

20 Year Fire Service Optimization



T O W N *of* T R O Y

Special Electors' Meeting
September 29, 2025

SPECIAL TOWN ELECTORS' MEETING - Notice is hereby given that a Special Town Meeting of the Electors of the Town of Troy, St. Croix County, Wisconsin will be held in person at the Troy Town Hall, 654 Glover Rd, Hudson, WI, on Monday, September 29th, 2025, at 6:30pm.

The purpose of this meeting is to consider and vote on a resolution to authorize the Town Board to construct a Fire Substation in the Town of Troy pursuant to §60.10(2)(f) of the Wisconsin Statutes.

AGENDA

1. Call Meeting to Order;
2. Pledge of Allegiance
3. Discuss and consider a resolution to construct a Fire Substation pursuant §60.10(2)(f) of the Wisconsin Statutes.
4. Adjourn;

Qualified Electors

- Resident of Troy for at least 28 days
 - Name
 - Address
 - Signature
- Non-resident Troy property owners are not allowed to vote

Review Electors Meeting Voting Guidelines and Actions

Town of Troy Fire Service

- The Town of Troy is served by 2 Fire Departments, split into 2 primary response areas:



- **The Hudson Fire Department** (through a *Joint Advisory Board* consisting of the City of Hudson, Village of North Hudson, Town of Hudson, and the Town of Troy)



- **The River Falls Fire Department** (through the *River Falls Rural Fire Association*, consisting of the Town of Clifton, Town of Kinnickinnic, Town of Pleasant Valley, Town of River Falls, and the Town of Troy)



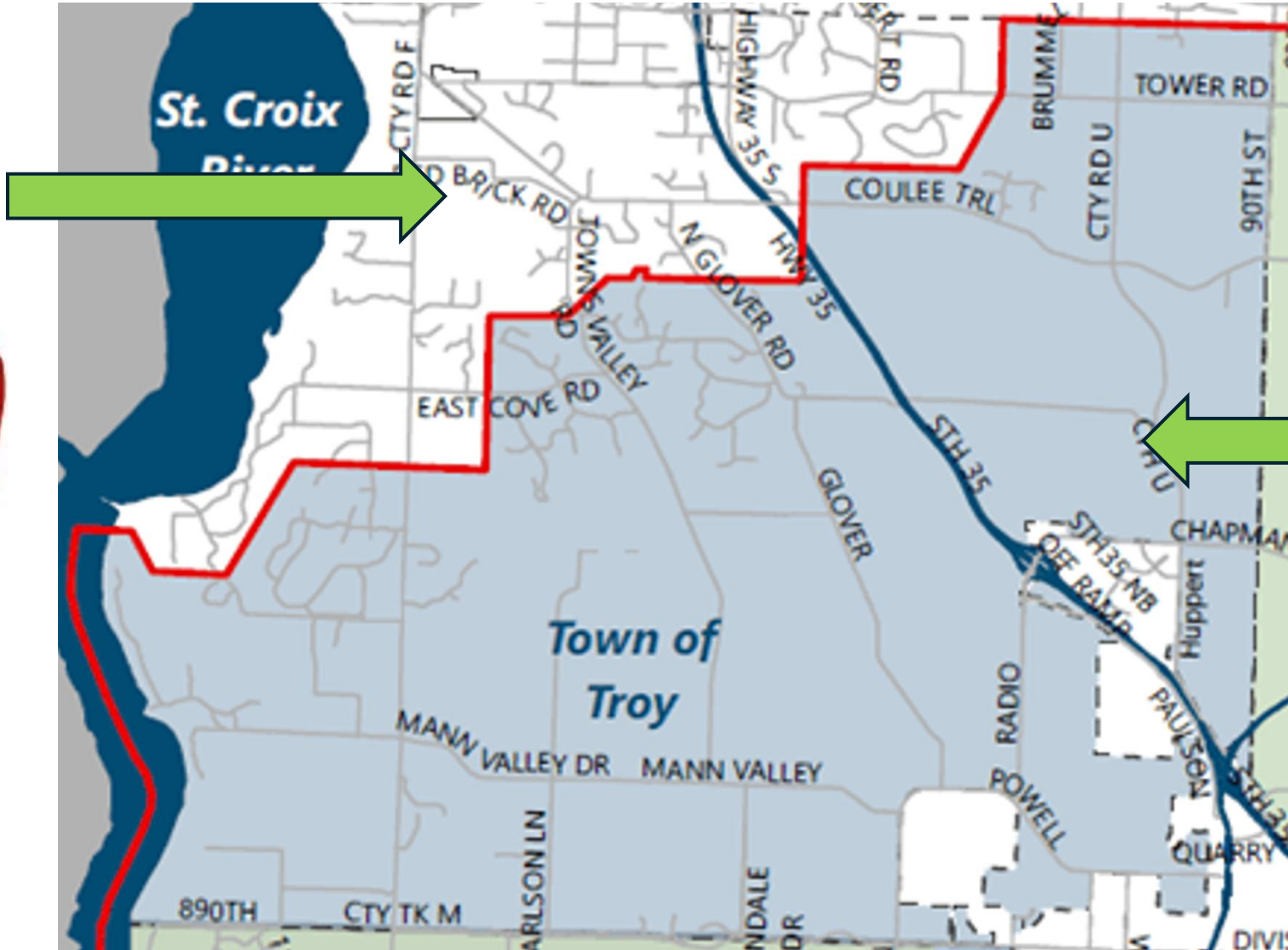
TOWN of TROY

Existing Fire Service Boundaries (33%)



TOWN of TROY

Hudson Fire
Department



River Falls Fire
Department



Why Optimize Troy's Service Now?

(framework for the next 2 decades)

- New 20 Year Contract between RFRFA and River Falls FD (2027)
 - \$10 Million downtown station remodel/reconstruction
- Continued residential growth in Town of Troy (5,600-10,000+)
- Revised ISO/Verisk risk PPC criteria (> 5 miles = 10 (lowest rating))
- Changing insurance risk management (premiums and availability)
- Potential Full Time enhancement to Hudson Fire Department
 - Faster First Truck
 - Reduced response burden on Volunteers (50%)
 - Proposed Nov 2026 Referendum



T O W N *of* T R O Y

Fire Service Costs are Significantly Increasing...even with no Town action

- River Falls - Fire Station Remodel/Reconstruction (\$10 Million)
- Hudson – Partial Full Time Staffing (\$1.5 Million/Year)
- Increasing population and calls
- Inflation

