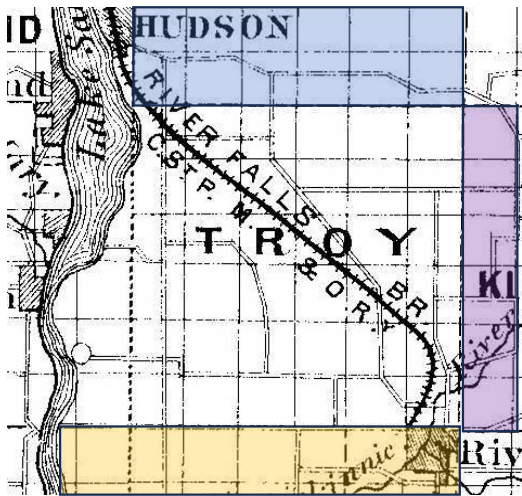
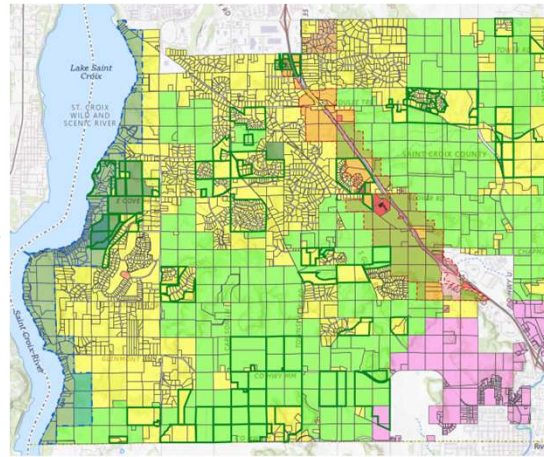


Cooperative Boundary Plan Town of Troy and City of Hudson

1881



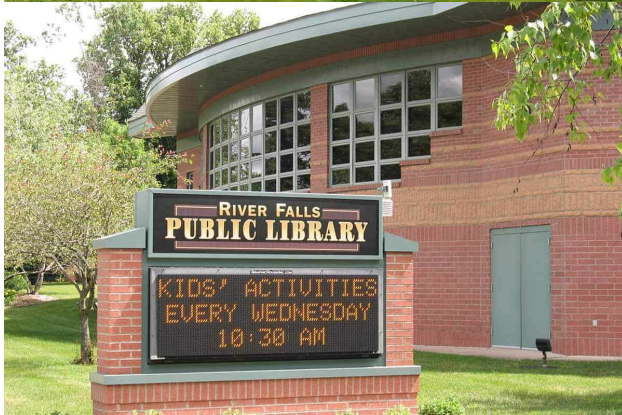
2026



2125+



Once upon a time,
there was land in the Town of Troy...



