REZONING APPLICATION

Chapter 170, Section X and Section Z, Town of Troy Zoning Ordinance

File #: _____
Office Use Only

REQUEST

I hereby petition the Town of Troy Board of Supervisors to amend the zoning district as follows on the parcel described herein:

13.004 (Acres to be Rezoned) from AG (Existing Zoning District) to AG-RES (Proposed Zoning District)

APPLICANT INFORMATION

Applicant Name: DAN KUGEL OGDEN ENGINEERING CO.
Mailing Address: 1234 S. WASSON LANE RIVER FALLS, WI 54022
Daytime Phone: (715) 425-7631
E-mail: dkugel@ogdenengineeringinc.com

Owner (if not applicant): Nora & John Bennett
Mailing Address: 174 Carlson lane River Falls, WI 54022
Daytime Phone: (612) 986-7035
E-mail: norabennett@baldwin-telecom-net

SITE INFORMATION

Site Address: 174 CARLSON LANE, RIVER FALLS, WI 54022

Property Location: NE 1/4, NW 1/4, Sec. 29, T. 28 N., R. 19 W., Town of Troy *(Complete legal description must be attached.)*

Parcel Identification Number(s): 040-1111-50-201

☐ See attached application narrative and application procedure form.

FEES

Application Fee:		$_____	*(plus professional fees/expenses)*
Supplemental Application Fees:	$ _____x_____(# of additional requests)	$_____	
Total Fees:		**$**_____	

- All application fees must be submitted with application and are non-refundable.
- Additional fees paid as directed by the Town Clerk.
- Fees will be doubled for applications submitted after construction project initiated, and/or written enforcement action has commenced.

Applications are due on the **1st Monday** of each month. Applications will not be accepted until the applicant has met with the Zoning Administrator or his/her designee and it has been determined that all necessary information has been provided.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Applicant Signature: Dan Kugel **Date** 1-30-26

Owner (if not applicant) Signature: [signature] **Date** 1/24/26

OFFICE USE ONLY

Date Accepted: ___/___/___ Accepted By: _____

Fee Received: $_____ Receipt #: _____

All rezonings are to be consistent with the Town Comprehensive Plan, Town land use plans, Town ordinances and other applicable local plans. Your application will be reviewed by staff and presented to the Plan Commission for consistency with the following ordinances and plans: Troy Zoning Ordinance (Ch. 170), Troy Subdivision Ordinance (Ch. 135). It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Town of Troy office or on the Town website at: http://www.townoftroy.org.

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

1) Explain why you wish to rezone this property. Identify the proposed use if rezoned.
TO SPLIT THE EXISTING LOT INTO TWO LOTS. PROPOSED USE WILL BE THE SAME AS PRESENT USE.

2) Explain the compatibility of your proposed use with uses on existing properties in the vicinity of this site.
CURRENT USE IS (AND HAS BEEN) COMPATIBLE WITH EXISTING PROPERTIES. PROPOSED USE WILL BE THE SAME.

3) Explain any interaction that you have had in the past with the Town in which this property resides and elaborate on any concerns rasied.
NONE.

4) Explain how the proposed use will affect stormwater runoff, wetlands or will impact any Riverway areas.
NO AFFECT.

5) Discuss if the site has any wildlife, scenic or recreational value that should be protected or enhanced. Indicate if you are willing to pursue such efforts as part of your proposed use of the property.
NONE.

6) If the proposed use is residential development please submit a concept plan of an anticipated lot layout and describe any significant features on the site (wetlands, floodplain, poor soils, steep slopes, etc.) that either support development or are challenging.
SAME USE.

7) Discuss any additional issues your feel that supports the consistency of your proposed use with Troy ordinances and plans.
CURRENT LOT HAS ONE HOUSE ON IT. AFTER THE LOT SPLIT, LOT 2 MAY HAVE A HOUSE ON IT IN THE FUTURE. IT'S LOCATION AND CONSTRUCTION WILL BE PER TOWN/COUNTY CODES.

- ☐ ***Original plus 10 copies*** of application packet to include:
- ✓ ☐ Aerial Photo (can be obtained from County website at www.saint-croix.wi.us, click *Land Information Online*)
- ✓ ☐ Scaled map with **exact** boundaries of parcel to be rezoned.
- ☐ Drawing: to include short term or long term plans for the property identifying future use, density, layout etc.
- ☐ Completed rezoning questionnaire (page 3 of the application).
- ☐ Intersection Warrants Analysis if required *
- ☐ Property's most recent tax bill (this can be obtained at the County Treasurer's office) for proof of ownership.
- ✓ ☐ List of all adjoining land-owner names and mailing addresses (includes properties across roadways).
- ✓ ☐ Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
- ☐ **Application fee** (non-refundable) payable to: **Town of Troy**.
- ☐ Letters to adjacent landowners with stamped envelopes (please leave unsealed)
- ☐ Other submittals required by Town staff: _____

* You may be required to conduct an "Intersection Warrants Analysis" study to determine the traffic impact, and address safety concerns on major roadways. This study is conducted and financed by you and reviewed by Cedar Corporation (call with questions at 800-472-7372).

Please Note: Application materials should not include covers, binders or envelopes. Application packets should be collated and either stapled or paper clipped in the upper left-hand corner. All maps, plans, and engineering data must be submitted on paper no larger than 11x17.

GENERAL REZONING PROCEDURE

The following process takes anywhere from 60 to 90 days to complete.

Step 1, Pre-Application Meeting: Prior to submitting an application the landowner or their agent must schedule a meeting with the Town of Troy staff to discuss the application and the process.

Step 2, Application Submittal and Review: Applications are due on the **1st Monday** of the month. Applications will not be accepted if the applicant has not met with staff prior to submitting an application. The application must include all items identified on the checklist. After a preliminary review, additional information may be requested. Once it has been determined that all requested information has been obtained the application will undergo a staff review.

Step 3, Public Hearing: All rezoning requests are subject to a public hearing before the Town of Troy Plan Commission. A notice of the hearing is published in local newspapers for 2 weeks prior to the scheduled hearing date. At least 10 days prior to the public hearing, notice of the hearing is also sent to all adjacent property owners lying within 300 feet of area proposed to be rezoned and to the clerk of any town within 1,000 feet of the property. Hearings are typically held on the 1st Thursday of the month (subject to change) following completion of the staff review.

Step 4, Troy Town Board Approval: Upon review by the Plan Commission, a recommendation is forwarded to the Town Board for action at their next regularly scheduled meeting. If approved by the Town Board, the rezoning is complete, pending any conditions that may have been placed on the approval and pending St. Croix County approval of the Official Town of Troy Zoning Map.

This is a summary of the rezoning procedure and is subject to the specific requirements and procedures identified in Chapter 170, Section X and Section Z of the Town of Troy Zoning Ordinance.