbs to 800 lbs)	0.600	2	3	5	7	8	10	12	13	15	17
	Calves (up to 400 lbs)	0.200	5	10	15	20	25	30	35	40	45	50
Beef	Steers or Cows (600 lbs to market)	1.000	1	2	3	4	5	6	7	8	9	10
	Calves (under 600 lbs)	0.500	2	4	6	8	10	12	14	16	18	20
	Bulls (each)	1.400	1	1	2	3	4	4	5	6	6	7
Swine	Pigs (55 lbs to market)	0.400	3	5	8	10	13	15	18	20	23	25
	Pigs (up to 55 lbs)	0.100	10	20	30	40	50	60	70	80	90	100
	Sows (each)	0.400	3	5	8	10	13	15	18	20	23	25
	Boars (each)	0.500	2	4	6	8	10	12	14	16	18	20
Poultry	Layers (each)	0.010	100	200	300	400	500	600	700	800	900	1,000
	Broilers (each)	0.005	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
	Broilers - continuous overflow watering	0.010	100	200	300	400	500	600	700	800	900	1,000
	Layers or Broilers - liquid manure system	0.033	30	61	91	121	152	182	212	242	273	303
	Ducks - wet lot (each)	0.020	50	100	150	200	250	300	350	400	450	500
	Ducks - dry lot (each)	0.010	100	200	300	400	500	600	700	800	900	1,000
	Turkeys (each)	0.018	56	111	167	222	278	333	389	444	500	556
Sheep (each)		0.100	10	20	30	40	50	60	70	80	90	100
Goats (each)		0.100	10	20	30	40	50	60	70	80	90	100

AUs per acre 2
Acres 1 2 3 4 5 6 7 8 9 10

		AU Factor	Animal Units									
			2	4	6	8	10	12	14	16	18	20
Dairy Cattle	Milking and Dry Cows	1.400	1	3	4	6	7	9	10	11	13	14
	Heifers (800 lbs to 1200 lbs)	1.100	2	4	5	7	9	11	13	15	16	18
	Heifers (400 lbs to 800 lbs)	0.600	3	7	10	13	17	20	23	27	30	33
	Calves (up to 400 lbs)	0.200	10	20	30	40	50	60	70	80	90	100
Beef	Steers or Cows (600 lbs to market)	1.000	2	4	6	8	10	12	14	16	18	20
	Calves (under 600 lbs)	0.500	4	8	12	16	20	24	28	32	36	40
	Bulls (each)	1.400	1	3	4	6	7	9	10	11	13	14
Swine	Pigs (55 lbs to market)	0.400	5	10	15	20	25	30	35	40	45	50
	Pigs (up to 55 lbs)	0.100	20	40	60	80	100	120	140	160	180	200
	Sows (each)	0.400	5	10	15	20	25	30	35	40	45	50
	Boars (each)	0.500	4	8	12	16	20	24	28	32	36	40
Poultry	Layers (each)	0.010	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
	Broilers (each)	0.005	400	800	1,200	1,600	2,000	2,400	2,800	3,200	3,600	4,000
	Broilers - continuous overflow watering	0.010	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
	Layers or Broilers - liquid manure system	0.033	61	121	182	242	303	364	424	485	545	606
	Ducks - wet lot (each)	0.020	100	200	300	400	500	600	700	800	900	1,000
	Ducks - dry lot (each)	0.010	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
	Turkeys (each)	0.018	111	222	333	444	556	667	778	889	1,000	1,111
Sheep (each)		0.100	20	40	60	80	100	120	140	160	180	200
Goats (each)		0.100	20	40	60	80	100	120	140	160	180	200

Agricultural Parcels Detail

<u>Tax Key</u>	<u>Section</u>	<u>Zoning</u>	<u>Owner</u>	<u>Parcel Size</u>	<u>Address</u>	<u>Current Use if Known</u>	<u>Comments</u>
0003	1	EA	Seideman Farms	4.000			
0002	1	EA	Charles Mayhew	17.400			contiguous >35 ac
000200A	1	EA	Charles Mayhew	21.500			contiguous >35 ac
0005	1	EA	Charles Mayhew	31.500			contiguous >35 ac
0005200A	1	EA	Charles Mayhew	8.500			contiguous >35 ac
0015	1	EA	Charles Mayhew	40.000			
0020	1	EA	Charles Mayhew	40.000			
0001	1	EA	Charles Mayhew	43.490			
000600A	1	EA	Charles Mayhew	36.290			
0023	2	A1	Heavenly Hawk Investments	32.700	623 E. Newark	Assd Imps=\$34,300	
0024	2	A1	Thomas/Linda Lawton	40.000	681 E. Newark	Residence and ?	