Housing



Dining



Commercial/industrial



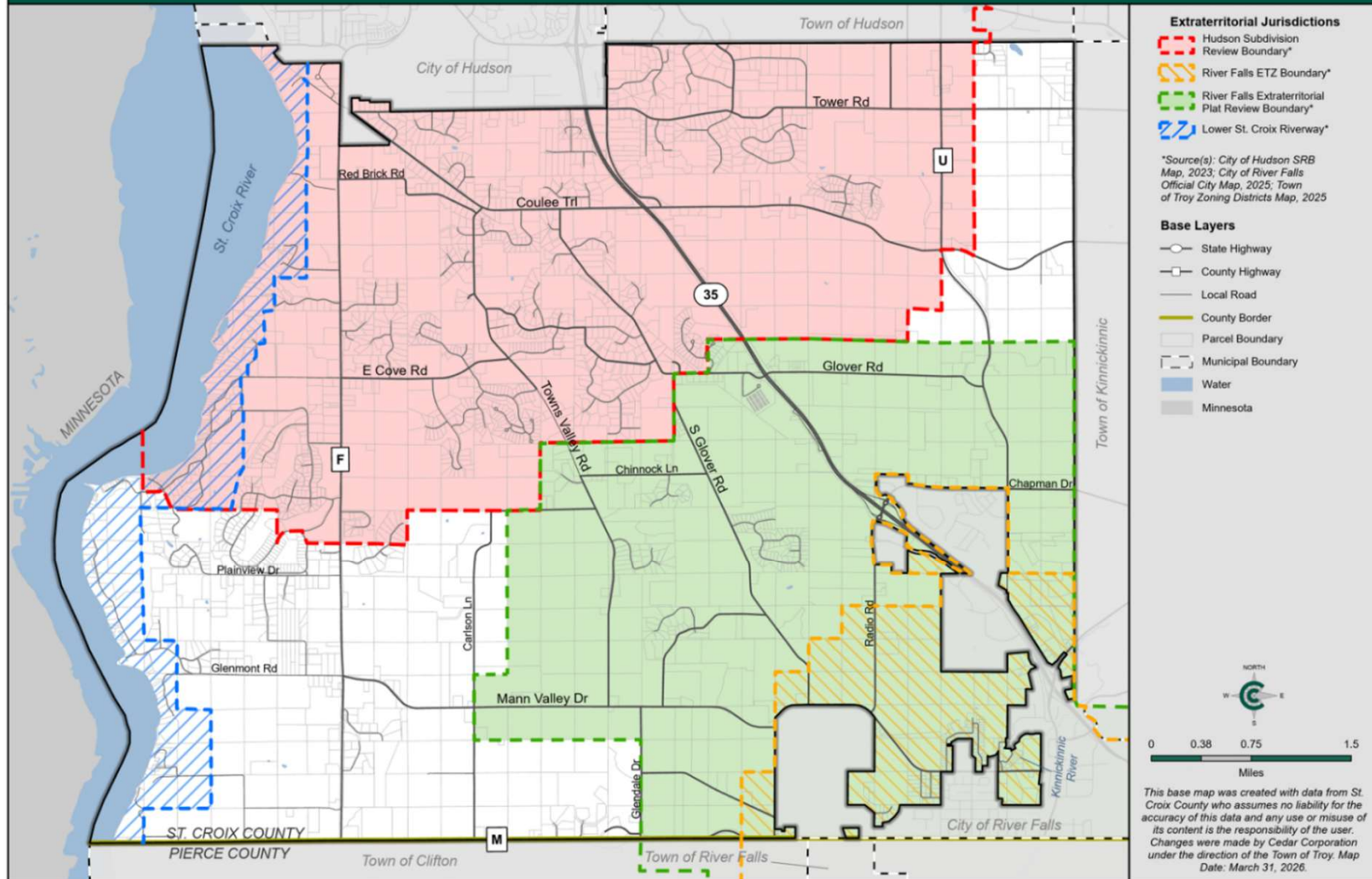
Troy Boundary Situation - Current

- Troy has little influence over annexations of property to Hudson or River Falls
- Hudson & River Falls can rezone and develop annexed property any way their City Councils approve
- Hudson & River Falls can control land subdivisions in Troy within 3 miles of their borders (85% of Troy and growing)
- 100 acres of additional annexations currently proposed in Hudson
- 130 acres annexed to River Falls in 2022-2025
- River Falls Extraterritorial Zoning in 1,400+ Acres of Troy

