DRAFT

PLAN COMMISSION MEETING
Town of Troy
February 5, 2026
Hudson Wisconsin 54016

Members Present: Doug Rowen**,** Alicia Schneider, David Wolf, Warren Vollmar

Members Absent: John Bjorseth, Dean Albert, Pete Hawksford

Staff Present: Rob Jones, David Carlson

Recording Secretary: Amanda Randall

Others present: Doug Zahler, Scott Cerveny, Gary Moelter, Brian Moelter, Cody Moelter

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input
4. Approve minutes of January 8, 2026 Plan Commission meeting;
5. Consideration and possible action on:
   Applicant: Terrain Inventory, LLC
   Site Location: 241A Glen Circle
   PID 040-1159-80-000
   Request: Preliminary plat review of Glen Oaks Subdivision and possible recommendation to the Town Board
6. Consideration and possible action on recommending a Farm Plan (Conservation Easement) to the Town Board:
   Applicant: Tim Morrow
   Site Location: 50 Glendale Drive, River Falls, WI
   PID: 040-1124-40-001
   Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program to the Town Board.
7. Consideration and possible action on recommending a rezoning to the Board:
   Applicant: Tim Morrow
   Site Location: 50 Glendale Drive, River Falls, WI
   PID: 040-1124-40-001
   Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program to the Town Board.
8. Consideration and possible action recommending approval of a Preliminary Survey Map:
   Applicant: Tim Morrow
   Site Location: 50 Glendale Drive, River Falls, WI
   PID: 040-1124-40-001
   Request: Preliminary Survey Map approval to the Town Board

9. Correspondence
10. Potential items for future meetings
11. Adjourn.

AGENDA:

1. Call to order

Plan Commission Chair Doug Rowen called the meeting of the Troy Plan Commission to order at 6:00 p.m.

2. Roll Call

Present were Doug Rowen, Alicia Schneider, David Wolf, and Warren Vollmar.

3. Public Input

There was no public input.

4. Approve minutes of January 8, 2026 meeting:

The minutes of the January 8, 2026 Plan Commission meeting were previously distributed. **Warren Vollmar moved to approve the minutes of the January 8, 2026, Plan Commission meeting. David Wolf seconded. Motion carried.**

5. Discuss and consider preliminary plat review for Terrain Inventory, 241A Glen Circle, PID 040-1159-80-000; applicant is proposing a residential subdivision

This application was discussed and tabled at the January Plan Commission meeting to allow the applicant to address identified issues and ensure a complete and internally consistent application prior to a recommendation to the Town Board. Following the January Plan Commission meeting, Town Staff held three working meetings with the applicants to review revisions and resolve outstanding issues. The resulting application includes a revised application that addressed: lot compliance (all lots meet the 2.50-acre size requirement); cul-de-sac and roadway details (including 3:1 slope areas, signage and legal roadway termination details); driveways and access (driveway locations are now shown and shared driveways were eliminated); stormwater management (significant refinement to modeling was done); stormwater ownership and maintenance (agreements were revised to clearly define responsibility and corrective action procedures); and document consistency (terminology was reviewed and revised for consistency).

Rob Jones gave a summary of the revised application. He noted that changes to the plat itself were minor; the biggest change from the preliminary plat was treatment of the existing end of Glen Circle. There will be a Y-turnaround and Dead End Road signage will be increased. The stormwater design did not change much but the reporting was refined. Outlot 1 is fractionally owned by all nine residential lots; the Homeowners Association is the entity in charge of enforcing the maintenance agreement terms. If the HOA is disbanded or fails to perform maintenance, legal responsibility will fall back to the lot owners, and they may be assessed for maintenance cost by the Town. He also noted that the applicant has made Final Plat application for the March meeting. Town Attorney Ron Siler drafted a letter explaining two deviations from the Town's normal boilerplate language for Developer's Agreements: the 1/9 fractional ownership and the timing of the final plat with lot sales and road construction. Building permits can be issued only after the Town's final acceptance of the improvements. The surety bond is also in place. Street names were discussed; as Glen Circle will most likely extend to the east in the future, the cul-de-sac should have a new street name compliant with St. Croix County naming ordinance

Doug Rowen noted that in the last paragraph of the stormwater maintenance agreement that discusses duty to provide maintenance, the phrase "lien against the property" is vague. Rob Jones will follow up with Ron Siler to modify the language for clarity.

Alicia Schneider moved that the Plan Commission recommend to the Town Board approval of the Glen Oaks Preliminary Plat dated February 2, 2026, having reviewed and revised application materials and considered the criteria for subdivision approval and exceptions to design standards, subject to the following conditions:

1. Final engineering plans, stormwater management documents, and erosion control measures shall receive written approval from the Town Engineer prior to commencement of construction.

2. The Developer's Agreement, financial surety, HOA bylaws, declarations, and stormwater maintenance agreement shall be approved by Town staff and Town Attorney and executed by all parties prior to final plat approval.

3. 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.

4. The Town Chairperson and Clerk/Treasurer are authorized to execute final approval documents following staff verification of compliance.

David Wolf seconded. Roll call vote, all ayes. Motion carried.