0025	2	A1	Jean/Mark Wilkens	19.260	CTH M vacant land		
0030	2	A1	James Suehr & Cathleen Cramer	19.210	Trading Post vacant land		
0031	2	A1	James Suehr & Cathleen Cramer	20.780	Trading Post vacant land		
0032	2	A1	Greg/Sharon Haas	39.220	Wallace Lake Road vacant land		Landlocked w/o access to 002700A or 0031 or 0033 or 0035
0033	2	A1	Greg/Sharon Haas	9.040	814 Wallace Lake Road	Personal Residence	
0035	2	A1	Evelyn Krautkramer	23.000	WL Road vacant land		
0041	2	A1	Ciriacks Farm Trust	17.000	CTH M vacant land		
0044	2	A1	Evelyn Krautkramer	39.000	WL Road vacant land	Assd value \$225,500	No imps, does not appear to be ag
002600C	2	A1	Jean/Mark Wilkens	12.100	CTH M vacant land		
002600D	2	A1	Wiedmeyer Trust	7.570	7141 CTH M	Personal Residence	Nonconforming zoning part A1 Part R3, quit claim deed was used to convey
002700A	2	A1	Waldkirch Trust	38.030	Newark Drive	Assd Imps=\$13,200	
003600Y	2	A1	Mary Jane Holland	24.000	Trading Post Road vacant land		
003800E	2	A1	Jonathan/Cynthia Marx	34.810	6996 Trading Post Road	Residence and ?	Lots merged
003900B	2	A1	Tristin Marx	14.590	CTH M vacant land		
004500B	2	A1	Robert/Jane Falk	30.630	CTH M vacant land		
0058	3	EA	James Stefaniak & Julie Sueoka	40.000			
0060	3	EA	Jeffrey & Gail Esselmann	59.560			
005900J	3	A1	Jane Esselmann	26.619			
005900G	3	EA	Jill Enright	35.105			
005900H	3	EA	Jeffrey Esselmann	35.110			
0065	3	EA	Jack Mayer	40.520			
0053	3	A1	Mary Jane Holland	7.640			
0064	3	A1	Mary Jane Holland	40.550			
0066	3	EA	River City Investment Group	37.840			
0067	3	EA	Thomas & Donna Gustine	40.000			
0069	4	EA	Gerald Brugger	28.950			contiguous >35 ac
0068	4	EA	Gerald Brugger	18.410			contiguous >35 ac
0072	4	EA	Joseph Esselmann	40.000			
0075	4	A1	Henry/Lynn Thill	40.000	7200 S. Indian Lore	Residence and ?	
0076	4	A1	Dale/Carla Schneider	40.000	WL Road vacant land		No imps, believe at least part is ag
0077	4	A1	Dale/Carla Schneider	44.060	1560 WL Road	Residence and ?	
008400E	4	A1	Paul & Jill Buettner	15.230	1440 WL Road	Residence and ?	
