

Town of Trenton, Washington County, Wisconsin
Ordinance Z2026..09.01
Amending Town Zoning Code §380-107 Accessory uses and structures

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 must be brought to the Plan Commission for approval.
- (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:
 - (1) The number of accessory structures allowed shall be reduced by one.

- (2) The total size of accessory structures allowed shall be reduced by the square footage of the existing legacy structure(s) exceeding 50% of the total allowed. See Tables 107-3 and 107-4 for guidelines and examples.

Table 107-3 Accessory Structures Number and Size Limitations Adjustments when Legacy Structure(s) Exist						
No Legacy Structure(s)		Legacy Structure(s) Exist on Parcel				
(a)	(b)	(c)	(d)	(e)	(f)	(g)
Number of Accessory Structures Allowed	Total Square Footage Allowed	Number of Accessory Structures Allowed, as reduced by one	50% of (b)	Size of Legacy Structure(s)	Adjustment to Square Footage (greater of (e) minus (d) or zero)	Square Footage Allowed, as Adjusted (b) minus (f)
2	800	1	400	400 or less	No adjustment	800
2	800	1	400	> than 400	(e) minus (d)	(b) minus (f)
2	900	1	450	450 or less	No adjustment	900
2	900	1	450	> than 450	(e) minus (d)	(b) minus (f)
2	1,000	1	500	500 or less	No adjustment	1,000
2	1,000	1	500	> than 500	(e) minus (d)	(b) minus (f)
2	1,100	1	550	550 or less	No adjustment	1,100
2	1,100	1	550	> than 550	(e) minus (d)	(b) minus (f)
2	1,200	1	600	600 or less	No adjustment	1,200
2	1,200	1	600	> than 600	(e) minus (d)	(b) minus (f)
2	1,300	1	650	650 or less	No adjustment	1,300
2	1,300	1	650	> than 650	(e) minus (d)	(b) minus (f)
2	1,400	1	700	700 or less	No adjustment	1,400
2	1,400	1	700	> than 700	(e) minus (d)	(b) minus (f)
3	1,500	2	750	750 or less	No adjustment	1,500
3	1,500	2	750	> than 750	(e) minus (d)	(b) minus (f)
3	1,600	2	800	800 or less	No adjustment	1,600
3	1,600	2	800	> than 800	(e) minus (d)	(b) minus (f)
3	1,700	2	850	850 or less	No adjustment	1,700
3	1,700	2	850	> than 850	(e) minus (d)	(b) minus (f)
3	1,800	2	900	900 or less	No adjustment	1,800
3	1,800	2	900	> than 900	(e) minus (d)	(b) minus (f)
3	1,900	2	950	950 or less	No adjustment	1,900
3	1,900	2	950	> than 950	(e) minus (d)	(b) minus (f)
3	2,000	2	1000	1000 or less	No adjustment	2,000
3	2,000	2	1000	> than 1000	(e) minus (d)	(b) minus (f)
3	2,100	2	1050	1050 or less	No adjustment	2,100
3	2,100	2	1050	> than 1050	(e) minus (d)	(b) minus (f)
3	2,200	2	1100	1100 or less	No adjustment	2,200
3	2,200	2	1100	> than 1100	(e) minus (d)	(b) minus (f)
3	2,300	2	1150	1150 or less	No adjustment	2,300
3	2,300	2	1150	> than 1150	(e) minus (d)	(b) minus (f)
3	2,400	2	1200	1200 or less	No adjustment	2,400
3	2,400	2	1200	> than 1200	(e) minus (d)	(b) minus (f)
3	2,500	2	1250	1250 or less	No adjustment	2,500
3	2,500	2	1250	> than 1250	(e) minus (d)	(b) minus (f)
3	2,600	2	1300	1300 or less	No adjustment	2,600
3	2,600	2	1300	> than 1300	(e) minus (d)	(b) minus (f)
3	2,700	2	1350	1350 or less	No adjustment	2,700
3	2,700	2	1350	> than 1350	(e) minus (d)	(b) minus (f)
3	2,800	2	1400	1400 or less	No adjustment	2,800
3	2,800	2	1400	> than 1400	(e) minus (d)	(b) minus (f)
3	2,900	2	1450	1450 or less	No adjustment	2,900
3	2,900	2	1450	> than 1450	(e) minus (d)	(b) minus (f)
3	3,000	2	1500	1500 or less	No adjustment	3,000
3	3,000	2	1500	> than 1500	(e) minus (d)	(b) minus (f)
3	3,100	2	1550	1550 or less	No adjustment	3,100
3	3,100	2	1550	> than 1550	(e) minus (d)	(b) minus (f)
3	3,200	2	1600	1600 or less	No adjustment	3,200
3	3,200	2	1600	> than 1600	(e) minus (d)	(b) minus (f)

Table 107-4 Accessory Structures Number and Size Limitations Example Calculations of Adjustments when Legacy Structure(s) Exist						
No Legacy Structure(s)		Legacy Structure(s) Exist on Parcel				
(a)	(b)	(c)	(d)	(e)	(f)	(g)
Number of Accessory Structures Allowed	Total Square Footage Allowed	Number of Accessory Structures Allowed, as reduced by one	50% of (b)	Size of Legacy Structure(s)	(e) minus (d)	(b) minus (f)
2	800	1	400	600	200	600
2	900	1	450	675	225	675
2	1,000	1	500	750	250	750
2	1,100	1	550	825	275	825
2	1,200	1	600	900	300	900
2	1,300	1	650	975	325	975
2	1,400	1	700	1050	350	1,050
3	1,500	2	750	1125	375	1,125
3	1,600	2	800	1200	400	1,200
3	1,700	2	850	1275	425	1,275
3	1,800	2	900	1350	450	1,350
3	1,900	2	950	1425	475	1,425
3	2,000	2	1000	1500	500	1,500
3	2,100	2	1050	1575	525	1,575
3	2,200	2	1100	1650	550	1,650
3	2,300	2	1150	1725	575	1,725
3	2,400	2	1200	1800	600	1,800
3	2,500	2	1250	1875	625	1,875
3	2,600	2	1300	1950	650	1,950
3	2,700	2	1350	2025	675	2,025
3	2,800	2	1400	2100	700	2,100
3	2,900	2	1450	2175	725	2,175
3	3,000	2	1500	2250	750	2,250
3	3,100	2	1550	2325	775	2,325
3	3,200	2	1600	2400	800	2,400

(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 September 21, 2026.

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

Posted: 09/22/2026