TOWN of TROY
ST. CROIX COUNTY, WI

654 Glover Road, Hudson, WI 54016
Phone: (715) 425-2665 Fax: (715) 425-2551
Office Hours: Monday - Thursday 9:00 — 12:30

TOWN LAND USE APPLICATION FORM

THIS COMPLETED APPLICATION FORM, ALL REQUIRED PAPERWORK AND FEES MUST BE RECEIVED BY THE TOWN CLERK, TOWN ENGINEER AND TOWN ATTORNEY BY noon ON THE FIRST OF THE MONTH (one month prior to the Plan Commission meeting at which the application will be heard).

The Plan Commission routinely meets on the I st Thursday of every month.

Name: Tim Morrow
Address: 2056 81st St. Balsam Lake, WI 54810
Phone #: 715-497-8356 Email address: timmorrow499@yahoo.com

LOCATION OF PROPERTY (Street Address & Parcel Identification Number): 50 Glendale Drive River F
Part of the SW1/4 of the NE1/4 and part of the NW1/4 of the SE1/4, Section 33, T28N, R19W. 04(

REQUEST FOR: (Circle one) Concept Review, C.S.M, C.S.M Expedited Review, Preliminary Plat, and Final Plat. **(See page 3 of application for application fees)**
Describe what you are proposing to do (be specific): I own approximately 195 acres of land in Sections
71 acres lies on the west side of Glendale Drive. I am dividing the home and outbuildings from the
The land use will remain the same.

(ATTACH EXTRA SHEETS AS NECESSARY)

All landowners, developers or agents of, shall pay professional review fees equal to the actual cost to the town for fees and disbursements incurred by it for professional review of any farm plan, concept plan, preliminary plat, final plat, certified survey map or separate application to transfer development rights. "Professional review" is the independent review of such plans or proposals on behalf of the town, including,

planners, engineers, surveyors, attorneys and any other professional employees or consultants consulted by the town. Please refer to the Town Code, Chapter 135 -Subdivision of Land: Article IV (Recovery of Town Costs).

FOR TOWN USE ONLY:

Property Owner's Signature _____

Date Recd. _____

Notices Sent _____

Complete _____

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 33, T28N, R19W, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:

TIMOTHY P MORROW
2056 81ST ST
BALSAM LAKE, WI 54810

SURVEYOR:

DOUG ZAHLER
AUTH CONSULTING & ASSOCIATES
2920 ENLOE STREET
SUITE 101
HUDSON, WI 54016

STATE OF WISCONSIN
DOUGLAS J. ZAHLER
S-2145
HUDSON, WI
LAND SURVEYOR

Douglas J. Zahler
11/24/2025

FIELDWORK COMPLETED 11/21/25

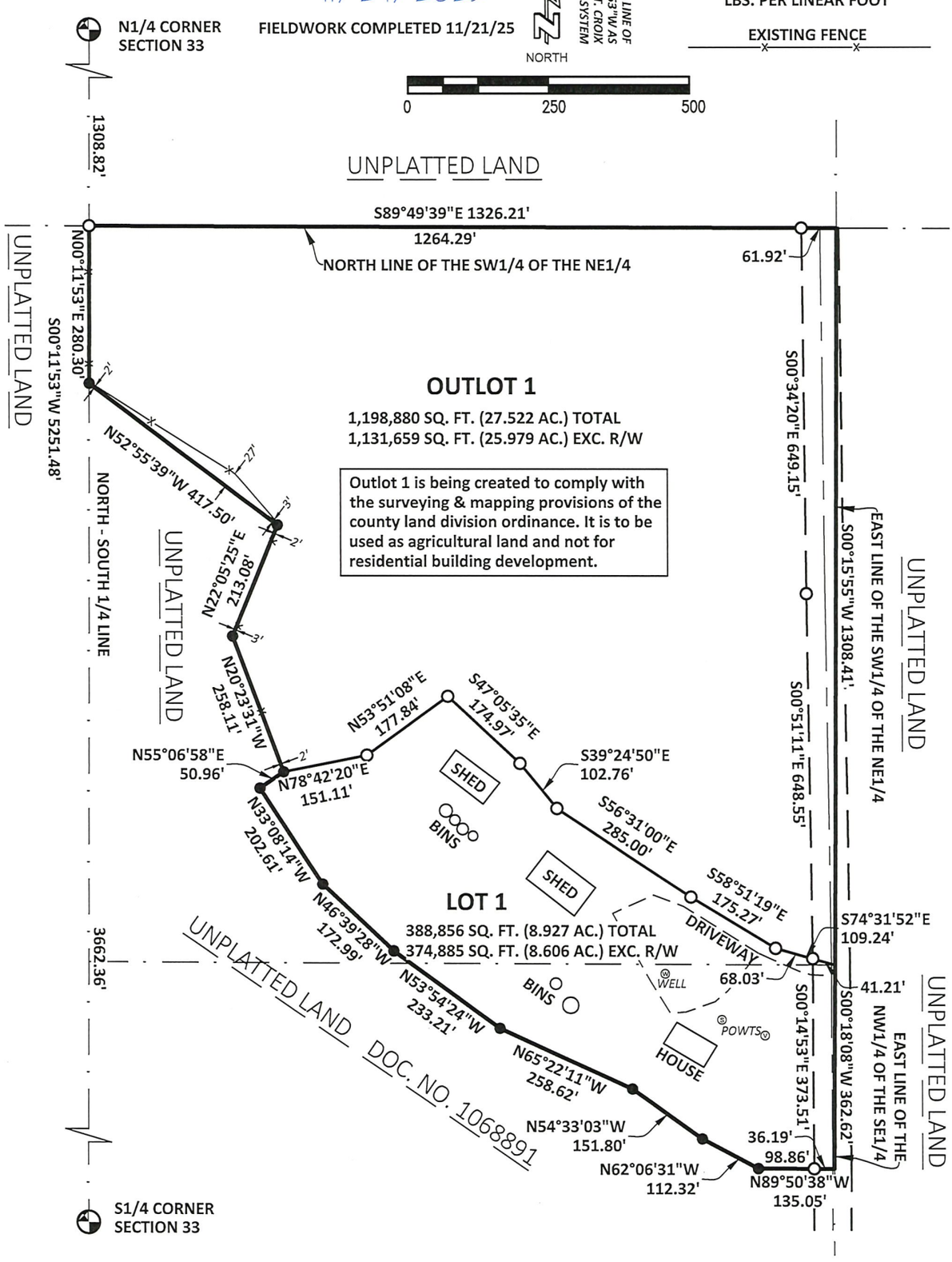
THE NORTH-SOUTH QUARTER LINE OF SECTION 33 BEARS S00°11'53"W AS REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

NORTH

0 250 500

LEGEND

- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
- FOUND 1/2" DIAMETER REBAR
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- EXISTING FENCE



THIS INSTRUMENT DRAFTED BY: DOUG ZAHLER JOB NO. 8598-001 DATE: 11/24/2025

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 33, T28N, R19W, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:

TIMOTHY P MORROW
2056 81ST ST
BALSAM LAKE, WI 54810

SURVEYOR:

DOUG ZAHLER
AUTH CONSULTING & ASSOCIATES
2920 ENLOE STREET
SUITE 101
HUDSON, WI 54016

SURVEYOR'S CERTIFICATE:

I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Tim Morrow, I have surveyed, divided and mapped a part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter corner of said Section 33; thence, along the North -South 1/4 line of said Section 33, S00°11'53"E a distance of 1308.82 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter and the point of beginning; thence, along the north line of said Southwest Quarter of the Northeast Quarter, S89°49'39"E a distance of 1326.21 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence along the east line of said Southwest Quarter of the Northeast Quarter, S00°15'55"W a distance of 1308.41 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence along the east line of said Northwest Quarter of the Southeast Quarter, S00°18'08"W a distance of 362.62 feet; thence, along the boundary of that parcel of land described on Document Number 1068891, St. Croix County Register of Deeds, N89°50'38"W a distance of 135.05 feet; thence along said boundary, N62°06'31"W a distance of 112.32 feet; thence along said boundary, N54°33'03"W a distance of 151.80 feet; thence along said boundary, N65°22'11"W a distance of 258.62 feet; thence along said boundary, N53°54'24"W a distance of 233.21 feet; thence along said boundary, N46°39'28"W a distance of 172.99 feet; thence along said boundary, N33°08'14"W a distance of 202.61 feet; thence along said boundary, N55°06'58"E a distance of 50.96 feet; thence along said boundary, N20°23'31"W a distance of 258.11 feet; thence along said boundary, N22°05'25"E a distance of 213.08 feet; thence along said boundary, N52°55'39"W a distance of 417.50 feet to said north - south quarter line; thence along said quarter line, N00°11'53"E a distance of 280.30 feet to the point of beginning. Containing 36.449 acres of land. Subject to right-of-way for Glendale Drive as shown and subject to all easements, restrictions and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Troy in surveying and mapping the same.

Douglas J. Zahler 11/24/2025

Douglas J. Zahler, RLS #2145 Date
Auth Consulting & Associates
2920 Enloe St. Suite 101
Hudson, WI 54016
(715) 386-2007
dzahler@authconsulting.com

STATE OF WISCONSIN
DOUGLAS J. ZAHLER
S-2145
HUDSON, WI
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY: DOUG ZAHLER JOB NO. 8598-001 DATE: 11/24/2025

SE - SW
SW
SW - SE
28
SE - SE
SE
1
27
SW
MANN VALLEY DR
SW - SW
NE - NW
NW - NE
GLENDALE DR
NE - NE
NW - NW
TOWN OF TROY
NW
SE - NW
NE
NW
MORROW PROPERTY
SW - NE
SE - NE
SW - NW
CSM
33
SWEDISH MISSION RD
NE - SW
34
6
NW - SE
NE - SE
NW - SW
SW
4
SE - SW
SE
SW
5
SW - SE
SE - SE
SW - NW
OLD CTY RD M

Morrow Adjoining Landowner List

JOSHUA N SAZAMA
AMANDA J HUPPERT SAZAMA
531 MANN VALLEY DR
RIVER FALLS, WI 54022

SHAUN M HARRINGTON
LAUREN M HARRINGTON
551 MANN VALLEY DR
RIVER FALLS, WI 54022

LYTONG & KA LYSONGTSENG
105 TOWNSVALLEY RD
RIVER FALLS, WI 54022

DAVID R SCREATON
LEE SARAH L
711 MANNING AVE
LAKE ELMO, MN 55042

DWIGHT E & MARY JO NELSON
18 GLENDALE DR
RIVER FALLS, WI 54022

JOSEPH K FISCHER
JACINDA M FISCHER
1376 MALLARD AVE
BALDWIN, WI 54002

EDITH R NELSON
SCOTT L NELSON
609 SWEDISH MISSION RD
RIVER FALLS, WI 54022

TOWN OF TROY
654 GLOVER ROAD
HUDSON, WI 54016

NOTICE TO LANDOWNER AFECTED BY REZONING OR VARIANCE REQUEST BY ADJACENT LANDOWNER

DATE AND TIME OF PLAN COMMISSION MEETING:_____

DATE AND TIME OF TOWN BOARD MEETING: Jan. 15, 2026, 6pm

PLACE: TROY TOWN HALL, GLOVER ROAD & HWY. 35

SUBJECT: Land division

LOCATION OF PROPERTY INVOLVED
(Address & Parcel Number): 50 Glendale Drive River Falls, 040-1124-40-001

Here is what we intend to do: We are separating the home and outbuildings from the rest of the property. The existing land use is not changing.

If you have any comments for or against our proposal, please either come to one of the scheduled meetings, or put your opinions in writing, addressing them to the Town of Troy at the above address or to:

Doug Zahler, PLS Auth Consulting & Associates

DZahler@authconsulting.com (715) 386-2007

Thank you,

Tim Morrow

Applicant