0071	4	A1	Paul & Jill Buettner	40.000			
0079	4	EA	Gregg & Stacy Schwister	40.490			
0080	4	EA	Marilyn Roeber	41.420			
0085	4	EA	Marilyn Roeber	40.000			
008400A	4	EA	Lawrence & Margery Budiacy	10.000			contiguous >35 ac
0083	4	EA	Lawrence & Margery Budiacy	20.000			contiguous >35 ac
0086	4	EA	Lawrence & Margery Budiacy	40.000			contiguous >35 ac

Agricultural Parcels Detail

Tax Key	Section	Zoning	Owner	Parcel Size	Address	Current Use if Known	Comments
021100A		4 EA	Lawrence & Margery Budiak	40.530			contiguous >35 ac
0102		5 A1	Robert Helmer	38.990	WL Road vacant land		
0104		5 A1	Henry Thill/Thill/Puestow	40.530	WL Road vacant land		
017200A		7 A1	Vince Anewenter/Steve Groth	77.520	River Road vacant land		
017200B		7 A1	Brian Philippi	2.000	6818 N River Rd	Residence	
0195		8 A1	Duane/Carolyn Wollner	38.500	Trenton Road vacant land		
0199		8 AT	Duane/Carolyn Wollner	40.000	Trenton Road vacant land		
019000Z		8 AT	Hardeggen Trust	39.850			
0202		8 AT	PDM LLC	28.750			
0206		8 AT	PDM LLC	31.560			
0207		8 AT	PDM LLC	33.640			
0218		9 A1	Gary/Cheryl Bell	39.250	6630 N. Oak	Residence and ?	
0220		9 A1	Gordon/Cathy Michaels	38.460	Oak Road vacant land		
021100A		9 EA	Lawrence & Margery Budiak	40.530			
021100B		9 EA	Gary & Cheryl Bell	40.600			
0211000A		9 EA	Karen Watry	17.350			contiguous >35 ac
0211000B		9 EA	Karen Watry	22.280			contiguous >35 ac
0023		9 EA	Karen Watry	40.600			
0222		9 EA	John & Joann Isselman	39.000			
005900I		10 A1	Jerald Esselmann	25.005			
023300B		10 EA	Jane Esselmann & Jill Enright	19.730			<35 ac
0238		10 EA	West Bend Elevator	40.000			
0239		10 EA	West Bend Elevator	40.000			
0240		10 EA	West Bend Elevator	40.000			
0242		10 EA	Michael & Kelsey Berdenwerper	38.470			
0229		10 EA	River City Investment Group	40.000			
0227		10 EA	Ciriacks Farm Trust	20.000			contiguous to Section 11 parcel
0228		10 EA	Mark & Jean Wilkens	20.000			contiguous >35 ac
0231		10 EA	Mark & Jean Wilkens	10.000			contiguous >35 ac
0232		10 EA	Mark & Jean Wilkens	38.500			contiguous >35 ac
0244		10 EA	Edward Hetebrueg	40.000			
024300Z		10 EA	M&E Squared LLC	29.270			contiguous >35 ac
024300A		10 EA	Mark & Emily Schaefer	10.000			contiguous >35 ac HOWEVER MAY BE CES-10
024600B		10 EA	Robert & Jane Falk	35.140			
024600A		10 EA	Kay Matenaer	3.280			<35 ac
025200A		11 EA	Ciriacks Farm Trust	37.000			
0253		11 EA	Mark & Jean Wilkens	40.000			
0255		11 EA	Edward Heterbrueg	28.000			<35 ac
0259		11 EA	Ozaukee Washington Land Trust	31.800			
0260		11 EA	Ozaukee Washington Land Trust	40.480			
0248		11 EA	Riverback Farms	39.010			contiguous >35 ac
0249		11 EA	Riverback Farms	40.000			contiguous >35 ac
0258		11 EA	Robert & Jane Falk	27.100			contiguous >35 ac
024700A		11 EA	Riverback Farms	35.460			contiguous >35 ac
025000E		11 EA	Robert & Jane Falk	17.080			contiguous >35 ac
0263		11 EA	Scott & Patricia Schweizer	61.200			contiguous >35 ac
026200Z		11 EA	Scott & Patricia Schweizer	30.000			contiguous >35 ac
0264		11 EA	Scott & Patricia Schweizer	39.850			contiguous >35 ac
027100M		12 EA	Robert & Jane Falk	35.000			
027100C		12 AT	Ozaukee Washington Land Trust	35.010			

Agricultural Parcels Detail

<u>Tax Key</u>	<u>Section</u>	<u>Zoning</u>	<u>Owner</u>	<u>Parcel Size</u>	<u>Address</u>	<u>Current Use if Known</u>	<u>Comments</u>
027100D	12	AT	Ozaukee Washington Land Trust	37.570			
0376	13	A1	Charles Schmidt	35.000	6487 CTH Y	Residence and ?	