Map 8-1

Extraterritorial Jurisdiction Boundaries

Town of Troy, St. Croix County, Wisconsin

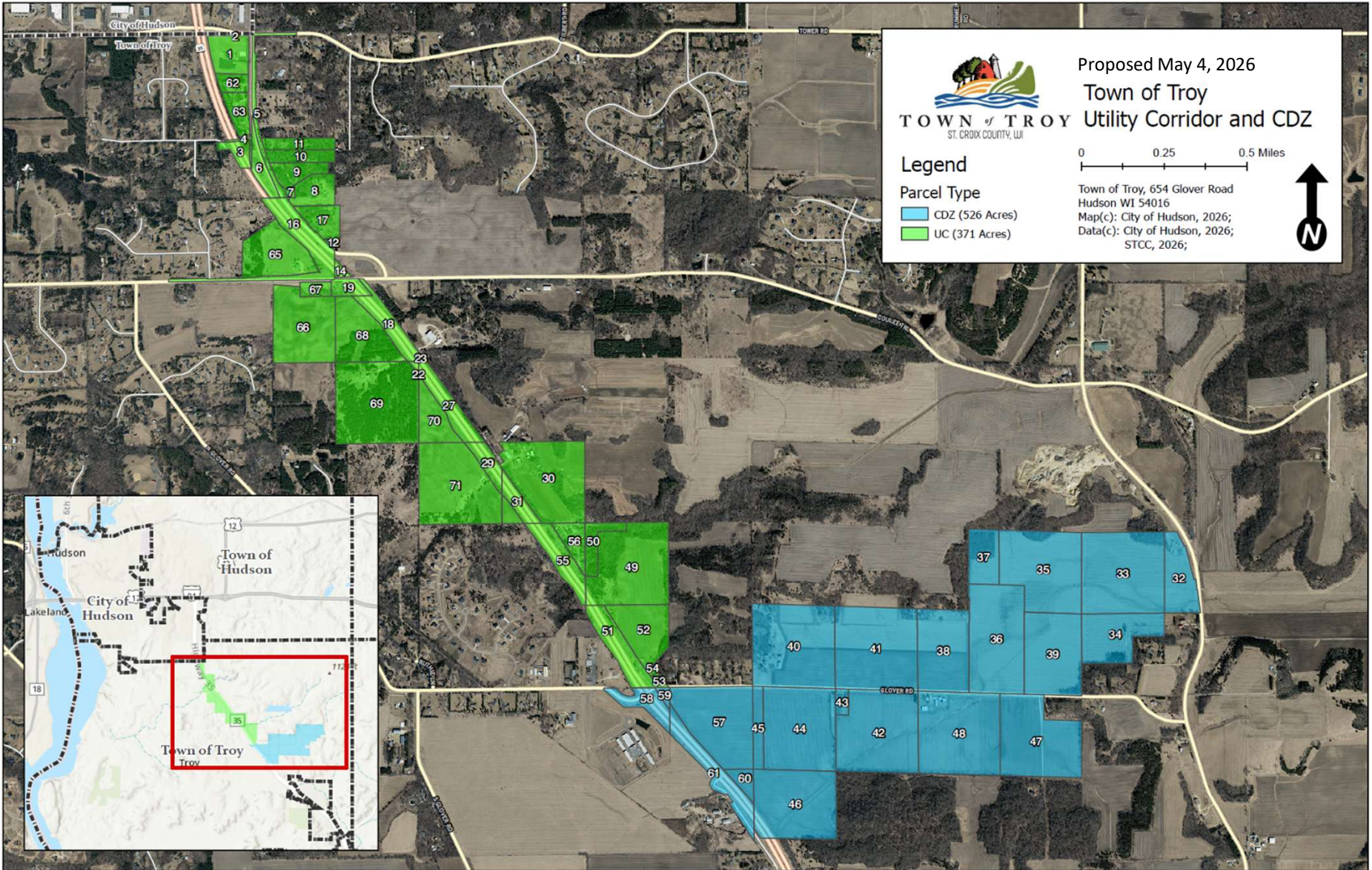


Long Term Collaboration between the Town of Troy and City of Hudson to:

- *Improve* preservation of Troy's **Rural Character** and Agriculture
- *Restore* and protect **property owner rights**
- *Enable* **market driven development** (commercial and residential)
- *Establish* **collaborative planning** and joint decision making frameworks for the future
- *Allow* the City of Hudson to **expand into areas of Troy (selected by the Town)** not currently accessible through the statutory annexation processes

Cooperative Boundary Plan - Details

- Annexation
 - No Forced Annexation
 - Unanimous only
 - Only Contiguous to City (not CDZ or Utility Corridor)
 - Joint Zoning (Single Family Only)
 - Visual Buffering to Troy Properties
 - Development Rights used for Exclusive Agriculture
 - Conservation Easements maintained
- Extraterritorial Plat Review Area
 - No challenges to Troy subdivisions (except contiguous parcels)
 - Allow development in Troy
 - Expands as Hudson borders change
 - Reduce River Falls Subdivision/Zoning/Use constraints
- Potential municipal sewer/water without annexation
- Jointly managed changes to standards



