

DRAFT

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 certain structures with historical, architectural or cultural significance in the Town of Trenton should be preserved; and

WHEREAS, the Town has duly noticed and held a public hearing before the Plan Commission on September 14, 2026 and before the Board on September 21, 2026, on the proposed zoning code amendment, following the procedures in Wis. Stats. §60.61(4); and

WHEREAS, at its September 14, 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 §380-25 is amended as follows:

Section 1. Amend §380-107 Accessory uses and structures by adding subsection (12) as follows:

(12) Legacy structures.

- (a) Purpose. The legacy structure guidelines are meant to allow certain structures with historical, architectural or cultural significance in the Town to be preserved in situations where they would be determined as nonconforming. As detailed in other sections of the Town Zoning Code, accessory structures are limited as to size and number, and existing structures may affect future zoning-related requests with respect to the property, such as:
 - (1) Land division
 - (2) Zoning map amendment
 - (3) Request for new accessory structure(s) on the parcel
- (b) Definition. A legacy structure is one that has historical, architectural or cultural significance in the Town.
- (c) Application for a legacy structure permit shall be made to the Town Plan Commission and shall include the following:
 - (1) Parcel size
 - (2) Number and size of all existing accessory structures
 - (3) Detailed photos
 - (4) Construction material
 - (5) Condition report prepared by an appropriate professional inspector not related to the property owner
 - (6) Reason for request
 - (7) Any additional information requested by the Plan Commission.
- (d) A legacy structure may not be used for living quarters or business operations.
- (e) Alterations to a legacy structure may be approved by the Plan Commission if the modifications do not significantly alter the historical, architectural or cultural aesthetics as initially approved.
- (f) Owner is solely responsible for maintenance of the structure to provide for the health, safety and welfare of occupants and visitors to the structure.
- (g) Periodic condition report prepared by a professional inspector not related to the property owner may be required to ensure the structure remains sound. Any necessary repairs suggested by the condition report shall be completed within one year of the report.
- (h) Damage, disrepair or destruction of all or a portion of a legacy structure may be repaired or replaced solely by Plan Commission approval.

- (i) Requests for future accessory structures on a parcel that has a permitted legacy structure shall be limited as follows:

(CHOOSE ONE)

- **No limitation in any scenario; a permitted legacy structure will be ignored when calculating the number and size of accessory structures allowed**
- **If a permitted legacy structure equals or exceeds number and/or size of total allowed, no additional structures would be permitted**
- **No limitation if the size of a permitted legacy structure is equal to or less than 50% of the total allowed (for example, if three structures totaling no more than 2,400 square feet are allowed on a parcel and one legacy structure of 1,200 or fewer square feet exists, the legacy structure would not limit the request) – this could be adjusted to any percent**

- (j) Covenants as described in this section shall be recorded at the County Register of Deeds.

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