0377	13	A1	Jerome Roeckl	20.000	CTH Y vacant land		
0378	13	A1	Tobin Trust	23.060	Congress vacant land		
0379	13	A1	Tobin Trust	40.000	6484 Congress	Residence and ?	
038200Z	13	A1	Helen Koehler	29.120	6409 Congress	Residence and ?	
038600D	13	A1	Rebecca Stark/Robert Minshall	9.310	6340 Congress	Residence	
038800A	13	A1	Michael Bowe/Molly Reynolds	9.600	6251 Congress	Residence, no ag	Split from Klopp parcel
038800B	13	A1	Gary/Diane Klopp	9.900	6261 Congress	Residence, no ag	Only zoning available was A1 due to lot width
0399	14	EA	Scott & Patricia Schweizer	7.200			contiguous with parcel on Section 11
040500E	14	A1	Oz Washington Land Trust	10.300	STH 33	tax exempt	
041600Z	14	EA	Robert & Michelle Gruszynski	30.450			<35 ac; Parcel is separated by 041600E
041600E	14	EA	Tyler Gruszynski	6.010			
0415	14	EA	Kurtis & Morgan Luedtke	20.000			
0417	14	EA	Terry & Susan Trepte	34.130			contiguous >35 ac
0419	14	EA	Susan Trepte	20.000			contiguous >35 ac
0414	14	EA	Frank Falter	20.000			contiguous >35 ac
0422	14	EA	Frank Falter	40.000			contiguous >35 ac
0420	14	EA	Frank Falter	20.000			contiguous >35 ac
042300Z	14	EA	Frank Falter	38.080			contiguous >35 ac; crosses over Pleasant Hill Dr
042600A	15	A1	Robert/Heather Carrier	20.000	920 Decorah	Residence, some ag	<35 ac
042600B	15	A1	RobNCin Farms	53.640	Decorah vacant land	Ag use	
0482	16	A1	Gerald Schmidt	4.860			
0483	16	A1	Gerald Schmidt	3.000			
0466	16	A1	Kurt/Barbara Cannon	40.000	STH 33 vacant land		
0478	16	A1	Kurt/Barbara Cannon	40.800	1358 Decorah	Residence and ?	
0482	16	A1	Gerald Schmidt	4.860	CTH I vacant land		
0483	16	A1	Gerald Schmidt	3.000	Evergreen Drive vacant land		
049700C	17	A1	Wiedmeyer Trust	125.010	CTH I vacant land		large parcel currently for sale
051400A	18	A1	Keith Laufer	3.300	River Road vacant land		Milwaukee River frontage, landlocked
051400Z	18	A1	Keith Laufer	34.020	6424 S. River Road	Residence and ?	borders city
054100Z	20	A1	Jean Falk	44.940	1715 Decorah	Residence and ?	
0555	20	EA	Ozaukee Washington Land Trust	15.040			
0556	20	EA	Ozaukee Washington Land Trust	19.210			
0557	20	EA	Ozaukee Washington Land Trust	18.020			
0558	20	EA	Ozaukee Washington Land Trust	20.000			
055400Z	20	EA	Alan & Gary Schoenbeck	39.540			contiguous >35 ac
0559	20	EA	Alan & Gary Schoenbeck	27.000			contiguous >35 ac
055900A	20	EA	Alan & Gary Schoenbeck	12.990			contiguous >35 ac
056000Z	20	EA	Alan & Gary Schoenbeck	36.810			contiguous >35 ac
0572	21	EA	JT Rams	36.000			
0573	21	EA	Patricia Behm	40.000			
0566	21	EA	Gerald Schmidt	40.000			contiguous >35 ac
0570	21	EA	Gerald Schmidt	30.000			contiguous >35 ac
0562	21	EA	Gerald Schmidt	2.500			contiguous >35 ac
0563	21	EA	Gerald Schmidt	37.970			contiguous >35 ac
0564	21	EA	Gerald Schmidt	40.000			contiguous >35 ac
0565	21	EA	Gerald Schmidt	40.000			contiguous >35 ac
0576	21	EA	Gerald Schmidt	18.750			contiguous >35 ac
057600A	21	EA	Gerald Schmidt	19.250			contiguous >35 ac