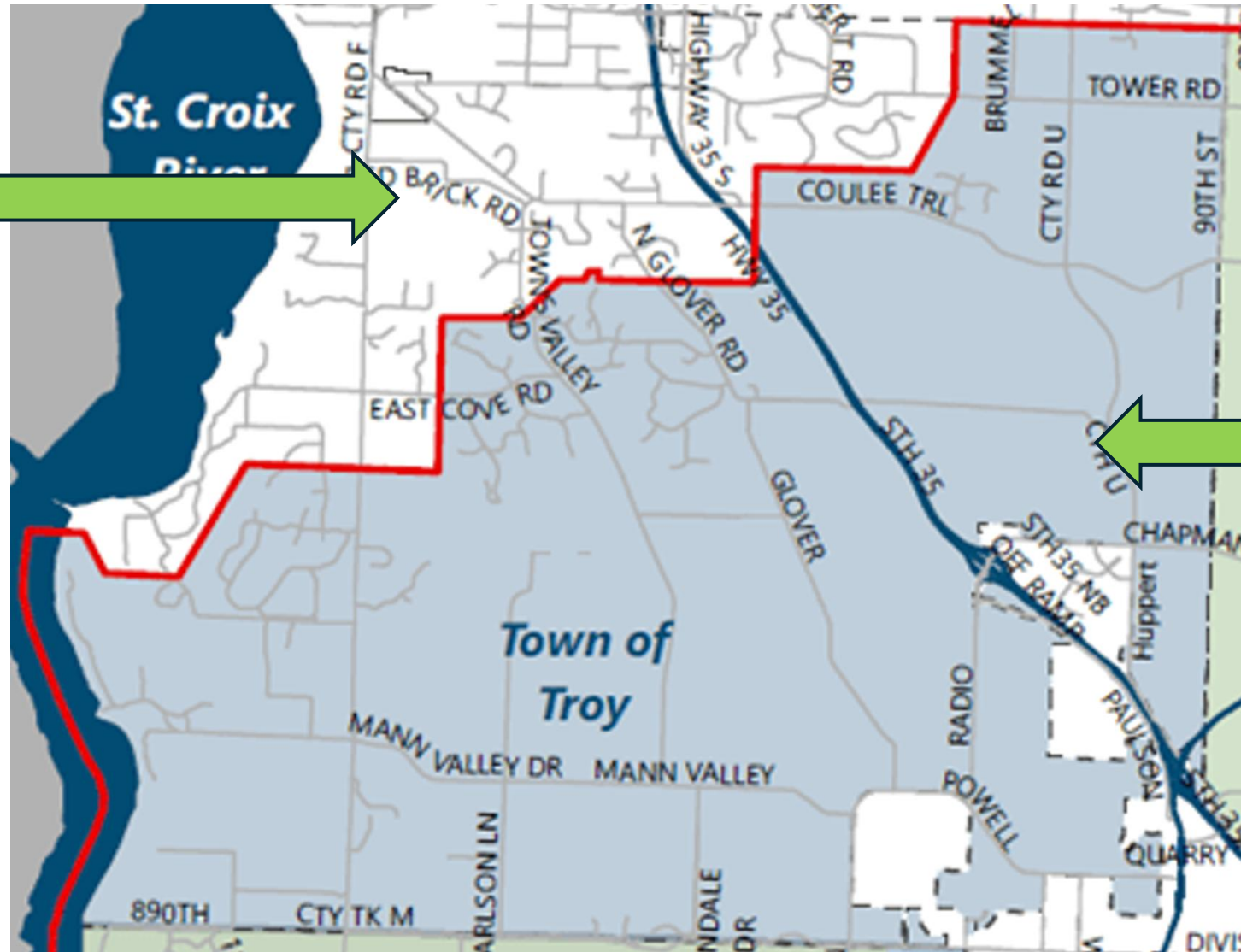
- Costs expected to double

Decision Options

1. Keep Existing Fire Boundary
(33% HFD/67% RFFD)
2. Shift Fire Boundary to Match New EMS Boundary
(50% HFD/50% RFFD)
3. Expanded Fire Boundary with Troy Substation
(90% HFD/10% RFFD)

