

TOWN OF TROY
654 Glover Rd., Hudson, WI 54016

REGULAR TOWN BOARD MEETING was held in person on **Thursday, March 19th 2026**. The meeting was called to order at 6:00pm by Chairperson Doug Rowen who led the Pledge of Allegiance.

Attendance: Town Chairperson Doug Rowen, Town Supervisors Lowell Enerson, and Alicia Schneider. Town Administrator David Carlson. Town Clerk/Treasurer April Fredrick. Zoning Administrator Rob Jones. Residents: Jill Berke, Gerry Knott, Gene Cernohous, Louie Filkins, Judy Freund, Dan & Sue Smith, Ed Dudinyak, Peggy & Michele Riedel, Brian & Stacy Byers, Caleb Johnson, Ben Peterson.

Absent: Supervisor Ray Knapp, and Supervisor Dan Pearson.

Resident Comment:

Judy Freud, 257 Cove Rd, discussed an event called “Skills for Disagreeing Better”. This workshop is sponsored by the two rotary clubs and YMCA. Mrs. Freud extended an invitation to the event. She thanked the Board for being open and transparent.

Brian Byers, 596 Boundary Rd, discussed subdivision changes on the Riedel property. His concerns were with the example 17 lot subdivision attached to the farm plan and the impacts on wildlife, wetland & water if it is developed to that density.

Discussion and possible action on Consent Agenda Items: The Board reviewed the Consent Agenda. Chairperson Rowen pulled the zoning administrator report. Supervisor Schneider moved to approve the minutes of February 19th Regular Town Board Meeting Minutes, and to acknowledge the reports of: Park Rangers, Park Board Report & Minutes, Animal Control Office, Sheriff’s Department, Building/Driveway Permits, and Plan Commission. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion was held on the Zoning Administrator report to highlight a separate memo provided by Cedar Corp relating to a culvert upgrade and utility work related to an annexation and development in River Falls. He highlighted this for the Board for information. Administrator Carlson discussed the utility request would typically managed by the Zoning Administrator. Due to the infrastructure improvement, Carlson felt it important to share with the Town Board. The applicant and the City has requested to upgrade a portion of the storm sewer network with a larger culvert. There is also a temporary detour proposed partially on Town Roads for a few days during the construction work. Supervisor Enerson asked about the upgraded culvert and the capacity increase in flow. Jones discussed that the increased flow would flow on to property in the City. Chairperson Rowen noted that the road needs to be repaired to the current condition once the culvert is replaced.

Supervisor Enerson moved to acknowledge the Zoning Administrator’s report Supervisor Schneider seconded. All ayes. Motion carried.

Consideration and Possible Action on Final Plat Review:

Applicant: Terrain Inventory, LLC

Site Location: 241A Glen Circle

PID: 040-1159-80-000

Request: Final Plat Review of Glen Oaks Subdivision and possible approval of the Town Board

Chairperson Rowen highlighted the minor changes since the Preliminary Plat and the Plan Commission recommended approval. Ben Peterson discussed the updates with Magellan Pipeline. The utility easement is in the process of getting signed. He also described changes to grading around the stormwater pond due to the easement changes. Jones discussed the recommendation packet provided along with the draft minutes of the Plan Commission. Jones noted the changes since the Preliminary Plat approval were primarily around the updates from the Magellan easement.

Supervisor Schneider moved that the Town Board approve the Final Plat for Glen Oaks, PID 040-1159-80-200. The Town Board finds that the Final Plat substantially conforms to the approved Preliminary Plat, complies with Chapter 135 of the Town of Troy Code, and concurs with the Plan Commission recommendation. Approval is granted subject to the following conditions:

1. The Developer's Agreement, financial surety, HOA documents, Stormwater Maintenance Agreement, and related project documents shall be determined to be legally executed prior to Town certification of the Final Plat.
2. The applicant shall provide copies of all required permits and approvals from St. Croix County, the Wisconsin DNR, and any applicable easement or utility rights holders prior to construction.
3. Final engineering plans, stormwater maintenance documents, and erosion control measures shall receive written approval from the Town Engineer prior to commencement of construction.
4. Upon verification that all conditions have been satisfied, the Town Chairperson is authorized to certify Town approval on the Final Plat.
5. The Town Clerk/Treasurer is authorized to execute the certificate regarding the status of taxes and special assessments on the plat.
6. The applicant shall provide a true and complete copy of the recorded Final Plat to the Town within fifteen (15) days of recording.