<u>Tax Key</u>	<u>Section</u>	<u>Zoning</u>	<u>Owner</u>	<u>Parcel Size</u>	<u>Address</u>	<u>Current Use if Known</u>	<u>Comments</u>
057500Z	21	EA	Gerald Schmidt	18.050			contiguous >35 ac
057600A	21	EA	Philip & Jean Sipusic	19.250			
057500A	21	EA	Philip & Jean Sipusic	20.000			
0577	21	EA	Thomas & Sharon Filar	39.890			
0578	21	EA	Thomas & Sharon Filar	40.000			
058400A	22	EA	Koenings Family Farm	34.080			contiguous >35 ac
058500A	22	EA	Koenings Family Farm	36.250			contiguous >35 ac
058200A	22	EA	Troy & Kathleen Huffman	132.600			
058200B	22	EA	Michel & Debra Pokel	83.160			
059400D	22	EA	Joseph & Alice Lee	59.770			
060200A	23	EA	Frank Falter	22.700			contiguous >35 ac
060300A	23	EA	Frank Falter	30.100			contiguous >35 ac
0606	23	EA	Wiskirchen Trust	40.000			
0609	23	EA	Wiskirchen Trust	40.000			
0611	23	EA	Barry & Melissa Wiskirchen	40.660			
0612	23	EA	Barry & Melissa Wiskirchen	40.660			
0613	23	EA	Barry & Melissa Wiskirchen	40.580			
0621	24	EA	Magnolia Acres	40.550			
0620	24	EA	Magnolia Acres	40.560			
0632	24	EA	Martha Fechter	40.000			
0633	24	EA	Martha Fechter	40.000			
0618	24	EA	Emily Kearns	27.500			contiguous >35 ac
0619	24	EA	Emily Kearns	7.500			contiguous >35 ac
0644	25	EA	Scott & Jacqueline Van Der Elsen	27.180			
0643	25	EA	Travis & Laurie Wollner	40.000			
0638	25	EA	Mark & Tricia Keller	40.000			
0645	25	EA	Rob n Cin Farms	52.820			
0646	25	EA	Rob n Cin Farms	40.000			
064200E	25	EA	Rob n Cin Farms	63.990			
065200C	25	EA	Rob n Cin Farms	82.820			
065500B	25	EA	Rob n Cin Farms	20.000			
064800A	25	EA	Thomas & Lynda Van Dyck	35.000			
064700B	25	EA	Michael & Claire Slagle	51.510			
064900A	25	EA	Michael & Claire Slagle	35.030			
0655100A	25	EA	Roden Hrf Ctr	35.010			
065500Z	25	EA	Arthur & Janice Pagel	18.990			
065700B	25	EA	Arthur & Janice Pagel	38.180			
0666	26	EA	Richard & Julie Buss	52.980			
0671	26	EA	Matthew & Jane Carpenter	29.620			contiguous >35 ac
0665	26	EA	Matthew & Jane Carpenter	29.880			contiguous >35 ac
0669	26	EA	Matthew & Jane Carpenter	40.000			contiguous >35 ac
0670	26	EA	Matthew & Jane Carpenter	40.000			contiguous >35 ac
0661	26	EA	Elaine Dieterich	40.000			
0662	26	EA	Elaine Dieterich	18.000			contiguous >35 ac
0663	26	EA	Elaine Dieterich	22.000			contiguous >35 ac
066000Y	26	EA	Paradise Road Farms LLC	32.300			contiguous >35 ac
0664	26	EA	Paradise Road Farms LLC	40.000			contiguous >35 ac
0677	26	EA	Elaine Dieterich	40.000			
0676	26	EA	Elaine Dieterich	40.000			
0678	26	EA	John Richmond	40.550			

Tax Key	Section	Zoning	Owner	Parcel Size	Address	Current Use if Known	Comments
0679		26 EA	Paradise Road Farms LLC	40.000			
068300K		27 EA	Andrea Wolf	10.830			<35 ac
068300G		27 EA	Jordan & Lisa Rathke	13.200			<35 ac
068300E		27 EA	Jordan & Lisa Rathke	16.820			<35 ac
068100W		27 EA	Knollwood Estate LLC	39.880			contiguous >35 ac
068000Y		27 EA	Knollwood Estate LLC	28.840			contiguous >35 ac
068000A		27 EA	Lois Groth	2.570			contiguous >35 ac