1. Keep Existing Fire Service Boundary (33%)

Hudson Fire
Department

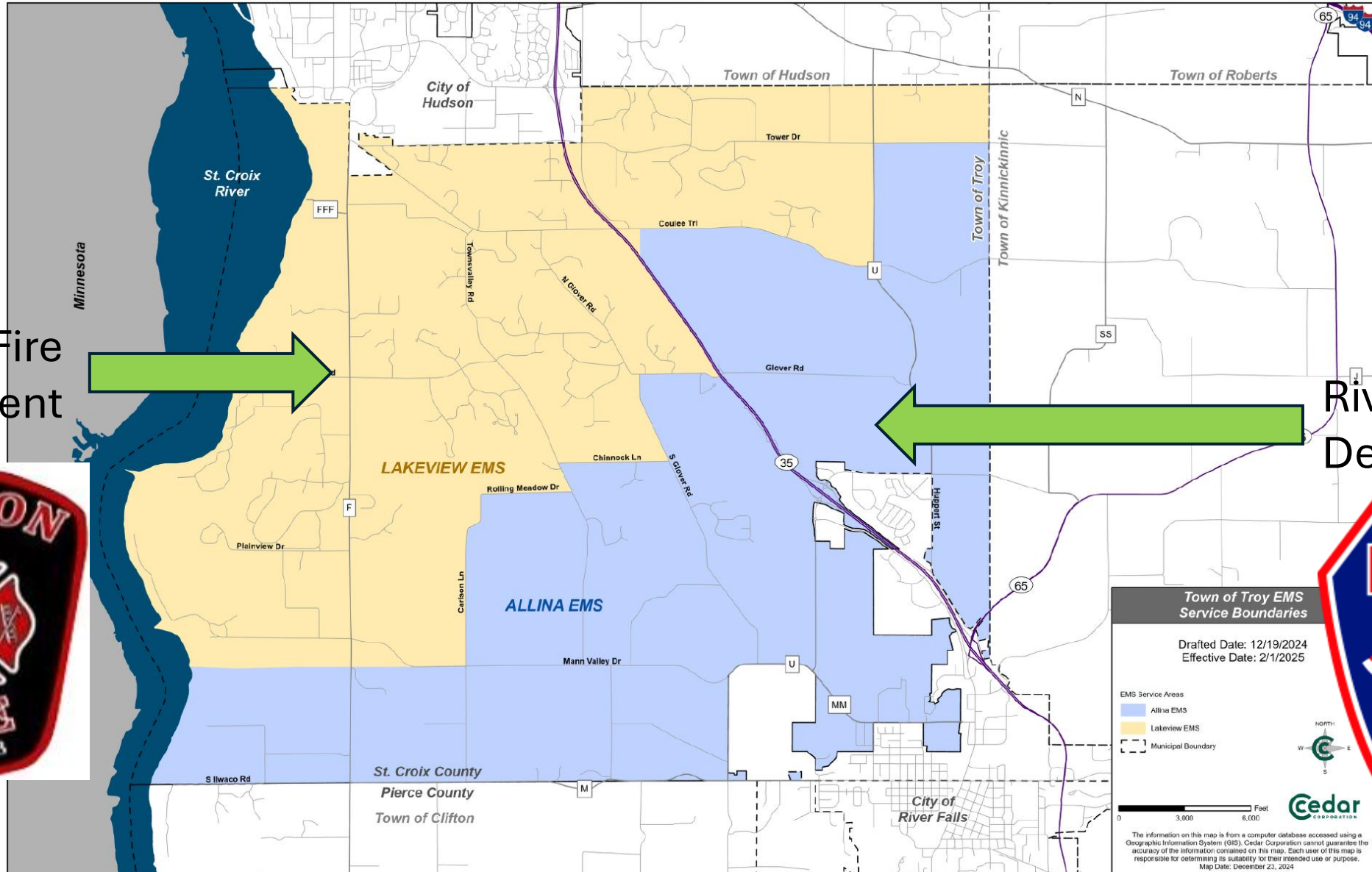


River Falls Fire
Department



2. Match EMS Service Boundary (50%)

Hudson Fire Department

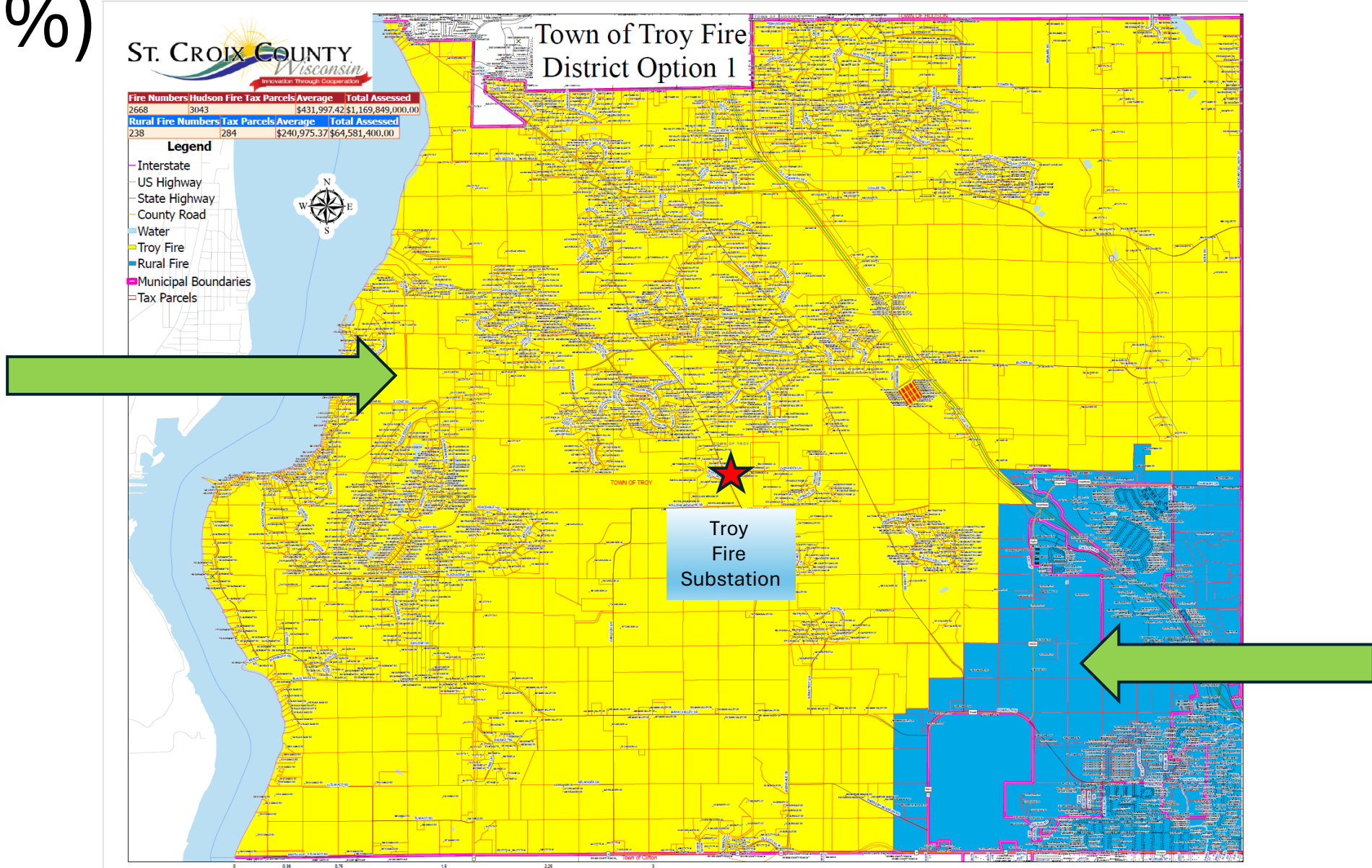


River Falls Fire Department



3. Expand Hudson Boundary w/ Substation (90%)

Hudson Fire Department

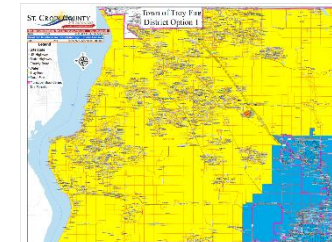
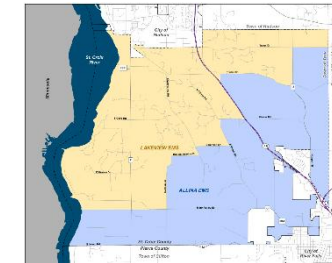
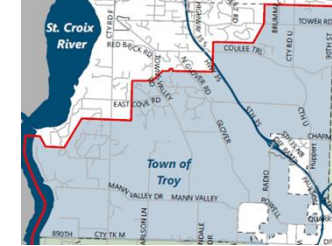


River Falls Fire Department



Opportunities to improve protection of People and Property in Troy

1. Keep Current Boundary (33%)
 - 33% of Town will see improved service
 - Hudson Full Time/Volunteer staffing (33%)
2. Match EMS Boundary (50%)
 - 50% of Town will see improved service
 - Shorter drive distance from Hudson Fire Station (20%)
 - Hudson Full Time/Volunteer staffing (50%)
3. Expand Substation Boundary (90%)
 - 90% of Town will see improved service
 - Shorter drive distance from Troy Substation (60%)
 - Hudson Full Time/Volunteer staffing (90%)
 - ISO Scores will improve for 40-50% of residents (insurance)



Public Protection Classification (PPC®) program – ISO



- ISO rates fire departments, and individual properties for insurance companies

Split classifications

When we develop a split classification for a community — for example 5/9 — the first number is the class that applies to properties within 5 road miles of the responding fire station and 1,000 feet of a creditable water supply, such as a fire hydrant, suction point, or dry hydrant. The second number is the class that applies to properties within 5 road miles of a fire station but beyond 1,000 feet of a creditable water supply.

Prior Classification	New Classification
1/9	1/1X
2/9	2/2X
3/9	3/3X
4/9	4/4X
5/9	5/5X
6/9	6/6X
7/9	7/7X
8/9	8/8X
9	9

- ISO generally assigns Class 10 to properties beyond 5 road miles
- Properties without a water source within 1,000 ft get an “X”

