

**ORDINANCE NO. Z2023.12.01
WASHINGTON COUNTY, WISCONSIN
AN ORDINANCE AMENDING §§380-17, 380-18, 380-19
REGARDING PERMITTED USES**

WHEREAS, the Town Board wishes to amend language in the Town Code of Ordinances regarding permitted uses; and

WHEREAS, the Town Board finds that all procedural requirements of a text amendment to the zoning code have been met.

Now, THEREFORE, BE IT RESOLVED, that Ordinance Z2023.12.01 is hereby adopted, amending the Town of Trenton Zoning Code as follows:

Section 1. Amending language in §§380-17, 380-18, and 380-19, as follows:

§380-17 R-1:

B. Permitted uses.

(1) Single-family dwellings with an attached garage, excluding all mobile homes; for purposes of this chapter, manufactured homes are included in the definition of "single-family dwelling."

Add: Note that homes constructed without an attached garage prior to November 7, 1989 are considered legal nonconforming.

§380-18 R-2:

B. Permitted uses.

(1) Single-family dwellings, with a required attached garage of 440 square feet.

Remove: with a required attached garage of 440 square feet.

Add: with an attached garage, excluding all mobile homes; for purposes of this chapter, manufactured homes are included in the definition of "single-family dwelling." Note that homes constructed without an attached garage prior to November 7, 1989 are considered legal nonconforming.

§380-19 R-3:

B. Permitted uses.

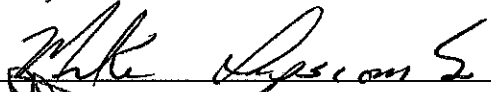
(1) Single-family dwellings with an attached garage, excluding all mobile homes; for purposes of this chapter, manufactured homes are included in the definition of "single-family dwelling."

Add: Note that homes constructed without an attached garage prior to November 7, 1989 are considered legal nonconforming.

Section 2. 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 3. Effective date. This ordinance shall be effective upon publication or posting under applicable law.

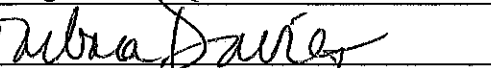
Approved by the Town Board of the Town of Trenton on December 18, 2023.

/s/ 

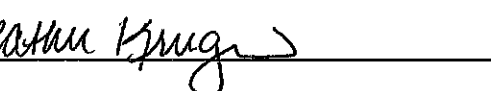
Mike Lipscomb, Town Chairman

/s/ 

Ed Doerr, Town Supervisor

/s/ 

Barbara Davies, Town Supervisor

/s/ 

Attest, Heather Krueger, Town Clerk

**Town of Trenton
Washington County, Wisconsin**

Ordinance Z2023.12.02, Amending the Comprehensive Plan of the Town of Trenton and Amending the Town of Trenton Zoning Map

Whereas, Patrick & Kristina Groth, and Dean & Margo Groth, have jointly submitted a request to change the land use designation of a parcel of approximately five acres located on Maple Rd, a five-acre parcel to be created by land division from existing Tax Key number T11-073500A (2.0 acres) and a portion of Tax Key number T11-073500Z (currently 76.12 acres), Town of Trenton, from Exclusive Agricultural to Country Estates on the land use plan map adopted by the Town Board as part of the Town of Trenton Comprehensive Plan:2050; and

Whereas, Patrick & Kristina Groth, and Dean & Margo Groth have also petitioned to rezone the five-acre parcel to be created by land division and subsequent merging of the existing two-acre parcel and a portion of the 76.12-acre parcel from R-1 Single-Family Residential District (unsewered), and EA Exclusive Agricultural District, respectively, to CES-5 Country Estates District five-acre minimum; and

Whereas, the Plan Commission finds that the comprehensive plan, with the proposed 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 has recommended approval of the rezoning petition at its December 11, 2023 meeting; and

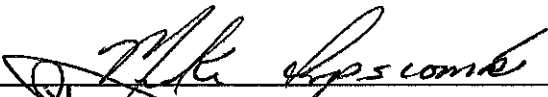
Whereas, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

Whereas, The Plan Commission has approved Resolution Z2023.12.02, recommending approval of the Comprehensive Plan Amendment and accompanying rezoning petition submitted by Patrick & Kristina Groth, and Dean & Margo Groth.


Now, therefore, be it resolved, that Ordinance Z2023.12.02 is hereby adopted, approving the Comprehensive Plan Amendment and amending the Town of Trenton Zoning Map as requested by Patrick & Kristina Groth, and Dean & Margo Groth.

Adopted this 18th day of December, 2023.

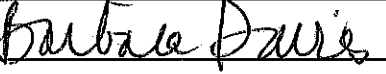
In favor: 3 Opposed: 0 Absent: —



Mike Lipscomb, Town Chairman



Ed Doerr, Town Supervisor



Barbara Davies, Town Supervisor



Attest, Heather Krueger, Town Clerk