Cedar corporation

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MEMO

DATE:	February 26, 2026
TO:	Town of Troy Plan Commission
FROM:	Robert Jones
REGARDING:	Final Plat – Glen Oaks – PID 040-1159-80-200

1. BACKGROUND INFORMATION

Terrain Inventory, LLC received contingent Preliminary Plat approval for the Glen Oaks subdivision (9 residential lots and 2 outlots) following Plan Commission recommendation and Town Board action in February 2026.

The approximately 33.56-acre parcel is zoned Agricultural-Residential (AG-RES) and is located at the terminus of Glen Circle. The subdivision proposes a new public Town road, Glen Oaks Drive, extending approximately 880 feet to the north from Glen Circle and creates nine (9) residential lots.

Key milestones in the approval process include:

1. **September 4, 2025 – Concept Review:** Plan Commission discussion regarding cul-de-sac length, stormwater ownership, roadway slopes, and access.
2. **January 8, 2026 – Plan Commission Preliminary Plat Review:** tabled for further development.
3. **January 28, 2026 – Final Plat Application:** to be considered by the Plan Commission in March
4. **February 5, 2026 – Plan Commission Preliminary Plat Review:** recommended approval of the Preliminary Plat subject to conditions.
5. **February 19, 2026 – Town Board Preliminary Plat Review:** approval contingent upon final engineering approval, Developer's Agreement execution, financial surety, and finalization of HOA and stormwater maintenance documents.

2. PROPOSAL

The Final Plat, file dated February 25, 2026, for Glen Oaks proposes:

1. Creation of Lots 1-9.
2. Dedication of public right-of-way for Glen Oaks Drive
3. Dedication of public right-of-way over the existing road easement for the future extension of Glen Circle.

4. Creation of Outlot 1 (stormwater management facility) to be owned proportionally (1/9 interest) by Lots 1–9 and governed by a recorded Maintenance and Monitoring Agreement.
5. Creation of Outlot 2 to provide access to the adjacent existing residential parcel (241A Glen Circle).

The Final Plat is limited to the lands included in the approved Preliminary Plat and does not expand the scope of development beyond that approval. **Pursuant to §135-5.B and Wis. Stat. §236.11(1)(b), a final plat is entitled to approval if it conforms substantially to the approved preliminary plat.**

3. ASSOCIATED DOCUMENTS STATUS

The following documents are required as a part of Final Plat approval. The status is of each itemized below:

1. **Executed Developer's Agreement –** signed by Developer February 24, 2026
2. **Approved construction cost estimate –** January 26, 2026
3. **Posted financial surety (120% performance bond or Letter of Credit) –** revised to address staff comments, draft received on February 24, 2026
4. **Executed and recordable Stormwater Maintenance Agreement –** revised according to staff comments, signed by Developer February 24, 2026
5. **HOA Declarations and Bylaws –** attached to Developer's Agreement February 24, 2026
6. **Evidence of required County and WDNR permits –** required by Town Board prior to construction
7. **Utility approvals (including transmission easement crossing) –** required by Town Board prior to construction
8. **Town Engineer's approval of Final engineering plans, stormwater management documents, and erosion control measures –** required by Town Board prior to construction

4. STAFF REVIEW COMMENTS

Staff find that:

1. The Final Plat substantially conforms to the approved Preliminary Plat (comparison document attached).
2. All lots meet AG-RES lot area requirements.
3. Roadway design and public right-of-way dedication are consistent with approved engineering plans.
4. Stormwater facilities and long-term maintenance mechanisms have been revised to address the Plan Commission concerns.
5. Required legal instruments (Developer's Agreement, HOA documents, Maintenance Agreement, financial surety) are either finalized or in final review and must be executed prior to Town Board action.
6. The Final Plat document appears to meet the technical requirements of Chapter 135 and Wis. Stat. Chapter 236.

5. DRAFT MOTIONS FOR PLAN COMMISSION CONSIDERATION

Possible Motion to Recommend Approval of Final Plat

I move that the Plan Commission recommend Town Board approval of the Final Plat for Glen Oaks, PID 040-1159-80-200, having found that the Final Plat substantially conforms to the approved Preliminary Plat and complies with Chapter 135 of the Town Code, subject to the following conditions:

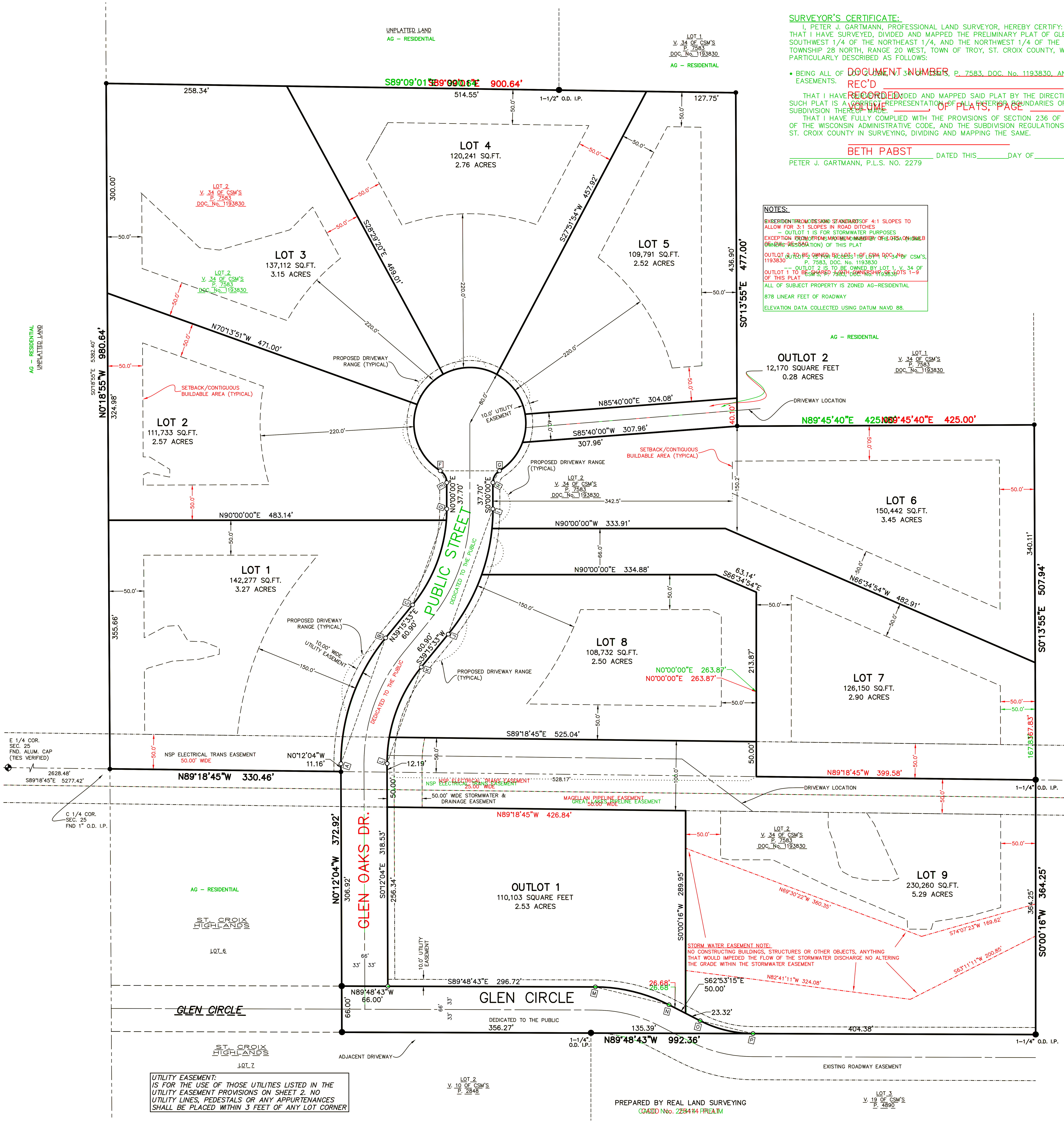
1. The Developer's Agreement, financial surety, HOA documents, and Stormwater Maintenance Agreement shall be approved by Town staff and the Town Attorney and executed prior to Town Board certification.
2. The applicant shall provide copies of all required permits and approvals from St. Croix County, Wisconsin DNR, and all easement rights holders prior to construction.
3. Final engineering plans, stormwater management documents, and erosion control measures shall receive written approval from the Town Engineer prior to commencement of construction.
4. The Town Chairperson is authorized to certify Town approval on the plat document following verification that all conditions are satisfied.
5. The Town Clerk-Treasurer is authorized sign the certificate regarding taxes or special assessments.
6. The applicant shall provide a true and complete copy of the recorded Final Plat to the Town within 15 days of recording.

Possible Motion to Table

I move that the Plan Commission table consideration of the Glen Oaks Final Plat to allow additional time for completion or execution of required legal and engineering documents prior to forwarding a recommendation to the Town Board.