3. Troy Substation Option (90%)

Service Enhancement to 90% of the
Town

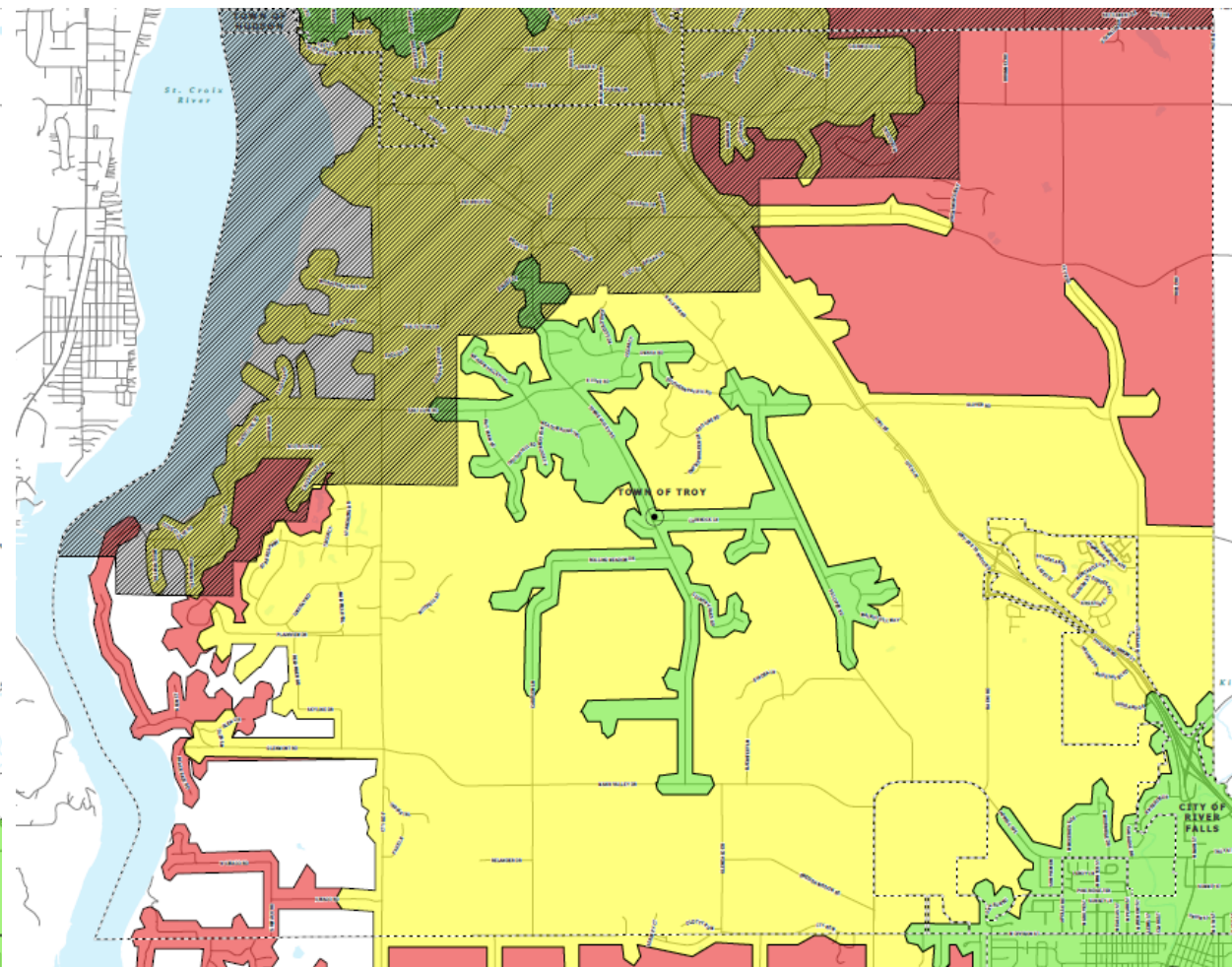
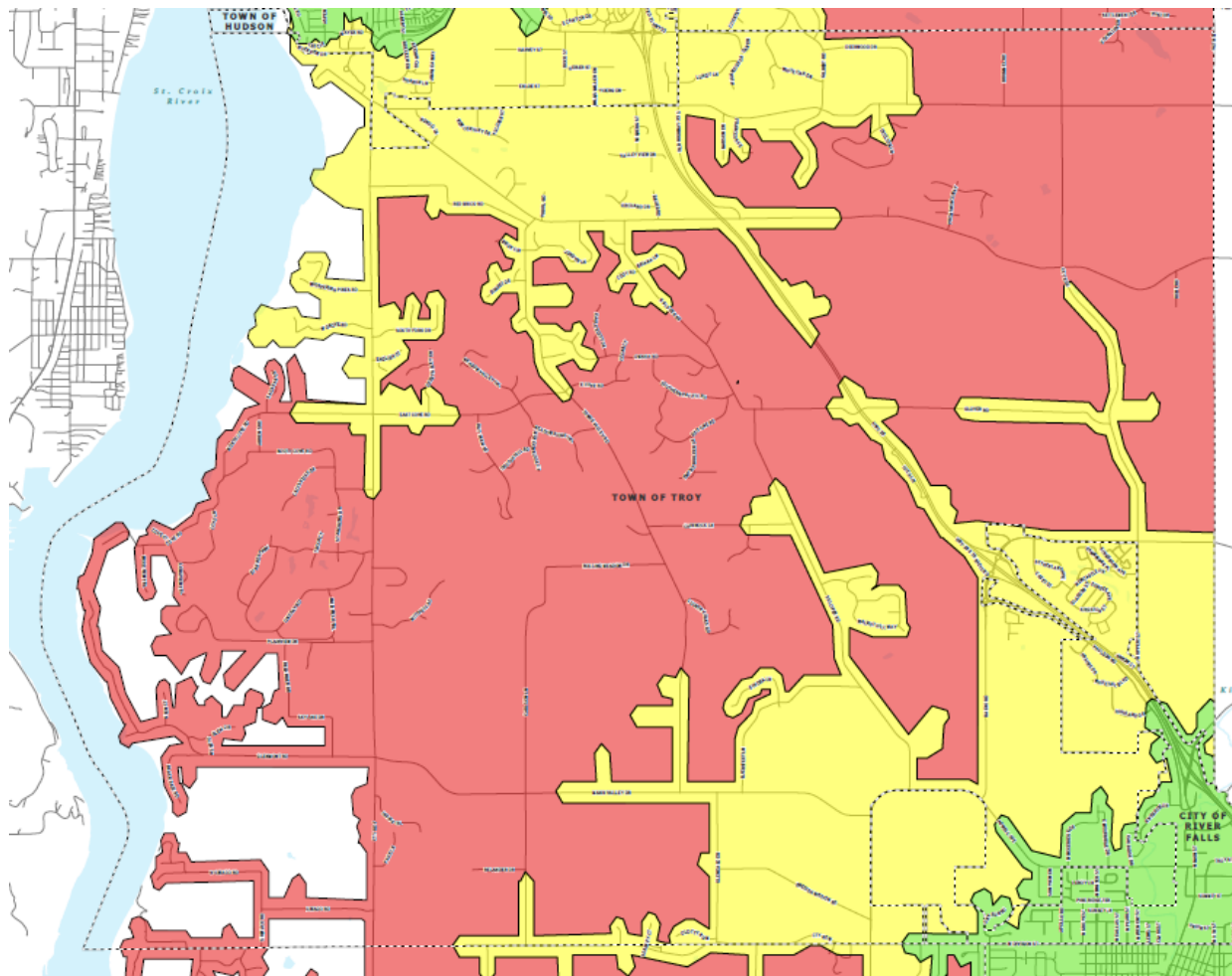
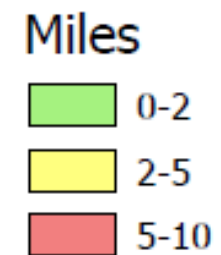


