

Town of Trenton, Washington County, Wisconsin

Ordinance Z2026.____.____

Amending the Town Zoning Code regarding Accessory Structures in C-1 Conservancy and R-3 Rural Residential 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 zoning ordinance and determined that the accessory structure guidelines in the C-1 Conservancy and R-3 Rural Residential Zoning Districts are restrictive for larger parcels; and

WHEREAS, the Town has duly noticed and held a public hearing before the Plan Commission on March 9, 2026 and before the Board on March 16, 2026, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, at its March 9, 2026 meeting, the Plan Commission recommended 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 §380-107 is amended as follows:

Section 1. Amend §380-107 C(2)(c), as follows:

Add the following language to subsection (c): "On parcels greater than 25 acres, additional number or size of accessory structures above the limits stated may be approved at the sole discretion of the Plan Commission upon application."

Section 2. Replace Table 107-1 with the following:

Table 107-1 Accessory Structures Number and Size Limitations Residential Zoning Districts Number of Accessory Structures indicated in () Total Acreage indicated after ()					
Parcel Size (Acres)	R-1, R-2	R-4, R-5, R-6, R-7	R-3, C-1	CES-5	CES-10
<=1	(2) 800	(2) 800	N/A	N/A	N/A
>1, up to 2	(2) 900	(2) 900	N/A	N/A	N/A
>2, up to 3	(2) 1,000	(2) 1,000	(2) 1,000	N/A	N/A
>3, up to 4	(2) 1,100	(2) 1,100	(2) 1,100	N/A	N/A
>4, up to 5	(2) 1,200	N/A	(2) 1,200	N/A	N/A
>5, up to 6	(2) 1,300	N/A	(2) 1,300	(3) 1,600	N/A
>6, up to 7	(2) 1,400	N/A	(2) 1,400	(3) 1,700	N/A
>7, up to 8	(2) 1,500	N/A	(2) 1,500	(3) 1,800	N/A
>8, up to 9	(2) 1,600	N/A	(2) 1,600	(3) 1,900	N/A
>9, up to 10	(2) 1,700	N/A	(2) 1,700	(3) 2,000	(3) 2,400
>10, up to 11	(2) 1,800	N/A	(3) 1,800	N/A	(3) 2,400
>11, up to 12	N/A	N/A	(3) 1,900	N/A	(3) 2,400
>12, up to 13	N/A	N/A	(3) 2,000	N/A	(3) 2,400
>13, up to 14	N/A	N/A	(3) 2,100	N/A	(3) 2,500
>14, up to 15	N/A	N/A	(3) 2,200	N/A	(3) 2,600
>15, up to 16	N/A	N/A	(3) 2,300	N/A	(3) 2,700
>16, up to 17	N/A	N/A	(3) 2,400	N/A	(3) 2,800
>17, up to 18	N/A	N/A	(3) 2,500	N/A	(3) 2,900
>18, up to 19	N/A	N/A	(3) 2,600	N/A	(3) 3,000
>19, up to 20	N/A	N/A	(3) 2,700	N/A	(3) 3,100
>20, up to 21	N/A	N/A	(3) 2,800	N/A	(3) 3,200
>21, up to 22	N/A	N/A	(3) 2,900	N/A	(3) 3,200
>22, up to 23	N/A	N/A	(3) 3,000	N/A	(3) 3,200
>23, up to 24	N/A	N/A	(3) 3,100	N/A	(3) 3,200
>24	N/A	N/A	(3) 3,200	N/A	(3) 3,200
>25	N/A	N/A	by application to PC	N/A	(3) 3,200

Section 3. 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 _____, 2026.

/s/

Mike Lipscomb, Town Chairman

/s/

Tony Thoma, Town Supervisor

/s/

Barbara Davies, Town Supervisor

/s/

Attest, Cindy Komro, Town Clerk

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

Town of Trenton, Washington County, Wisconsin
Ordinance Z2026.____.____
Amending the Town Zoning Code to correct rule regarding animals allowed in CES-10

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 zoning ordinance and found an incorrect limit within the code regarding animals allowed in CES-10; and

WHEREAS, the Town has duly noticed and held a public hearing before the Plan Commission on March 9, 2026 and before the Board on March 16, 2026, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, at its March 16, 2026 meeting, the Plan Commission recommended 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 §380-34 is amended as follows:

Section 1. Amend §380-34 B(3)(a), as follows:

Replace: “maximum of 1 ½ animals per five acres”

With: “maximum of three animals per five acres”

Section 2. 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 _____, 2026.

_____ /s/	Mike Lipscomb, Town Chairman
_____ /s/	Tony Thoma, Town Supervisor
_____ /s/	Barbara Davies, Town Supervisor
_____ /s/	Attest, Cindy Komro, Town Clerk

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

Town of Trenton, Washington County, Wisconsin
Ordinance Z2026.____.____
Amending the Town Zoning Code regarding Uses Not Requiring a Zoning Permit

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 determined that in order for the Zoning Code to be effective, requiring a Zoning Permit is necessary in all instances where building takes place outside of the current footprint of any structure on a parcel; and

WHEREAS, the Town has duly noticed and held a public hearing before the Plan Commission on March 9, 2026 and before the Board on March 16, 2026, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, at its March 9, 2026 meeting, the Plan Commission recommended 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 §380-114 is amended as follows:

Section 1. *Remove §380-114 D in its entirety and replace with:*

D. No zoning permit shall be required for repairs that do not alter the size or position of an existing structure on a lot. Such repairs shall not include the replacement or alteration of bearing walls. However, any work that qualifies for an exemption under this subsection shall be required to comply with the applicable setback, yard, height and other requirements set forth in this Zoning Code

Section 2. 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 _____, 2026.

_____ /s/	Mike Lipscomb, Town Chairman
_____ /s/	Tony Thoma, Town Supervisor
_____ /s/	Barbara Davies, Town Supervisor
_____ /s/	Attest, Cindy Komro, Town Clerk

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