6. ATTACHMENTS

1. Preliminary Plat / Final Plat graphic overlay



UTILITY EASEMENT:
IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

PREPARED BY REAL LAND SURVEYING
CADD No. 254114 PREL

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PRELIMINARY PLAT OF GLEN OAKS, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, TOWNSHIP 28 NORTH, RANGE 20 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOT 2 CSM, V. 34 OF CSM'S, P. 7583, DOC. No. 1193830, AND BEING SUBJECT TO EXISTING EASEMENTS.

DOCUMENT NUMBER
REC'D ______
RECORDED:
VOLUME ______, OF PLATS, PAGE ______

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF B & R PROPERTIES, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF SOMERSET AND ST. CROIX COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

BETH PABST
______ DATED THIS______DAY OF______, 2025
PETER J. GARTMANN, P.L.S. NO. 2279

NOTES:

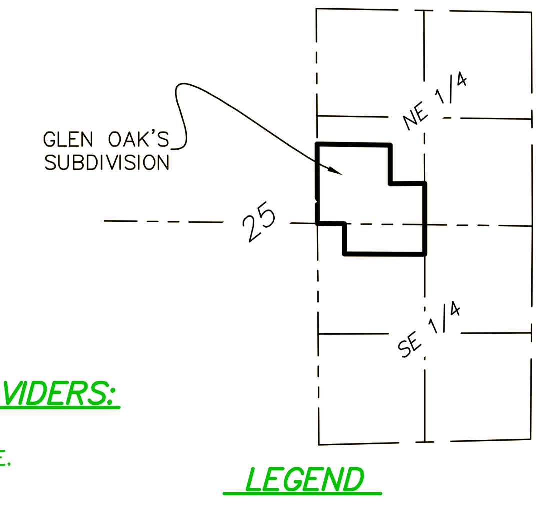
EXCEPTION FROM DESIGN STANDARDS OF 4:1 SLOPES TO ALLOW FOR 3:1 SLOPES IN ROAD DITCHES
– OUTLOT 1 IS FOR STORMWATER PURPOSES
EXCEPTION FROM FROM MAXIMUM NUMBER OF LOTS ON BULB OF CUL-DE-SAC
– OUTLOT 1 IS TO BE OWNED BY THE HOA (HOME OWNERS ASSOCIATION) OF THIS PLAT
OUTLOT 2 TO BE OWNED BY LOT 1 OF CSM DOC. No. 1193830
– OUTLOT 2 IS FOR ACCESS TO LOT 1 V. 34 OF CSM'S, P. 7583, DOC. No. 1193830
-- OUTLOT 2 IS TO BE OWNED BY LOT 1, V. 34 OF CSM'S, P. 7583, DOC. No. 1193830
OUTLOT 1 TO BE SHARED 1/9TH OWNERSHIP OF LOTS 1–9 OF THIS PLAT

ALL OF SUBJECT PROPERTY IS ZONED AG–RESIDENTIAL

878 LINEAR FEET OF ROADWAY

ELEVATION DATA COLLECTED USING DATUM NAVD 88.

LOCATION SKETCH
OF THE E 1/2 OF SECTION 25



LANDOWNERS/SUBDIVIDERS:
– TERRAIN INVENTORY, LLC.
13918 E. MISSISSIPPI AVE.
STE. 60183
AURORA CO. 80012

APPROVING AUTHORITIES:
– TOWN OF TROY
– ST. CROIX COUNTY

OBJECTING AUTHORITIES
– DEPARTMENT OF ADMINISTRATION

SURVEYOR
– PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701

LEGEND
- EXISTING SLOPES IN EXCESS OF 25%
- EXISTING SLOPES BETWEEN 20–25%
- EXISTING BUILDING
- EXISTING CONCRETE SURFACE
- EXISTING BITUMINOUS SURFACE
- EXISTING WETLANDS
- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING TRAFFIC SIGN
- EXISTING ELECTRIC PEDESTAL
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SANITARY CLEANOUT
- EXISTING TREE LINE
- SOIL BORING LOCATIONS
- FND. 1" IRON PIPE
- FND. 2" IRON PIPE UNLESS OTHERWISE NOTED
- SET 1-1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS.
- UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE
- ( ) RECORDED AS

BEARINGS REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 25, ST. CROIX COUNTY COORDINATE SYSTEM, ST. CROIX COUNTY BEARINGS OF S.01°18'55"E..