TOWN of TROY

Drive Distance From Fire Stations

Current

With Substation



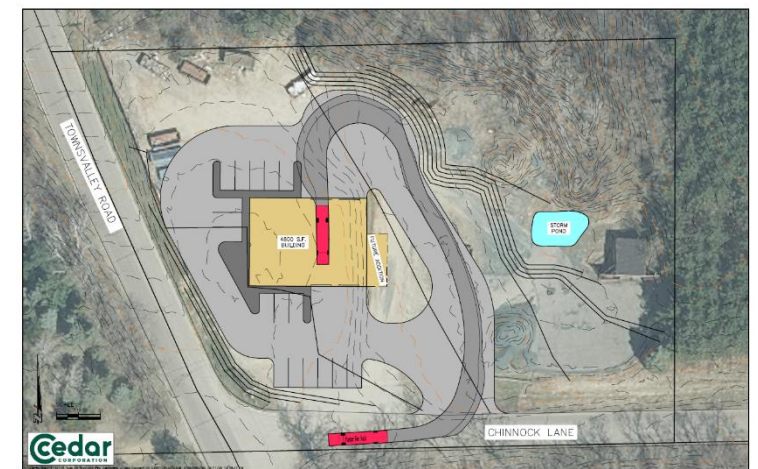
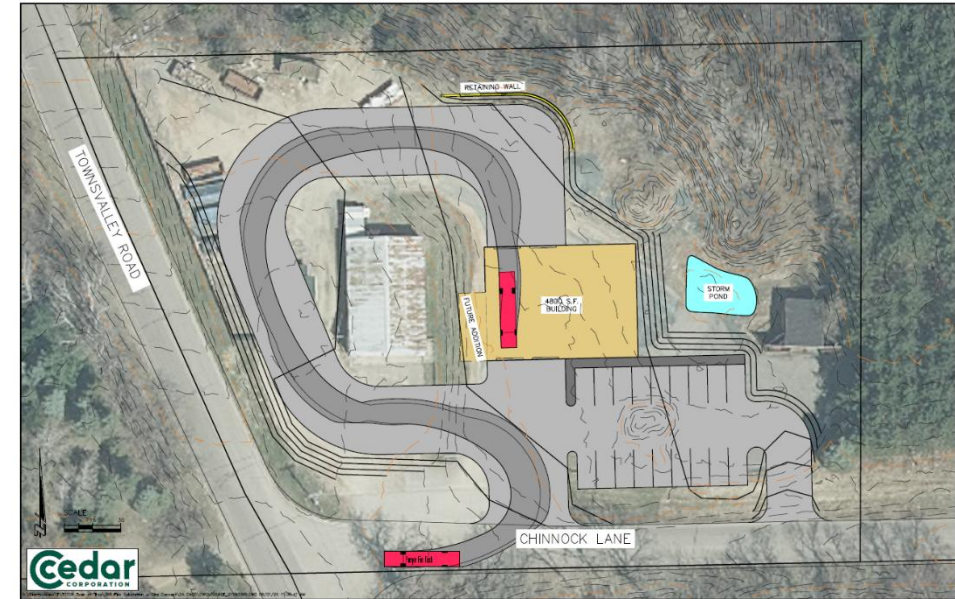
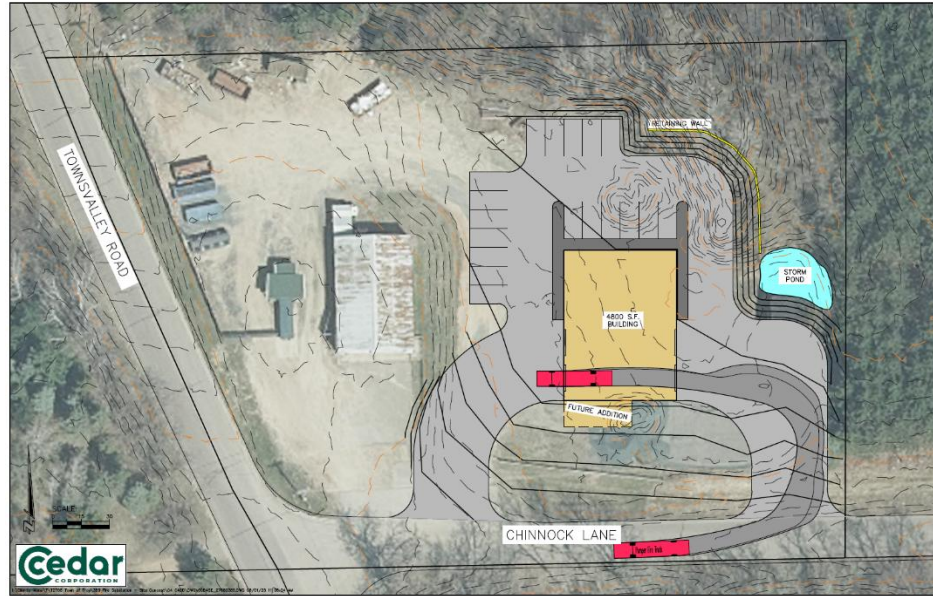
Troy Fire Substation – Capabilities (\$2.5-3 Million Capital)

- Rural/Residential equipment (ISO Requirements)
 - Fast Attack or other ISO qualified Pumper
 - Tender/Tanker for additional mobile Water
- New well/on-site water storage
- 4000-5000 Sq Ft Building with 3 Bays
- High Capacity Well – Mann Valley (Existing)
- “Dry” Water Hydrant – Cove Boat Launch (Existing)
- 8-10 Volunteer Firefighters (Hudson Fire Department)



TOWN of TROY

Chinnock Lane, Example Site Layouts



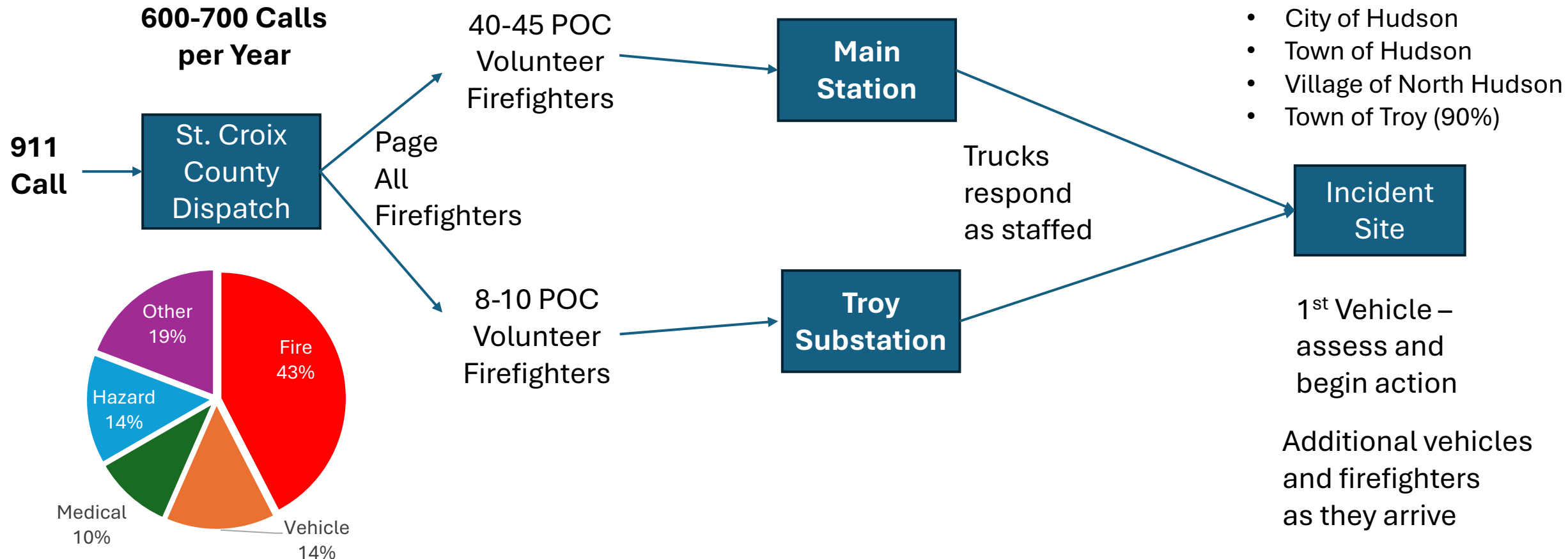
Troy Disposal Center with Fire Substation