Supervisor Enerson seconded. All ayes. Motion carried.

Consideration and possible action on Approving the Plan Commission Recommendation of a Farm Plan (Conservation Easement):

Applicant: Michele Riedel

Site Location: East of 848 Tower Rd, Hudson WI 54016

PID: 040-1000-60-001 and 040-1000-50-000

Request: Approve a Farm Plan and Conservation Easement encumbering the parent parcel with the requirements of the Farm Plan program.

Louie Filkins, Ogden Engineering, discussed the CSM, and indicated the horse structure and driveway had been added as requested by the Plan Commission. Rob Jones discussed the application and staff memo. To rezone or subdivide, the applicant needed to create a Farm Plan which places a Conservation Easement on the property and quantify development rights. The parcels would qualify for 17 development rights. One development right will be used on lot two.

Supervisor Schneider moved that the Town Board concur with the findings and recommendations of the Plan Commission and approve the Farm Plan submitted by Michele Riedel, finding that the Farm Plan and associated Conservation Easement comply with Chapter 135 of the Town Code and are consistent with the Town's adopted Farm Plan policies, subject to the following conditions:

1. The Certificate of Trust shall be executed authorizing the applicant to act under the Trust Agreement.
2. The Conservation Easement shall be executed by the Grantor and any mortgage holders and provided to the Town in recordable form.
3. The Town Chairperson and Clerk/Treasurer are authorized to certify Town approval of the Conservation Easement and associated Farm Plan documents.
4. The Conservation Easement shall be recorded with the St. Croix County Register of Deeds.

Supervisor Enerson seconded the motion. All ayes. Motion carried.

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

Applicant: Michele Riedel

Site Location: East of 848 Tower Rd, Hudson WI 54016

PID: 040-1000-60-001 and 040-1000-50-000

Request: Approve a Zoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES).

Supervisor Schneider moved that the Town Board concur with the findings and recommendation of the Plan Commission and approve the rezoning of the subject property from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES), finding that the property is better suited

for residential use within the AG-RES District, that the rezoning is consistent with the Town of Troy Comprehensive Plan, and that the rezoning will not impair adjacent agricultural uses.

The Board further finds that the Plan Commission conducted a duly noticed public hearing on the proposed rezoning prior to forwarding its recommendation to the Town Board.

The approval is contingent upon approval of the associated Farm Plan and execution of the Conservation Easement.

Supervisor Enerson seconded. All ayes. Motion carried.

Consideration and possible action to approve a Certified Survey Map:

Applicant: Michele Riedel

Site Location: East of 848 Tower Rd, Hudson WI 54016

PID: 040-1000-60-001 and 040-1000-50-000

Request: Certified Survey Map approval.

Supervisor Schneider moved that the Town Board concur with the findings and recommendation of the Plan Commission and approve the presented Certified Survey Map [dated: March 13, 2026], finding that the CSM complies with Chapter 135 of the Town Code and is consistent with the approved Farm Plan and rezoning. The Board finds that the revised CSM satisfies the conditions identified by the Plan Commission, including depiction of the driveway location for Lot 3, inclusion of a note referencing the Conservation Easement, and depiction of all existing structures on the map.

Approval is subject to the following conditions:

1. Approval of the Farm Plan and rezoning as described above.
2. Recording of the Conservation Easement concurrently with the Certified Survey Map.
3. Authorization for the Town Chairperson to sign the final Certified Survey Map on behalf of the Town, subject to staff verification that all documents are in proper recordable form.

Supervisor Enerson seconded. All ayes. Motion carried.

Discussion and Possible Action on Notice of Claim – Courtney Larson Cernohous: The claim brought forward on behalf of Courtney Larson Cernohous is due to the cost due to damage of her mailbox from snow plowing on Town Roads. She filed a claim in accordance with State Statute for \$1015.99 as actual cost for replacement. Administrator Carlson reviewed the claim and staff report for the Board. The Town has a Policy in which the Town will pay for \$50 for repair of a mailbox damaged by Town snowplows. The mailbox was not installed in accordance with USPS guidelines as seen in the photo provided by Courtney Larson Cernohous. The Board

held discussion which determined the mailbox in question did not meet any special circumstances to approve payment outside of the Town policy.

