2026 Comprehensive Plan

LECR Boundary Review and Evaluation Draft 2/25/2026

For Plan Commission Discussion

Typical Commercial Property Development Criteria

- Location
- Accessibility
- Size, Shape, Expansion potential
- Topography
- Utilities (water, sewer, electricity, natural gas, fiber optics)
- Market Demand and demographics for retail
- Economics

Proposed LECR Boundary alterations

1. **Remove Area North of Vistas of St. Croix from LECR (both east and west side of 94)**
    a. No non-weight restricted road access
        i. Coulee Trail, Old 35, Glover Road would require upgrades
    b. Adjacent to residential developments and residential zoned property
    c. Residential and recreational travel routes
    d. Hanley Road Access to 35
    e. Additional 35 Interchange would need planning, approval, funding (halfway between Hanley and Radio)
    f. 2-5 Miles from Fire Station (with some New Roads)
    g. Recent Resident rezoning feedback
    h. Potential Redundant Electric Option (Xcel)

2. **Expand LECR in Flat Terrain east of Glover from 35 to County U**
    a. Terrain creates natural buffers (visual, noise, traffic) from residential and agricultural areas
    b. Redundant commercial compatible entry/exit (Hwy 35 (Glover) and U (New or Glover))
    c. WisDOT Planned Glover/35 Overpass and interchange upgrade

d. Minimal need to utilize current town road network for commercial traffic
e. 2 redundant fiber optic internet suppliers (Baldwin Lightstream, Pierce Pepin Cooperative)
f. Adjacent Electrical Substation
g. Potential Redundant Electric Option (Xcel)
h. 2-5 Miles from Fire Station (with New Roads)
i. Extra territorial Minimum Lot Sizes encourages commercial over residential development

3. **Confirm/Maintain LECR from Town Hall to Radio Road (West Side of 35)**
    a. 2014 Plan
    b. Redundant commercial compatible entry/exit (35 @Glover & Radio)
    c. WisDOT Planned Glover/35 Overpass and interchange upgrade
    d. Planned Troy Commerce Drive, Chinnock Extension, Luca Lane Reroute
    e. Minimal need to utilize current town road network for commercial traffic
    f. Existing Commercial/Institutional
        i. Town Services
        ii. Gilby's Street Department
        iii. Condo Garages
        iv. River City Disposal
        v. 5 Acres across from Town Hall
    g. 2 redundant fiber optic internet suppliers (Baldwin Lightstream, Pierce Pepin Cooperative)
    h. Adjacent Electrical Substation
    i. Potential Redundant Electric Option (Xcel)
    j. 1-3 Miles from Fire Station (with Chinnock Extension)
    k. Extra territorial Minimum Lot Sizes encourages commercial over residential development

4. Confirm LECR North of Radio Road (East Side of 35)
    a. 2014 Plan
    b. Existing Commercial/Institutional
        i. Melgard monument
    c. 2-5 miles from Fire Station
    d. Extra territorial Minimum Lot Sizes encourages commercial over residential development

5. Define Town Center District (resident and worker retail and services) around Town Property (Town Hall, Public Works, Disposal Center)
    a. 2023 Resident Survey
    b. Growing Resident/Worker Traffic
        i. Disposal Center (New Location) (residents)
        ii. Town Hall & Elections (residents)
        iii. Condo Garages (residents)
        iv. Vistas, Glover Station, Tribute subdivisions (residents)
        v. East Glover Commercial (workers)
        vi. Troy Commerce Drive Commercial (workers)
        vii. Glover Park (residents)
        viii. Hwy 35 Commuters (residents)
    c. Hwy 35 Pass-through traffic (avoid cities)

Create Troy Sanitary Evaluation District

Evaluate alternatives to private septic & well services and propose improvement plans if/when warranted

Options:

- Keep current private well and septic
- Create limited municipal water district
    - Contract with neighboring municipality
        - River Falls
        - Hudson
    - Create Troy capability
- Create limited municipal sewer district
    - Contract with neighboring municipality
        - River Falls
        - Roberts
        - Hudson
    - Create Troy capability