- If possible, the Disposal Center will remain at it's current location
- If not optimal, the Disposal Center will be relocated to the Glover Road site with the Town Hall and Shop.



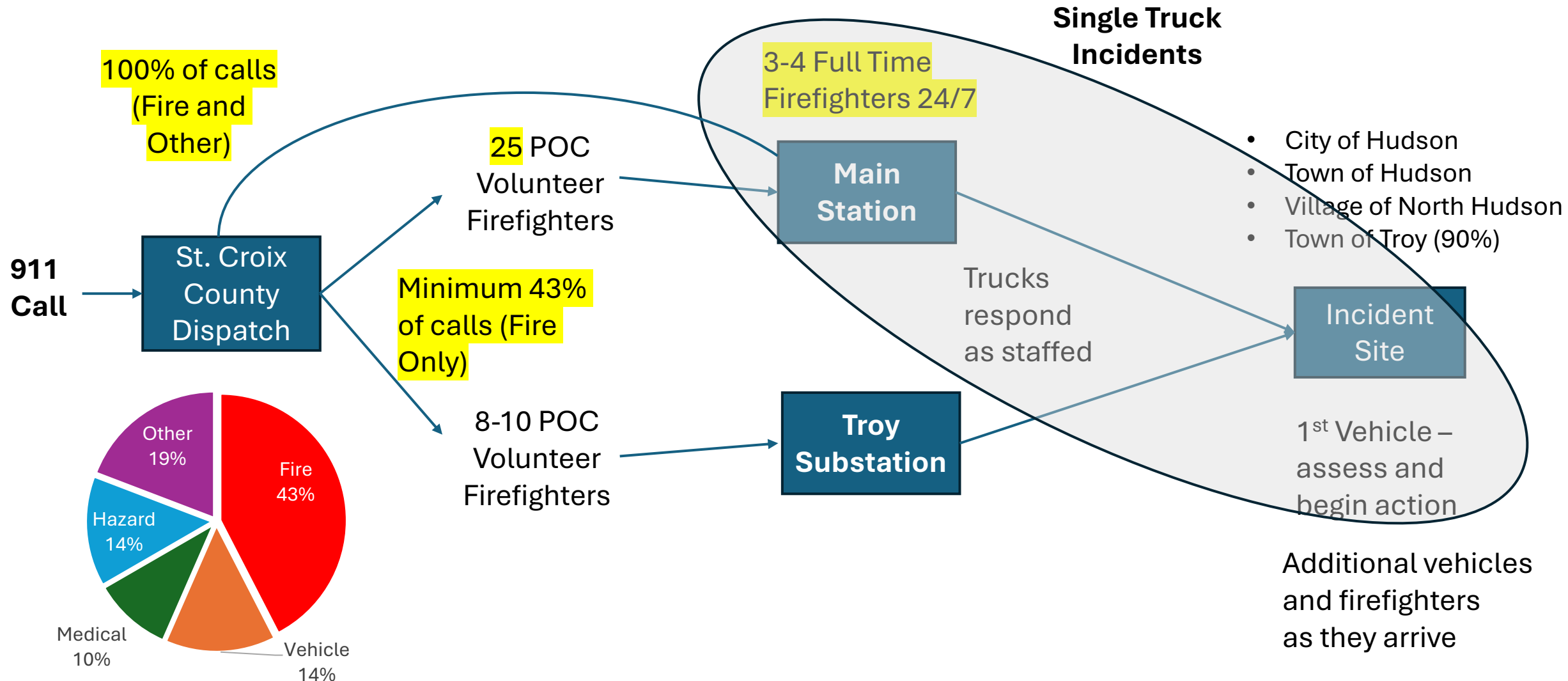
Hudson Fire Department Volunteer Response

(First Truck – Average 18 Minutes)



Fire Department Full Time/Volunteer Response

(First Truck – Estimated 10 Minutes, Reduced Burden on Volunteers)



Troy Estimated Costs by Boundary Choice

2027 Troy Costs

Boundary	HFD	RFRFA	Total
33% (Current)	\$107K	\$250K	\$357K
50% (EMS)	\$190K	\$115K	\$305K
90% (Substation)	\$215K	\$50K	\$265K
Substation Loan	\$220K	\$0	\$220K
		Total	\$485K

2026 Total: \$240K

2028 Troy Costs

Boundary	HFD	RFRFA	Total
33% (Current)	\$200K	\$255K	\$455K
50% (EMS)	\$350K	\$120K	\$470K
90% (Substation)	\$395K	\$55K	\$450K
Substation Loan	\$220K	\$0	\$220K
		Total	\$670K

Assumes Hudson Partial Full Time
(To be considered in referendum proposed for Nov. 2026)

Budget Options for all choices

- Potential Revenue Sources
 - Increase Fire Call Charge (currently \$800)
 - Grants for new station/equipment
- Property Tax Increases
 - Loan – 20 Year Repayment
 - Operating Referendum
- Budget Reductions
 - Assigned Fund Reduction
 - Road Reconstruction
 - Parks

If Funded from Tax Increase

Boundary	2027 Additional Cost	Tax/\$500K EQV
33% (Current)	\$117K	\$39
50% (EMS)	\$65K	\$22
90% (Substation)	\$15K	
Substation 20 Yr Loan	\$220K	
Total	\$235K	\$78

\$6.60/Month

2025 Troy Taxes and Budget

Property Tax for \$500K assessed Value:

