

TOWN OF TROY
654 Glover Rd., Hudson, WI 54016
Meeting Minutes

SPECIAL TOWN BOARD MEETING was called to order by Chairperson Ray Knapp at 1:00 pm on Tuesday April 27, 2021 held via Zoom Webinar Meeting due to the COVID-19 pandemic.

Attendance: Chairperson Ray Knapp, Town Supervisors Suzanne Van Mele, Jan Cuccia, and Lowell Enerson. Staff: Attorney Ron Siler, Rob Jones-Cedar Corp., and Clerk Gail Anderson. Others: Interview applicants Doug Rowen and Alicia Schneider, Matt Hieb-Auth Consulting, and residents Dan Greenbush and Michael Kretz.

Interview candidates for vacant Supervisor #4 position; Ray Knapp asked each candidate to introduce themselves and give a brief background of their experience. Doug Rowen and Alicia Schneider both provided their specific background information. Ray Knapp read the written interview questions of each candidate, with applicants taking turns responding. Jan Cuccia also asked both applicants the question of what inspired you to apply and what are your plans beyond the first year and both applicants responded. Suzanne Van Mele asked both applicants what kind of experience do they have related to supervisory experience and both applicants responded.

Vote and appoint selected candidate to 1 year Supervisor #4 term; A vote was taken by the Town Board members and the Clerk privately by each voting member contacting Town's attorney Ron Siler via email with candidate's name they chose. Ron Siler announced that Doug Rowen received the most votes and was appointed to complete the one year term remaining for Supervisor # 4 position. Chairperson Knapp thanked both candidates for their time and consideration. Knapp also informed Doug Rowen that he would need to come in within 5 days to take his Oath of Office and would not be able to vote on anything today in this meeting. Lowell Enerson showed appreciation to Ray Knapp on how he handled the process.

Take action on Troy Board/Commission Appointments; Chairperson Knapp reviewed the list Town of Troy Board/Commission appointments that he had amended April 10, 2021 and distributed. Ray Knapp noted a few updates. Suzanne Van Mele inquired about looking into a possible committee to review Chapter Ordinance 52 regarding Preservation of Farmland and the management of purchasing & selling of the Transfer Development Rights (TDRs). Chairperson Knapp made a suggestion that he and Suzanne form a two person committee to look into the Chapter Ordinance 52 further. Jan Cuccia also mentioned that there could be two alternates for Board of Appeals Chairperson Knapp made a motion for the Troy Town Board give approval to the Town of Troy Board/Committee Appointment amended 4/10/21, with updates noted during this meeting. Lowell Enerson seconded it. Roll Call Vote: Suzanne Van Mele- Yes, Lowell Enerson- Yes, Ray Knapp- Yes, and Jan Cuccia- Yes. **Motion approved.**

Discuss and consider Preliminary Plat Approval for:

Applicant:	Mark and Greg Moelter with Gary J and Brian J Investments LLC.
Address:	Glover Road
PID #:	040-1058-40-050, 040-1060-50-000, 040-1060-80- 000, & 040-1060-90-000, & 040-1061-20-000

Request: Preliminary Plat approval lots 1-45. Lots 46-51 will be future plat since wetland delineation boundary needs to be expanded and cannot be completed.

Rob Jones introduced himself to the new Town Board and explained this history of this project with it starting as a Concept Review in February 2020. The County is stating that this sub-development is not approvable by St. Croix County as presented and was not found out until after the Plan Commission acted on their meeting of April 8th. Rob Jones, Jan Cuccia, and Ray Knapp met via zoom earlier today with the St. Croix County- Zoning Department- Mike Wozniak and Ellen Denzier and it appears that the County is not changing their interpretation of the ordinance. Rob Jones discussed the possible of different paths that could be taken.

Jan Cuccia agreed with Rob's comments and spoke to the County's requirement of half-acre continuous buildable area which would create slightly larger lots, slightly less open areas, and possibly fewer Transfer Development Rights (TDRs) or change our setbacks with developments having a different look. This development could possibly be looked at slightly different as a transition with more exceptions to design standards.

Ray Knapp said that it was a positive meeting, however either side is not bending on their viewpoint. Rob Jones spoke to two different issues of short-term of this particular development may be viewed as a unique situation and the long-term effect of the new normal for all or future developments. Rob Jones noted that lot sizes could be increased by 10-20% larger which would reduce lot density or reduce the setbacks to maintain our lot density, so finding the balance to best work with the County would be our long term goal.

Matt Hieb spoke to redesigning all the roads and all the lots slightly, so some engineering work would have to be done first to determine exactly, but Matt would estimate possibly losing 2 or 3 lots out of the development. The variance process through the County may be time consuming and possibly not very productive. If setbacks were changed to 50 feet front and 25 feet side and rear with no road redesign and the would meet with the County's ordinance

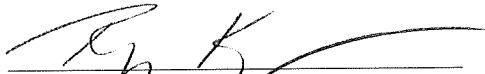
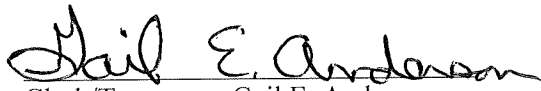
Attorney Ron Siler said that we could ask Home Owners Association to enforce the setbacks. Lowell Enerson said that we need to work with the County so there are no red flags, but would be accepting of the 50' front setback for this development, but not set it as a precedence for future developments. The Town Board members were in agreement.

Chairperson Knapp instructed Matt Hieb to advise his clients of two options to either go with the 50' setback and to include that the HOA would enforce if there is a change to 75' setback or take out a few lots and increase the lot size. Ray Knapp had questions about the irrevocable letter of credit. Matt Hieb spoke to the options of a letter of credit or a performance bond. Ron Siler spoke to reviewing a more customized language in the developer's agreement to insure security. Matt Hieb noted that there are State statutes which address this topic as well.

Committee reports; Jan Cuccia spoke to that St. Croix County is currently in high risk COVID level and that status is updated on a weekly basis every Wednesday on the St. Croix County's website.

Adjourn: Lowell Enerson made a motion to adjourn, seconded by Jan Cuccia, All Ayes, **Motion Carried** to adjourn meeting at 2:44 pm.

These minutes were taken at a
Meeting of the Town Board on
April 27, 2021.


Chairperson Ray Knapp
Clerk/Treasurer Gail E. Anderson