0686		27 EA	Lois Groth	38.500			contiguous >35 ac
0700		27 EA	Joshua & Jodi Schoemann	40.000			
0701		27 EA	Joshua & Jodi Schoemann	40.000			
069900Z		27 EA	Stoney Acres III LLC	39.750			contiguous >35 ac
070200Y		27 EA	Stoney Acres III LLC	31.170			contiguous >35 ac
071100D		28 EA	Daniel & Kathleen Schneider	37.760			
0716		28 EA	Robert & Diane Banaszak	40.000			
0713		28 EA	Paradise Road Farms LLC	25.000			contiguous >35 ac
0714		28 EA	Paradise Road Farms LLC	40.000			contiguous >35 ac
0717		28 EA	Paradise Road Farms LLC	40.000			contiguous >35 ac
0706		28 EA	Glenn & Kathleen Bell	25.000			contiguous >35 ac
0720		28 EA	Glenn & Kathleen Bell	20.000			contiguous >35 ac
0721		28 EA	Glenn & Kathleen Bell	20.000			contiguous >35 ac
072800U		29 EA	Alan Schoenbeck	9.960			contiguous >35 ac
072400B		29 EA	Alan & Susan Schoenbeck	67.610			contiguous >35 ac
072500X		29 EA	Alan & Julie Schoenbeck	7.700			contiguous >35 ac
072600Z		29 EA	Alan Schoenbeck	26.620			contiguous >35 ac
072600B		29 EA	William & Julianne Borges	10.010			contiguous >35 ac
072700B		29 EA	William & Julianne Borges	14.600			contiguous >35 ac
072700A		29 EA	William & Julianne Borges	26.480			contiguous >35 ac
073900A		29 EA	William Borges	26.480			contiguous >35 ac
0738		29 EA	William Borges	38.570			contiguous >35 ac
073500Y		29 EA	Dean Groth	73.120			
0734		29 EA	Loretta Justman	40.000			
0737		29 EA	Loretta Justman	40.000			
073900Z		29 EA	Windy Acres, Donald Schneider	20.260			contiguous >35 ac
074000Z		29 EA	Windy Acres, Donald Schneider	24.560			contiguous >35 ac
0741		29 EA	Windy Acres, Donald Schneider	40.000			contiguous >35 ac
0757		30 EA	Verla Bilgo	37.520			
0745		30 EA	Joseph & Dean Groth	40.000			
0759		30 EA	Joseph & Dean Groth	40.000			
0760		30 EA	Joseph & Dean Groth	38.930			
0746		30 EA	Dean & Margo Groth	33.380			contiguous >35 ac
075800B		30 EA	Dean & Margo Groth	27.840			contiguous >35 ac
076100A		30 EA	Dean & Margo Groth	41.120			contiguous >35 ac
0767		31 EA	Dean & Joseph Groth	40.000			
076400B		31 EA	Mark & Nancy Rosenthall	38.510			
0765		31 EA	Mark & Nancy Rosenthall	40.000			
076200Z		31 EA	Mark & Laura Lang	35.550			
0766		31 EA	Mark & Nancy Rosenthall	39.870			
0775		31 EA	Palmer Groth	39.000			contiguous >35 ac
0778		31 EA	Palmer Groth	24.640			contiguous >35 ac
078600D		32 EA	Mark & Laura Lang	62.170			

Tax Key	Section	Zoning	Owner	Parcel Size	Address	Current Use if Known	Comments
0784		32 EA	Tracy Gallum	45.000			
0783		32 EA	Tracy Gallum	44.400			
0780		32 EA	Craig & Kathie Weinanc	40.000			
0781		32 EA	Craig Weinand	40.000			
077900A		32 EA	Mary Ann Wagner	39.060			
077900B		32 EA	Mary Ann & Philip Wagner	38.140			
0790		32 EA	Dean & Margo Groth	40.000			contiguous >35 ac
0791		32 EA	Dean & Margo Groth	31.840			contiguous >35 ac
078900A		32 EA	Doug & Courtney Fromm	38.990			
079300A		32 EA	Courtney Hayden & Douglas Fromm	40.480			
0795		32 EA	Michael & Tanya Kreuger	40.000			
0794		32 EA	Daniel Bice	40.000			R-1?