\$4,500-4,900/year (depending on school district)
\$370-410/month

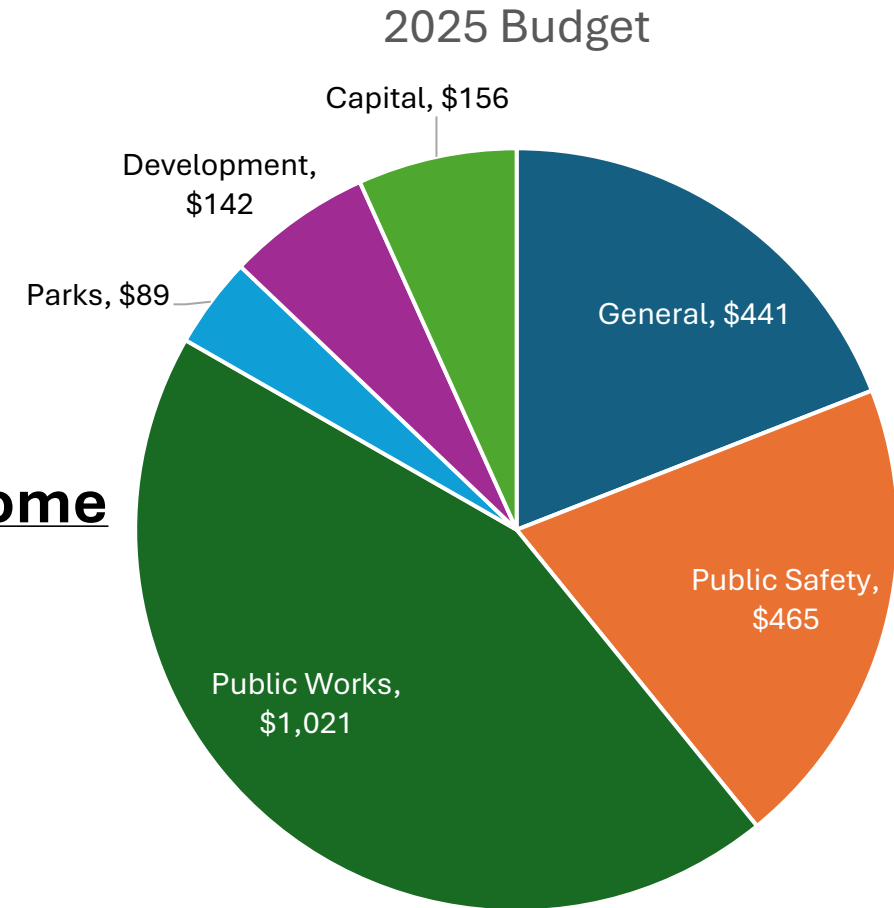
Substation (90%) Impact vs. (50%) for \$500K Home **+\$56 per year, +4.67 per month**

Troy Property Taxes (9-10% of Total)

Collected Property Taxes: \$1,094K

Troy Equalized Value

Equalized Value: \$1.4 Billion



TOWN of TROY

Approval Status - Substation

- Substation boundary in new 20 year contract between RFRFA and City of River Falls – April 2025
- Troy Substation unanimously endorsed by Hudson Joint Fire Commission – August 2025
- MOU approved by Hudson City Council – September 15, 2025
- MOU approved by Troy Board – September 18, 2025
- [Troy Electors' Meeting – September 29, 2025 at 6:30 PM](#)
- Amended Contract between Troy and Hudson



Benefits of 90% Boundary/Substation vs. 50% Boundary

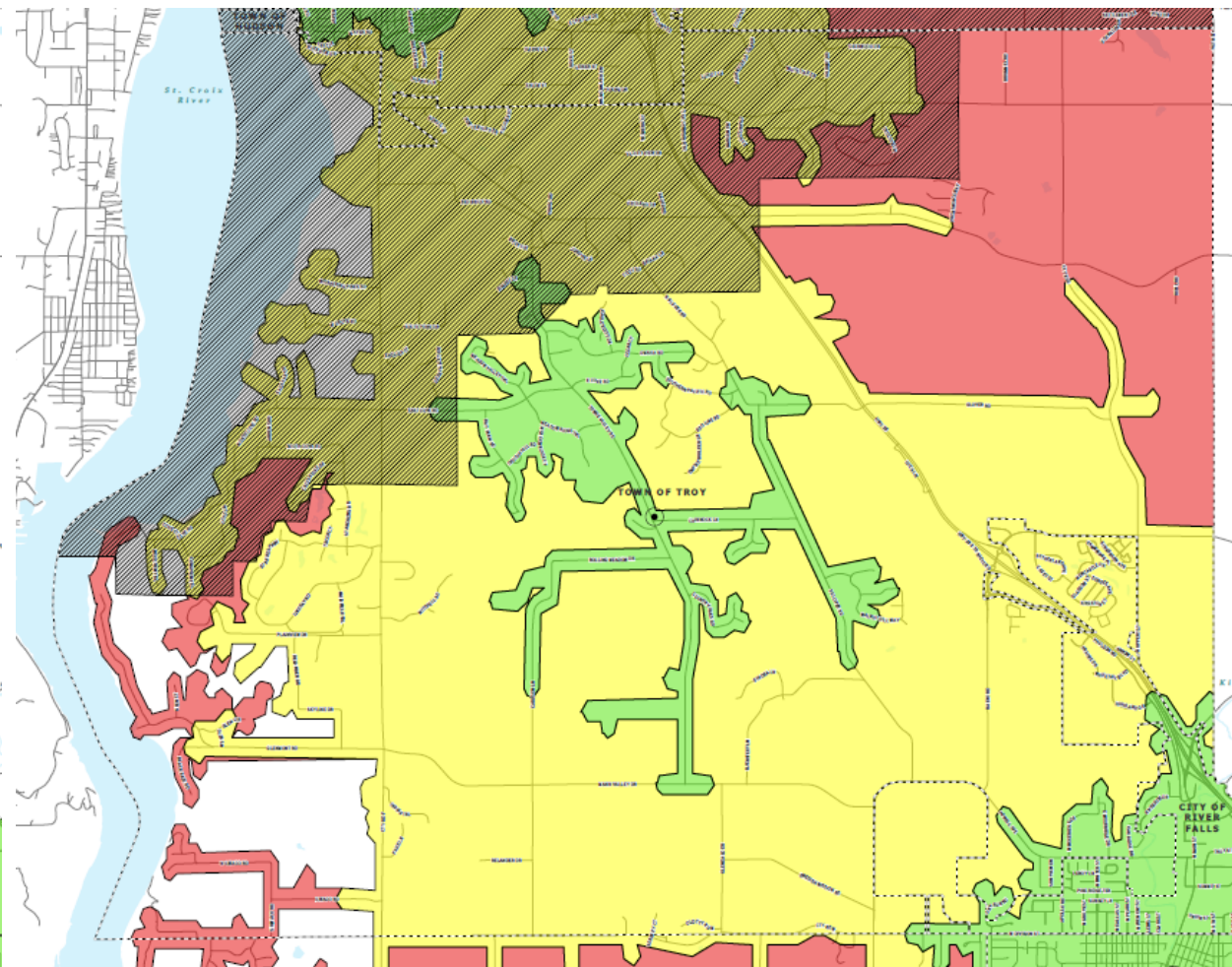
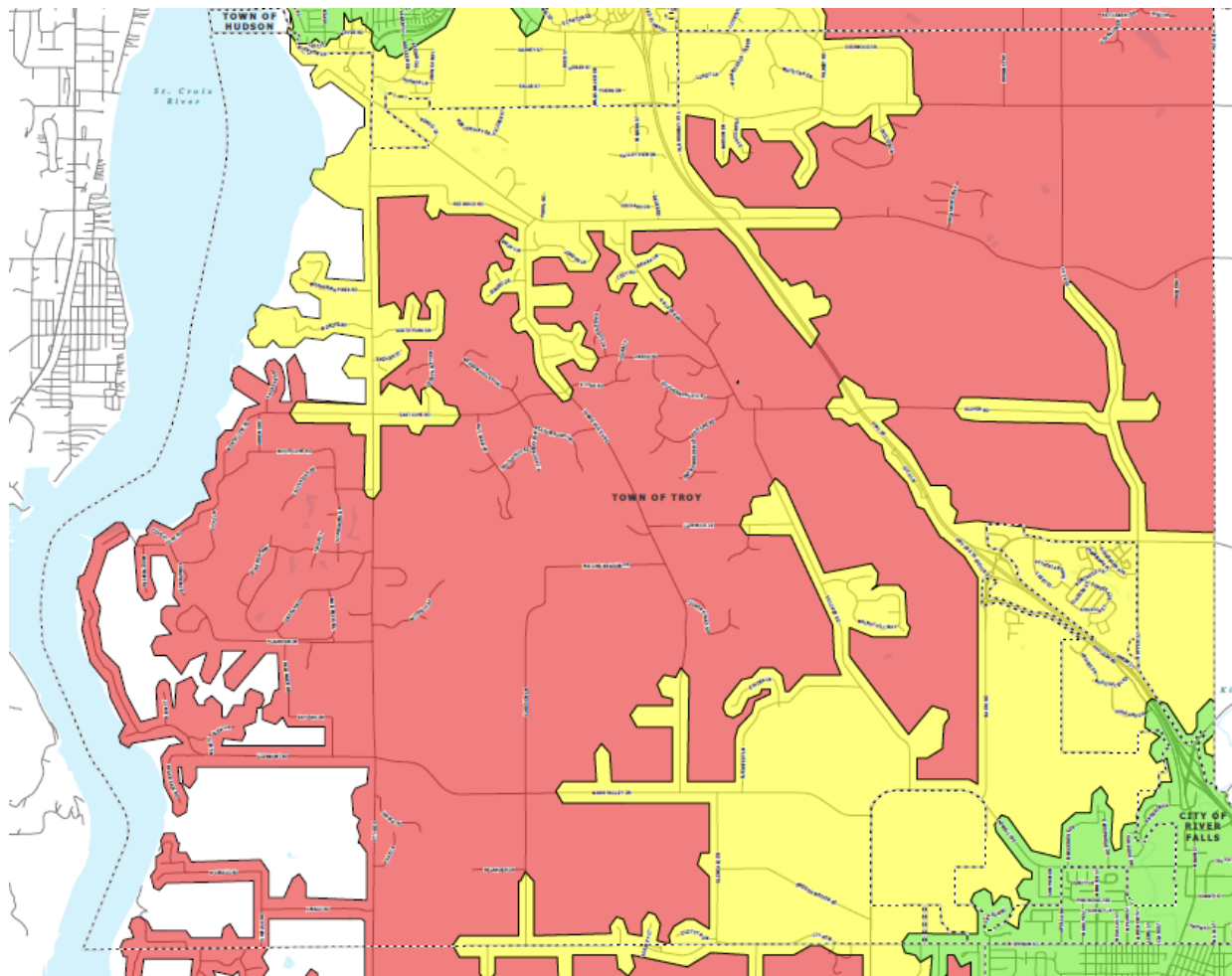
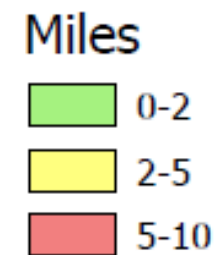
- Improved fire service for majority of Town residents
 - Shorter drive distances
 - More volunteers and equipment
 - Partial Full Time at Hudson Fire Station (if approved in 2026)
- Improved ISO/PPC scores for properties more than 5 miles from current fire stations
- Enhances Troy community pride and image
- Improves future fire service options
- Substation enhances future incorporation probability