Cooperative Boundary Plan - Special Zones

(793 Private Acres – 3.4%)

- **Commercial Development Zone (CDZ)**

- Concentrated Commercial Development
 - 35 & U Transportation access
 - Natural Terrain buffers
 - Boundary buffer standards
 - Existing power, fiber
 - Planned 35 overpass and interchange
- Joint Zoning Control of uses
- Design Standards
- Develop in Troy or Hudson
- Development Rights used for Exclusive Agriculture
- Municipal Sewer & Water
- 99 years, attach to City (or owner request)

- **Utility Corridor (UC)**

- Joint Zoning Control (Single Family Res)
- Visual buffering standards
- Design Standards
- Develop in Troy or Hudson
- Development Rights used for Exclusive Agriculture
- Municipal Sewer & Water
- 99 years, attach to City (or owner request)

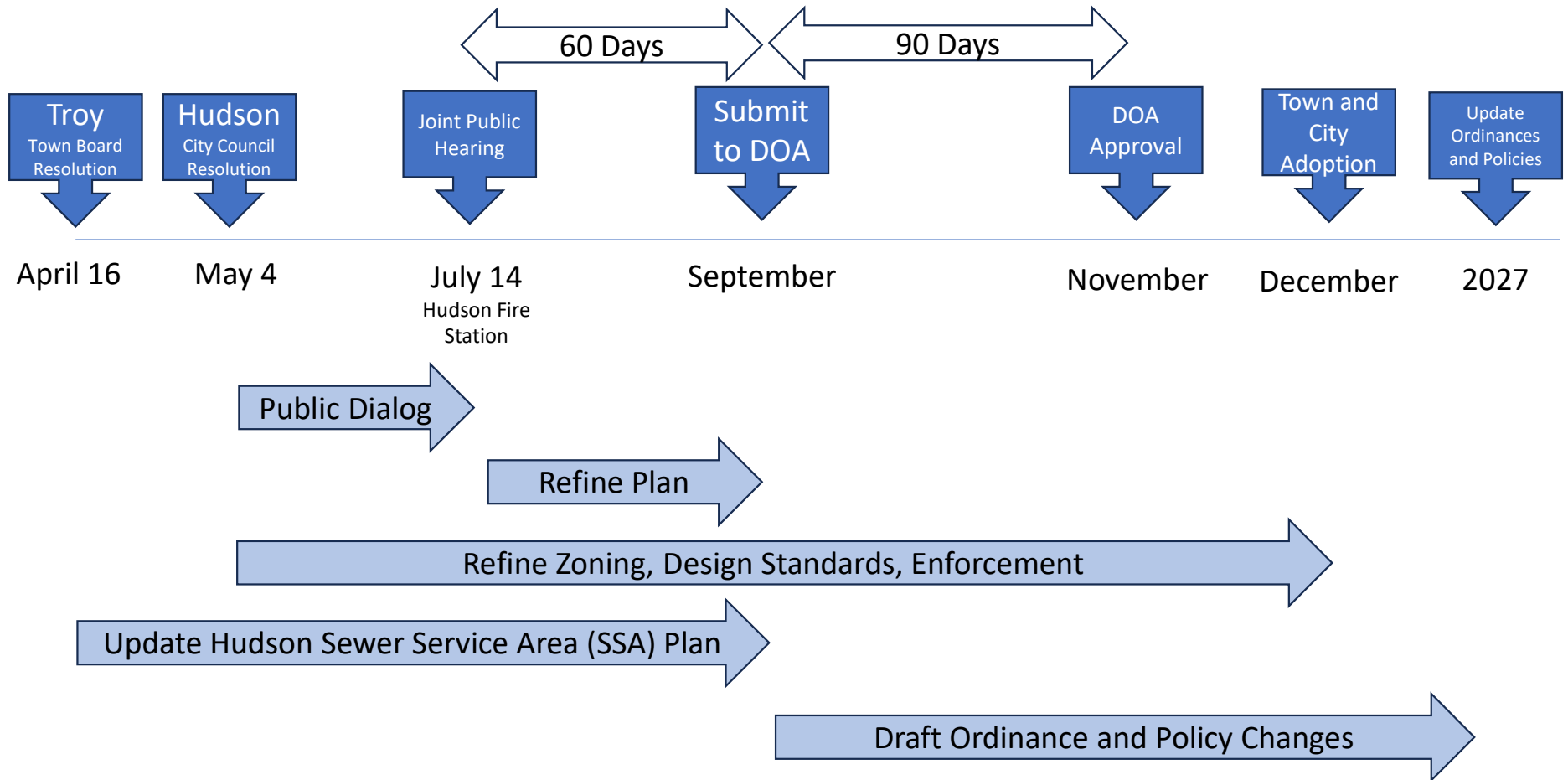
Parcels adjacent to the CDZ and UC would not be eligible for annexation to the City of Hudson, unless they are otherwise contiguous to the City.

