DRAFT

PLAN COMMISSION MEETING
Town of Troy
April 2, 2026
Hudson Wisconsin 54016

Members Present: Doug Rowen**,** Pete Hawksford, David Wolf, John Bjorseth

Members Absent: Dean Albert, Alicia Schneider, Warren Vollmar

Staff Present: Rob Jones, David Carlson

Recording Secretary: Amanda Randall

Others present:

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input
4. Approve minutes of March 5, 2026 Plan Commission meeting;
5. Discussion and consideration on Comprehensive Plan updates-Process & Updates
6. Correspondence
7. Potential items for future meetings
8. 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, Pete Hawksford, John Bjorseth, and David Wolf.

3. Public Input

There was no public input.

4. Approve minutes of March 5, 2026 meeting:

The minutes of the March 5, 2026 Plan Commission meeting were previously distributed. **David Wolf moved to approve the minutes of the March 5, 2026, Plan Commission meeting. Pete Hawksford seconded. Roll call vote, all ayes. Motion carried.**

5. Discussion and consideration of Comprehensive Plan -Process & Updates

Rob Jones presented the Planning Hub website for the Comprehensive Plan update. The website is not yet publicly available but Plan Commission members were sent the link to access it. He reviewed the issues Cedar Corp. has experienced waiting for Census Bureau data and the more generalized data that was released. The goal is to adopt the Plan update by this summer. Once the draft is approved, it will be made publicly available and a public hearing will be held.

The Planning Hub website is integrated with Cedar Corp's GIS and has tabs for project overview, documents, input, and a public comment map. The documents section includes a list of key updates in the 2026 draft and summarizes the nature of the revisions for each chapter. He highlighted areas that the Town should focus on, including the Future Land Use map.

The Commission reviewed Chapter 6 Land Use and the Future Land Use Map, including discussion of the Land Eligible for Commercial Rezoning (LECR) overlay area and whether it should be based on development since the last plan and public inputs to rezoning requests. The proposed expansion (blue bulb) area around Glover Road east of Highway 35 that expands the LECR overlay area was selected due to the topography of that location, as any commercial buildings would be less visible to residential homes. The Town could also consider eliminating the LECR overlay entirely and instead rely on the Future Land Use Map for rezoning decisions.

The Commission discussed what type of commercial development the Town would like to attract. Rob Jones reviewed the Goals, Objectives, and Policies section of the Comprehensive Plan which helps guide those decisions. The Town's stated goal is to attract development that's appropriate in the right spot; the Town could further detail what is meant by "appropriate." The Commission discussed the advantages of Cooperative Boundary Agreements, and Chairperson Rowen noted that the Town is exploring an Agreement right now with the City of Hudson. Boundary agreements can offer the Town some influence over the location and use of annexed property. The Town's Conservation Easements and TDR program also help discourage annexation, as Conservation Easements stay with the property even if annexed into a city. The Commission discussed streamlining the development process and promoting the Town's lower taxes, access to Highway 35, proximity to I-94 and MSP airport, and availability of large tracts of land. There was also discussion on attracting low-water use businesses, developing a more retail-oriented Town Center, and potentially providing municipal water.

Rob Jones asked the members to review the website and let him know of any errors either by emailing him directly or using the public input form. More time is needed to proofread before the website is publicly posted. He will let Plan Commission members know when new chapters are added for review. The Transportation chapter will be ready for review at next month's meeting; the Commission briefly discussed ATV/UTV/e-bike use on Town roads. There was consensus that the Town should not allow expanded use of ATVs,UTVs,Golf Carts or e-bikes/motorcycles beyond what is allowed in State Statute. The Commission should keep reviewing the Planning Hub website and the available documents.

6. Correspondence

Chairperson Rowen noted an informational brochure about the proposed Town Hall expansion project and that there is an informal meeting regarding the project coming up. At the annual meeting in April, the Town will be asking for the electors' approval for the project.

7. Potential items for future meetings

There is a potential application for the May meeting, which is being held April 30th. Work will continue on the Comprehensive Plan update. Chairperson Rowen will share information in the future on the potential boundary agreement with the City of Hudson at a future meeting.

8. Adjourn

David Wolf moved to adjourn the meeting of the April 2, 2026, Plan Commission at 8:19 p.m. John Bjorseth seconded. Motion carried.