0796		32 EA	Lynda Reetz	40.000			
0797		32 EA	Lynda Reetz	37.840			
0805		33 EA	Robert Banaszak	40.000			
0804		33 EA	Robert Banaszak	40.000			
079900C		33 EA	Steven Gold	35.050			
0806		33 EA	Dale & Beth Moser	20.000			contiguous >35 ac
0809		33 EA	Dale & Beth Moser	20.000			contiguous >35 ac
0807		33 EA	Philip & Janet Wagner	20.000			contiguous >35 ac
0808		33 EA	Philip & Janet Wagner	20.000			contiguous >35 ac
081100D		33 EA	Glenn & Kathy Doman	34.130			<35 ac
079900D		33 EA	Near Paradise Farm LLC	21.210			contiguous >35 ac
0801		33 EA	Near Paradise Farm LLC	40.000			contiguous >35 ac
0815		33 EA	Near Paradise Farm LLC	40.000			contiguous >35 ac
0803		33 EA	Curtis & Debra Meinert	41.050			
081200B		33 EA	Recently sold to Meyer	10.000	1660 Hwy NN		<35 ac
081200A		33 EA	Recently sold to Meyer	13.050	1660 Hwy NN		<35 ac
0810		33 EA	Douglas & Barbara Schalla	40.000			contiguous >35 ac
0813		33 EA	Douglas & Barbara Schalla	22.760			contiguous >35 ac
081600C		33 EA	Darold & Julie Behm	34.590			<35 ac
082400A		34 EA	Paul Smith	10.090			<35 ac
082400B		34 EA	John Yarmark	28.390			contiguous >35 ac
0825		34 EA	John Yarmark	40.000			contiguous >35 ac
0828		34 EA	Jerad Herther	40.000			
082300Z		34 EA	Susanne Praefke	38.990			
0826		34 EA	Kurt & Constance Willer	40.000			
0821		34 EA	Bryan & Billie Rathke	40.000			
0822		34 EA	Bryan & Billie Rathke	39.300			
083200Z		34 EA	Bryan & Billie Rathke	38.480			
083500Z		34 EA	Bryan & Billie Rathke	32.920			
0818		34 EA	Hausmann Family	5.500			contiguous >35 ac
0841		35 EA	Hausmann Family	34.200			contiguous >35 ac
0842		35 EA	Bryan & Billie Rathke	30.000			<35 ac
084000A		35 EA	John & Heidi Dohmen	20.000			
0843		35 EA	John & Heidi Dohmen	40.000			
0837		35 EA	Paradise Road Farms LLC	23.000			contiguous >35 ac
0836		35 EA	Paradise Road Farms LLC	36.250			contiguous >35 ac
083900A		35 EA	Paradise Road Farms LLC	1.500			contiguous >35 ac
0863		36 EA	Roden Hrf Ctr	20.000			<35 ac

<u>Tax Key</u>	<u>Section</u>	<u>Zoning</u>	<u>Owner</u>	<u>Parcel Size</u>	<u>Address</u>	<u>Current Use if Known</u>	<u>Comments</u>
0864	36	EA	Christopher & Marnie Kleman	20.000			contiguous >35 ac
0865	36	EA	Christopher & Marnie Kleman	40.000			contiguous >35 ac
0868	36	EA	Connie Kleman	40.000			
086800B	36	EA	Frank Stangl	44.000			
0872	36	EA	Grueninger Family Partnership	40.000			
0873	36	EA	Grueninger Family Partnership	40.000			
0871	36	EA	RJS Family Farm	40.000			
0874	36	A1	RJS Family Farm	36.730	5029 CTH Y	Residence, 17 acres ag	just rezoned? Karen Stangl?
		A1	Total Acres	1,575.744			
		AT	Total Acres	246.380			
		EA	Total Acres	8,190.045			
			Total Agricultural Acres	10,012.169			