

Town of Trenton, Washington County, Wisconsin

Ordinance Z2026. 03.02

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 Square Footage indicated after ()
 Example: (2) 800 = 2 accessory structures totaling no more than 800 sq ft

Parcel Size (Acres)	R-1, R-2 Districts	R-3, C-1 Districts	R-4, R-5, R-6, R-7 Districts	CES-5 District	CES-10 District
<=1	(2) 800	N/A	(2) 800	N/A	N/A
>1, up to 2	(2) 900	N/A	(2) 900	N/A	N/A
>2, up to 3	(2) 1,000	(2) 1,000	N/A	N/A	N/A
>3, up to 4	(2) 1,100	(2) 1,100	N/A	N/A	N/A
>4, up to 5	(2) 1,200	(2) 1,200	N/A	N/A	N/A
>5, up to 6	(2) 1,300	(2) 1,300	N/A	(3) 1,600	N/A
>6, up to 7	(2) 1,400	(2) 1,400	N/A	(3) 1,700	N/A
>7, up to 8	(2) 1,500	(2) 1,500	N/A	(3) 1,800	N/A
>8, up to 9	(2) 1,600	(2) 1,600	N/A	(3) 1,900	N/A
>9, up to 10	(2) 1,700	(2) 1,700	N/A	(3) 2,000	(3) 2,400
>10, up to 11	(2) 1,800	(3) 1,800	N/A	N/A	(3) 2,400
>11, up to 12	N/A	(3) 1,900	N/A	N/A	(3) 2,400
>12, up to 13	N/A	(3) 2,000	N/A	N/A	(3) 2,500
>13, up to 14	N/A	(3) 2,100	N/A	N/A	(3) 2,600
>14, up to 15	N/A	(3) 2,200	N/A	N/A	(3) 2,700
>15, up to 16	N/A	(3) 2,300	N/A	N/A	(3) 2,800
>16, up to 17	N/A	(3) 2,400	N/A	N/A	(3) 2,900
>17, up to 18	N/A	(3) 2,500	N/A	N/A	(3) 3,000
>18, up to 19	N/A	(3) 2,600	N/A	N/A	(3) 3,100
>19, up to 20	N/A	(3) 2,700	N/A	N/A	(3) 3,200
>20, up to 21	N/A	(3) 2,800	N/A	N/A	(3) 3,200
>21, up to 22	N/A	(3) 2,900	N/A	N/A	(3) 3,200
>22, up to 23	N/A	(3) 3,000	N/A	N/A	(3) 3,200
>23, up to 24	N/A	(3) 3,100	N/A	N/A	(3) 3,200
>24	N/A	(3) 3,200	N/A	N/A	(3) 3,200
>25	N/A	By application to Plan Commission	N/A	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 March 16, 2026.

/s/ Mike Lipscomb

Mike Lipscomb, Town Chairman

/s/ Tony Thoma

Tony Thoma, Town Supervisor

/s/ Barbara Davies

Barbara Davies, Town Supervisor

/s/ Cindy Komro

Attest, Cindy Komro, Town Clerk

Posted on Town bulletin board and official website on March 17, 2026.