Supervisor Enerson moved move the Town Board deny the claim of Courtney Larson Cernohous for the replacement of her mailbox in the amount of \$1,015.99 as the mailbox was not installed in accordance with Town Policy and USPS guidance. Supervisor Schneider seconded the motion. Chairperson Rowen offered an amendment to refund \$50 according to the Town Policy.- ---both accepted. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Fire Station and Fire Trucks:

Administrator Carlson noted that the Town is preparing to go out for Bids on the Fire Station and will provide recommendations to the Town Board at the May 17th Town Board meeting. The presented timeline would suggest a move-in date of April 2027. Carlson discussed upgrades to the 277 Townsvalley Rd location which would include a new septic system and a high capacity well. These will be bid separately. Rowen commended both the Hudson and River Falls Fire Chiefs in collaboration for the future transition of fire service in Troy.

In addition, Administrator Carlson discussed the expenditure plan for Town fire trucks. A summary was presented which included estimated purchase amounts for purchase of the tanker and the pumper as well as modifications to Town requirements for a total expenditure of \$982,393.00. This estimate is in line with the Fire Truck budget of \$1,000,000. Carlson discussed a Request for Approval of Expenditure for pumper modifications in the amount of \$64,393 in addition to the unspent previously approved funds.

Supervisor Schneider move to approve the additional expenditure of \$64,393 to pay the CustomFire invoice dated 3/18/2026 – Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Disposal Center Project Update & Annual Meeting

Agenda Consideration: Supervisor Enerson reviewed the proposal to move the Disposal Center to the Town Hall location at 654 N Glover Road. After reviewing with the Wisconsin Towns Association, Enerson suggested adding a resolution to approve building construction to the Annual Meeting Agenda in April. Supervisor Schneider moved to approve the agenda item for the April 21st 2026 Annual Meeting to request elector's approval to build up to two buildings for the disposal center on the Town Hall property. Supervisor Enerson seconded. All ayes. Motion carried.

Discussion and Possible Action on Town Hall Expansion Project Update & Annual Meeting

Agenda Consideration: Chairperson Rowen provided a presentation to discuss the proposed Town Hall Expansion Project. The presentation included Town Hall history, resident input, benefits, and preliminary plans and site layout. Engineering cost estimate for the construction was approximately \$2 Million with a total project cost under \$2.5 Million. Funding alternatives were discussed including assigned general funds, grants, general obligation notes, and impact

fees. Chairperson Rowen noted that in 2025 the Town had no eligible impact fee expenses and will not have any 2025 transfers from the Impact Fee Account into the general fund. Supervisor Schneider commented on the cost-benefit on moving forward with this project at this time given the other large projects currently underway. Chairperson Rowen noted he discussed the Town Hall Expansion Project at his most recent Coffee with the Chairperson meeting with residents. Supervisor Enerson noted the need the Town has for this project. Supervisor Enerson moved that the Troy Town Board request permission from the Electors to Expand and Remodel the Town Hall for an amount not to exceed \$2.5 million at the 2026 Annual Meeting. Supervisor Schneider seconded. All ayes. Motion carried.

Discussion and Possible Action on Award of Contract for 2026 St. Annes Parkway Road Rehabilitation Project: Town Engineer Rob Jones presented the 2026 St. Annes Parkway Road Rehabilitation Project bids that came in on Tuesday, March 17th.

Supervisor Schneider moved to award the contract for the 2026 St. Annes Parkway Rehabilitation project to Total Excavating, LLC located in Troy, Wisconsin, in the amount of \$614,777.20 based on their low, responsible, bid subject to verification of all bid submittals, and to authorize the Town Chair and Town Clerk to execute the contract documents. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried. All ayes. Motion Carried.

Discussion and Possible Action on Financing Options for Fire Station and Fire Trucks, Road projects, and Town Hall Expansion from Ehlers: Sean Lenz presented three borrowing scenarios to the Town Board to evaluate at a future board meeting. The options included Fire Substation and Equipment, Road Projects, Town Hall Remodel and Expansion, and St. Anne's Parkway Special Assessments. No action was taken on this agenda item.