Cooperative Boundary Plan Zoning Options

	Zoning Options	Commercial Development Zone (CDZ)	Utility Corridor	Extra CDZ Annexation
Pre Annexation or Attachment (Town)	AG - Exclusive Agriculture	Yes	Yes	Yes
	AG-RES - Agricultural Residential	No	Yes	Yes
	C - Conservancy	No	Yes	Yes
	COMM – Commercial (Any Town District)	Yes	No	LECR Only
	Future Town Zoning Districts	With Amendment	With Amendment	Yes
Post Annexation or Attachment (City)	AR – Agricultural Residential	Yes	Yes	Yes
	R-1 – One-Family Residential	No	Yes	Yes
	C-1 - Conservation	Yes	Yes	Yes
	C-2 – Conservation Recreational	Yes	Yes	Yes
	B-2 – General Business	Yes	No	No
	OFC - Office	Yes	No	No
	Future City Zoning	With Amendment	With Amendment	With Amendment

All Underlying standards apply, CBP standards apply if more restrictive

Timeline



Cooperative Boundary Plan Benefits

Troy/Hudson Boundary Plan

- Shared City & Town Rules for Annexation and uses
- City support for Troy farmland preservation (TDR)
- Protect and restore rights to develop land
 - Develop in Town
 - Annex or Attach to City

Today

- City controlled annexation and uses
- No farmland preservation with annexed properties
 - Unless prior Conservation Easement
- City restrictions on developing land in Troy (subdivision and uses)

Boundary Agreement Questions

- Do you want to preserve Troy's rural character?
- Do you want to preserve farmland in Troy?
- Would you prefer commercial traffic primarily on Hwy 35 and county roads instead of Troy's rural and residential roads?
- Would you like commercial development adjacent to Troy to be concentrated and buffered from residential development or scattered around the town?
- Do you prefer single family homes in Troy over apartment buildings and multi family housing?
- Do you want Troy to have a voice in how property annexed to Hudson or River Falls is developed?
- Do you want to be forced to annex your property to Hudson or River Falls because your neighbor chooses to annex?
- Do you want River Falls or Hudson to prevent you from subdividing your land?
- Do you want River Falls or Hudson to prevent you from developing your property to Troy standards?
- Do you want River Falls or Hudson to prevent you from building new structures on your property in Troy?



2 Primary Agreements

Cooperative Boundary Plan

- Permanent long term boundary
- Rules for framework
- Defines Joint Committee
- Dispute resolution
- 99 year term
- Approval by Town Board, City Council, WI DOA
- Amendments by same process as creation

Intergovernmental Agreement - CBP

- Zoning limitations for annexations and attachments
- Setback and buffering standards
- Enforcement mechanisms
- Municipal sewer/water options
- Approval by Town Board and City Council concurrently with Plan
- Amendments recommended by Joint Commission, approved by Town Board and City Council