Zoning staff at Cedar Corporation receive regular inquiries regarding general Town processes and zoning regulations. These inquiries include correspondence from residents, prospective property purchasers, developers, and realtors seeking information on zoning requirements, subdivision procedures, and overall Town review processes. In addition to routine inquiries, staff focused on the following key items this month:

1. Application – Glen Oaks Subdivision (Terrain Inventory, LLC) (Eastern terminus of Glen Circle)
The Glen Oaks Subdivision continues to proceed through final engineering and legal coordination following preliminary and final plat review by the Plan Commission and Town Board. Staff are coordinating completion of the remaining final documents, including developer's agreement and related engineering approvals, in preparation for commencement of construction activities.

2. Application – Morrow Farm Plan / Rezoning / CSM (50 Glendale Drive)
The Town Board approved the coordinated Morrow application at its February meeting, including the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map (CSM). Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

3. Application – Bennett Farm Plan / Rezoning / CSM (174 Carlson Lane)
The Plan Commission previously held the required public hearing on the rezoning portion of the Bennett application. Following that hearing, the applicant revised their Farm Plan election. The coordinated Farm Plan, rezoning, and Certified Survey Map (CSM) application is currently scheduled for Plan Commission and Town Board consideration in June.

4. Application – Riedel Farm Plan / Rezoning / CSM (Tower Road, approximately 0.3 miles west of Boundary Road)
The Town Board approved the coordinated Riedel application in May, including the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map (CSM). Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

5. Application – Settlement Hill Farm CUP Amendment (565 County Road U)
The Plan Commission held a public hearing and recommended approval of an amendment to the existing Conditional Use Permit for Settlement Hill Farm to explicitly allow alcohol consumption in conjunction with the approved event venue use. The

amendment is intended to address recent changes to Wisconsin liquor licensing requirements while maintaining the existing scale and operational characteristics of the approved use. The item is scheduled for Town Board consideration in May.

6. Application – Temporary Event Permit – "Smoke N' Thunder by the Kinni" (141 State Highway 35N)

Town staff are currently reviewing a temporary event application submitted by the River Falls FFA Alumni for the "Smoke N' Thunder by the Kinni" event proposed on property owned by Chris Kulisek at 141 State Highway 35N in the Town of Troy. The proposed event is scheduled for July 11–12, 2026 and includes a truck and tractor pull event on Saturday and a demolition derby on Sunday, with anticipated attendance of approximately 2,500–3,000 people over the course of the weekend. Staff review is ongoing in coordination with emergency services, permitting, and operational planning materials submitted by the applicant.

7. Application – Conditional Use Permit (570 Coulee Trail)

The Town has received an application for a Conditional Use Permit for the property located at 570 Coulee Trail. The application, submitted by The Butterfly Path, Inc., proposes operation of a senior-focused community and activity center within the existing property and structures. The proposal includes educational programming, community gathering space, and limited hospitality components associated with the use. Staff are currently coordinating technical review materials and scheduling the required public hearing and Town review process for June.

8. Administration – Farmland Preservation Zoning Recertification

The Town Board approved submission of the Town's Farmland Preservation Zoning recertification application to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Coordination with DATCP staff and review of mapping and parcel data continue as part of the certification process.

9. Planning Project – Comprehensive Plan Update

The Plan Commission reviewed the transportation chapter of the Comprehensive Plan update during its April 30, 2026 meeting, including discussion of functional classification mapping, potential roadway corridors, and bicycle and pedestrian facilities. Cedar Corporation is completing associated mapping and narrative revisions and will continue distributing updates through the project portal page.

10. Complaints and Violations

Staff coordinates responses to complaints between the Town Office, Building Inspection,

Cedar Corporation (zoning administration), and the Town Attorney. During the reporting period, zoning staff issued initial zoning inquiry "first notice" letters regarding:

- 302 Glenmont Road – domestic animal / animal unit inquiry
- 321 Plainview Drive – vehicle and outdoor material storage inquiry
- 288 Townsvalley Road – potential business activity / home occupation inquiry