Discussion and Possible Action on Amendments to Ordinance Chapter 74. Intoxicating Liquor and Fermented Malt Beverages: Chairperson Rowen presented proposed changes to Ordinance Chapter 74 Intoxicating Liquor and Fermented Malt Beverages. Rowen described some recent changes to WI liquor license statutes and how they might affect Town properties. The changes would link license locations to zoning districts and/or Conditional Use Permits to manage impact on the surrounding properties and comprehensive plan. Supervisor Schneider moved to approve Ordinance 2026-01, Chapter 74 Intoxicating Liquor and Fermented Malt Beverages. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Mowing Contract Process for 2026: Administrator Carlson reviewed the previous Town practices to put out the Lawn Mowing Bid. He described options for managing the bidding and contracting process.

Supervisor Schneider moved to approve the RFP for the Town of Troy Lawn Care Services to go out for proposal and authorize the Town Administrator to manage the bidding and award the 2026 contract to the lowest cost qualified bidder. Supervisor Enerson seconded. Roll Call –

Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Dump Truck Bed Replacement: Supervisor Enerson presented the bids to replace the Dump Truck Bed due to its age and functionality.

Supervisor Enerson moved to approve the bid from Crysteel Truck Equipment for up to the amount of \$26,239.00. Supervisor Schneider seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Boat Launch Fees for 2026: Administrator Carlson discussed proposed recommendations from the Park Board to adjust the fee schedule for Boat Launch in 2026. The resident fee is for residents of the State of Wisconsin.

Supervisor Schneider moved to approve the daily fees for use of the Cove Boat Ramp at \$10 for residents and \$15 for non-residents, and the annual pass fee be set at \$70 for residents and \$105 for non-residents. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Discussion and Possible Action on Clerk/Treasurer Spring Conference & Workshop

Request: Clerk/Treasurer Fredrick requested to attend two Treasurer’s training events in Green Bay.

Supervisor Schneider moved to approve the expenditure not to exceed \$1050.00 for 2 treasurer training events from April 28-30, 2026. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Administrator Report: Administrator Carlson discussed the Transfer of Development Rights program and potential future updates. Carlson noted many of projects he’s working on have been previously covered in other agenda topics.

Clerk/Treasurer Report: Clerk/Treasurer Fredrick reviewed the Town’s Calendar of Events over the next month. This includes a variety of meetings and deadlines and one election on April 7. The Annual Elector’s Meeting will be held on April 21. Fredrick reviewed the monthly financial reports for the Board.

Approve Disbursements: Supervisor Schneider moved to approve the disbursements from February 19th, 2026 to March 19th, 2026 in the amount of \$456,945.69 from Citizens State Bank. Supervisor Enerson seconded. Roll Call – Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes, motion carried.

Committee reports (Roads, Disposal Center, Fire/EMS, Parks, Communications, WTA, Fire Station, Town Hall Expansion, Boundary Agreement):

Roads – Previously covered in agenda item.

Disposal center – Supervisor Enerson previously reported.

Fire/EMS – Previously covered in agenda item.

Parks – No update report.

Communications – Supervisor Schneider reported on plans for St. Annes Parkway Project 2026 notices to residents in Troy Village and upcoming postings for dog licenses, boat launch, and the April 7th Spring Election.

WTA -Supervisor Enerson reported on attending the Board of Review training and is now certified. He also noted his attendance at the St. Croix County Economic Development meeting.

Fire Station – Previously covered in agenda item.

Town Hall Expansion – Previously reported on agenda item.

Boundary Agreement – No actions required at this time.

Chair report – Chairperson Rowen discussed his recent attendance at a meeting of St. Croix Valley Town representatives at the St. Joseph Town Hall. Rowen also discussed the Plan Commission timeframe for reviewing Comprehensive Plan updates.

Correspondence: No correspondence was reviewed.

Supervisor Enerson moved to adjourn the meeting at 9:18pm. Supervisor Schneider seconded. All ayes, motion carried.

Respectfully submitted,

April Fredrick

Doug Rowen, Town Chairperson

April Fredrick, Town Clerk/Treasurer