Drive Distance From Fire Stations

Current

With Substation



RESOLUTION NUMBER 2025-01|
RESOLUTION AUTHORIZING THE TOWN BOARD TO CONSTRUCT BUILDING
PURSUANT TO SECTION 60.10(2)(f), WISCONSIN STATUTES

WHEREAS, the electors of the Town of Troy, St. Croix County, Wisconsin, have the ability to issue directives or grant authority to the Town Board at an annual or special meeting, pursuant to Section 60.10(2) of the Wisconsin Statutes; and

WHEREAS, Town Electors, pursuant to Section 60.10(2)(f) of the Wisconsin Statutes, may by Resolution, authorize the Town Board to construct buildings for use of the Town; and

WHEREAS, the Town of Troy Board appointed a subcommittee to propose actions to optimize the long term implementation of fire services from both a service improvement and cost perspective; and

WHEREAS, the City of Hudson and the Town of Troy have worked cooperatively in providing fire services to portions of the Town of Troy; and

WHEREAS, portions of the Town of Troy lie beyond five driving miles of the existing Hudson and River Falls fire stations, resulting in diminished response times, increased risk of material loss, and increased ISO PPC scores for many properties; and

WHEREAS, the construction of a fire substation within the Town will increase the number of residents and businesses within five miles of a fire station, improve response times, and provide operational advantages; and

WHEREAS, the presence of a fire substation may improve recruitment and retention of volunteer firefighters within the Town of Troy; and

WHEREAS, increasing fire response capacity, including staff and equipment, benefits all municipalities served by the Hudson Fire Department;

WHEREAS, the Troy Town Board and the Hudson City Council voted in September 2025, to enter into a Memorandum of Understanding, where the City of Hudson will collaborate with the Town to allow the Hudson Fire Department to expand fire service to approximately 90% of the Town of Troy and manage a Fire Substation, equipment, and personnel; and

WHEREAS, a Special Town Meeting of the electors has been called for this 29th Day of September, 2025, to vote on authorizing a grant of authority to the Town Board for the purpose of constructing a new building for the Fire Substation.

NOW THEREFORE, BE IT RESOLVED, that the Electors of the Town of Troy, convening in a Town Meeting on September 29, 2025, and by a majority vote of the eligible electors voting, hereby grant authority pursuant to sec. 60.10(2)(f) of the Wisconsin Statutes to the Town of Troy Town Board for the purpose of constructing a new building for a Fire Substation at a cost not to exceed Two Million Dollars (\$2,000,000). This grant of authority is general and continuing as it relates to the aforementioned building, unless such authority is rescinded or amended by Resolution at a subsequent meeting of the Town Electors.

BE IT FURTHER RESOLVED, the Town Clerk/Treasurer shall properly post or publish this Resolution as required under Section 60.80 of the Wisconsin Statutes, within 30 days of the below-noted adoption date.

MOTION BY: _____
SECOND BY: _____

Vote: _____ Aye(s)
_____ Nay(s)

DATED THIS 29st DAY OF SEPTEMBER, 2025

The undersigned, being the Town Chairperson and Clerk/Treasurer of the Town of Troy, do hereby affirm that the foregoing Resolution was duly adopted by the electors of the Town of Troy at a Town Meeting held on September 29, 2025.

Doug Rowen, Town Chairperson

April Fredrick - Town Clerk/Treasurer

Discussion and Action



TOWN *of* TROY