ABBREVIATIONS:
ALUM. – ALUMINUM
B.C. – BRONZE CAP
CL – CENTER LINE
COR. – CORNER
CSM. – CERTIFIED SURVEY MAP
C.T.H. – COUNTY TRUNK HIGHWAY
DOC. – DOCUMENT
E. – EAST
FND. – FOUND
LBS/LF – POUNDS PER LINEAR FOOT
MON. – MONUMENT
N. – NORTH
No. – NUMBER
– NUMBER
NE – NORTHEAST
NW – NORTHWEST
O.D. – OUTSIDE DIAMETER
OL – OUTLOT
P.L.S. – PROFESSIONAL LAND SURVEYOR
R/W – RIGHT OF WAY
S. – SOUTH
SE – SOUTHEAST
SEC. – SECTION
SQ.FT. – SQUARE FEET
S.T.H. – STATE TRUNK HIGHWAY
SW – SOUTHWEST
V. – VOLUME
P. – PAGE
U.S.H. – UNITED STATES HIGHWAY
W.– WEST

CURVE DATA ABBREVIATIONS:
DELTA – CENTRAL ANGLE
CHD BR – CHORD BEARING
CHD – CHORD LENGTH
TAN – TANGENT

SCALE: 1" = 80' (0, 40, 80, 160)

AG – RESIDENTIAL

CURVE TABLE

CURVE No.	LOT No.	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A–B		194.91'	283.00'	039°27'37"	191.08'	N19°31'45"E	N00°12'04"W	N39°15'33"E
C–D		148.69'	217.00'	039°15'33"	145.80'	N19°37'47"E	N39°15'33"E	N00°00'00"E
	1	132.57'	217.00'	035°00'13"	130.52'	N21°45'27"E	N39°15'33"E	N04°15'20"E
	2	16.12'	217.00'	004°15'20"	16.11'	N02°07'40"E	N04°15'20"E	N00°00'00"E
E–F		20.24'	20.00'	057°59'40"	19.39'	N28°59'50"W	N00°00'00"E	N57°59'40"W
F–G		413.28'	80.00'	295°59'21"	84.80'	N90°00'00"E	N57°59'40"W	S57°59'40"W
	2	108.58'	80.00'	077°45'50"	100.43'	N19°06'45"W	N57°59'40"W	N19°46'09"E
	3	58.28'	80.00'	041°44'31"	57.00'	N40°38'25"E	N19°46'09"E	N61°30'40"E
	4	80.05'	80.00'	057°19'54"	76.75'	S89°49'23"E	N61°30'40"E	S61°09'26"E
	5	72.19'	80.00'	051°42'20"	69.77'	S35°18'16"E	S61°09'26"E	S09°27'06"E
	OL 2	41.01'	80.00'	029°22'21"	40.56'	S05°14'05"W	S09°27'06"E	S19°55'15"W
	6	53.16'	80.00'	038°04'25"	52.19'	S38°57'28"W	S19°55'15"W	S57°59'40"W
G–H		20.24'	20.00'	057°59'40"	19.39'	S28°59'50"W	S57°59'40"W	S00°00'00"E
I–J		193.91'	283.00'	039°15'33"	190.14'	S19°37'47"W	S00°00'00"E	S39°15'33"W
	6	27.94'	283.00'	005°39'21"	27.92'	S02°49'41"W	S00°00'00"E	S05°39'21"W
	7	67.77'	283.00'	013°43'13"	67.61'	S12°30'58"W	S05°39'21"W	S19°22'34"W
	8	98.21'	283.00'	019°52'59"	97.72'	S29°19'04"W	S19°22'34"W	S39°15'33"W
K–L		149.45'	217.00'	039°27'37"	146.51'	S19°31'45"W	S39°15'33"W	S00°12'04"E
	8	111.49'	217.00'	029°26'14"	110.27'	S24°32'26"W	S39°15'33"W	S09°49'19"W
	9	37.96'	217.00'	010°01'23"	37.91'	S04°48'37"W	S09°49'19"W	S00°12'04"E
M–N		109.49'	233.00'	026°55'28"	108.49'	S76°20'59"E	S89°48'43"E	S62°53'15"E
O–P		78.48'	167.00'	026°55'28"	77.76'	S76°20'59"E	S62°53'15"E	S89°48'43"E

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

TERRAIN INVENTORY, LLC, GRANTOR TO
______, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, TELEPHONE, CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THIS PLAT FOR STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

BUILDABLE AREA:

LOT	SQ.FT.	ACRES
1	40,843	0.94
2	28,720	0.66
3	24,471	0.56
4	35,359	0.81
5	31,312	0.72
6	49,646	1.14
7	44,053	1.01
8	32,063	0.74
9	40,110	0.92

COUNTY PLAT OF
PRELIMINARY COUNTY PLAT OF
GLEN OAKS

IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, TOWNSHIP 28 NORTH, RANGE 20 WEST,
TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN
BEING ALL OF LOT 2 OF V. 34 OF CSM'S, P. 7583, DOC. No. 1193830

SHEET 1 OF 2 SHEETS