6. Consideration and possible action on recommending a Farm Plan (Conservation Easement) to the Town Board:

Applicant: Tim Morrow
Site Location: 50 Glendale Drive, River Falls, WI
PID: 040-1124-40-001
Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residentil (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program to the Town Board.

The applicant, Timothy Morrow, requests Plan Commission review of three coordinated actions: Farm Plan approval under Town Code Chapter 135; rezoning of the parcel from AG to AG-RES; and Certified Survey Map (CSM) approval of a minor subdivision. The subject property is approximately 75.4 acres, which is proposed to be encumbered by a Farm Plan conservation easement and then rezoned from AG to AG-RES. The southern 36.4-acre parcel on the west side of Glendale Drive, north of Swedish Mission Road, would then be subdivided by CSM to create one new lot of 8.9 acres containing the existing home and associated agricultural buildings. The applicant's intent is to separate the farmstead from the surrounding agricultural acreage, with the remainder to continue to be used as agricultural land. There is a pending purchase agreemtn for the remnant agricultural property to continue to farm it and has no current plans to use the associated development rights.

Doug Zahler of Auth Consulting spoke for the application. The original CSM shows Outlot 1 but after receiving feedback from St. Croix County, he has updated the CSM to show it as Lot 2. Both maps show the same date; he will update the new map with today's date to eliminate any confusion. He will add the driveway location and setbacks as required to be shown since it is now a lot. He noted all the required documents have been prepared. He explained that the CSM does not show the 40-acre parcel to the north as the County does not require that to be mapped. All the Morrow property is being sold, including the land on the east side of Glendale Drive.

Rob Jones reviewed the application and discussed the approval process. Due the nature of the request and approval process time constraints, Chair Rowen determined the required public hearing could be

held before the February Town Board meeting as allowed by Town Ordinance. The Town Attorney will need to make some minor modifications to the Farm Plan due to the Outlot now being a Lot. He also noted this property falls outside the City of River Falls extraterritorial plat review authority.

Warren Vollmar moved that the Plan Commission finds that the Farm Plan submitted by Timothy P. Morrow conforms to Chapter 135 and recommends approval to the Town Board with the following contingencies:

1. The designation on the CSM be changed to Lot 2 from Outlot 1 and all related documents be re-dated.
2. The Conservation Easement shall be executed by the Grantor and any mortgage holders prior to Town Board action.
3. The Town Chairperson and Clerk/Treasurer are authorized to certify Town approval of the Conservation Easement and all related Farm Plan documents.

Alicia Schneider seconded. Roll call vote, all ayes. Motion carried.

7. Consideration and possible action on recommending a rezoning to the Town Board:

Applicant: Tim Morrow
Site Location: 50 Glendale Drive, River Falls, WI
PID: 040-1124-40-001
Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program to the Town Board.

Warren Vollmar moved that the Plan Commission finds that the subject land is better suited for residential use within the AG-RES district, that the request is consistent with the Town of Troy Comprehensive Plan, and that the rezoning will not impair adjacent agricultural uses. Therefore, the Plan Commission recommends that the Town Board approve the rezoning from AG to AG-RES, subject to the following conditions:

1. That a public hearing on the rezone be held prior to the February Town Board meeting.
2. The Town Board approves the associated Farm Plan.
3. The Town Board conducts the required public hearing and finds no testimony or evidence that is inconsistent with the Plan Commission's understanding of the project or its recommendation.

Alicia Schneider seconded. Roll call vote, all ayes. Motion carried.

8. Consideration and possible action on recommending approval of a Preliminary Survey Map to the Town Board:

Applicant: Tim Morrow
Site Location: 50 Glendale Drive, River Falls, WI
PID: 040-1124-40-001
Request: Preliminary Survey Map approval to the Town Board

Warren Vollmar moved that the Plan Commission finds that the Certified Survey Map dated January 27, 2026, meets the requirements of Chapter 135 and recommends approval to the Town Board with the following contingencies:

1. Approval of the Farm Plan and rezoning.
2. Recording of the Conservation Easement concurrently with the CSM.
3. Authorization for the Town Chairperson to sign the CSM on behalf of the Town.

Alicia Schneider seconded. Discussion. Alicia Schneider made a friendly amendment to change the date on the map to the date the map is updated to in order to clarify which map is being approved; Warren Vollmar agreed. Roll call vote, all ayes. Motion carried.

6. **Correspondence**

Doug Rowen discussed Assembly Bill 885 that would impact extraterritorial plat review authority for cities and villages; he is holding a coffee discussion this Saturday for any interested or impacted residents. He encouraged everyone to contact their representatives with comments. The packet also included a Riverway violation letter from St. Croix County for informational purposes.

7. **Potential items for future meetings**

The Town currently has two applications for the March meeting. Hopefully, the Commission will also be able to review a rough draft of the Comprehensive Plan updates. The March meeting will also include discussion on creating an institutional zoning district.

8. **Adjourn**

Warren Vollmar moved to adjourn the meeting of the February 5, 2026, Plan Commission at 7:17 p.m. David Wolf seconded. Motion carried.