

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

REGULAR TOWN BOARD MEETING was held in person on **Thursday, February 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, Ray Knapp, Alicia Schneider, and Dan Pearson. Town Administrator David Carlson. Town Clerk/Treasurer April Fredrick. Zoning Administrator Rob Jones. Residents: Jill Berke, Mike Kretz, Wendy Fleury, Rob Brown, Ben Peterson, Stacy Meyers, David Bell, Doug Zahler, Gary Moelter, Scott Simenson.

Resident Comment:

Mike Kretz, 256 Troon Court, addressed the Board regarding the recent approval of the Special Assessment. He requested that motions from the previous meeting be made available once approved. He asked the Board to consider additional adjustments for three cul-de-sacs. Mr. Kretz compared the Special Assessment on his parcel to that of a neighboring property and concluded by thanking the Board for their time.

David Bell & Stacy Johnson – Meyers of River Falls School District, provided an update on district activities and community engagement efforts. Mr. Bell reported that construction projects over the past 18 months have delivered needed facility upgrades and that all schools have seen increases in attendance and performance. He thanked the community for its support of the recent referendum. Ms. Johnson-Meyers noted the district is in year four of its five-year strategic plan, with community input to be gathered this fall for the next plan. In response to Supervisor Knapp's question about enrollment trends, the Superintendent stated the district has experienced a 1.6% decline and is budgeting accordingly.

Chairperson Rowen asked for further public comment.
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Discussion and possible action on Consent Agenda Items: The Board reviewed the Consent Agenda. Supervisor Schneider moved to approve the minutes of December 18, 2025 Regular Town Board Meeting, minutes of January 15th Regular Town Board Meeting, and Minutes of February 10, 2026, Special Town Board Meeting and to acknowledge the reports of Park Rangers, Park Board Report & Minutes, Animal Control Office, Sheriff's Department, Zoning Administrator, Building/Driveway Permits and Plan Commission minutes of February 5th Supervisor Enerson seconded. Roll Call: Supervisor Knapp – Aye. Supervisor Pearson – Aye. Chairperson Rowen – Aye. Supervisor Enerson – Aye. Supervisor Schneider – Aye. All ayes. Motion Carried.

Consideration and possible action on Preliminary Plat Review:

Applicant: Terrain Inventory, LLC

Site Location: 241 A Glen Circle

PID: 040-1159-80-000

Request: Preliminary Plat Review of Glen Oaks Subdivision and possible recommendation to the Town Board

Zoning Administrator Rob Jones provided an update on the revised preliminary plat for the proposed subdivision at 241A Glen Circle. He reported that the applicant made corrections following the January Plan Commission review, including verification of minimum lot sizes, roadway and cul-de-sac details, driveway locations, and stormwater documentation. Outlot 1 will function as a stormwater Outlot with fractional ownership among the nine proposed lots, with maintenance responsibilities addressed through updated HOA and maintenance documents. Outlot 2 will provide access to the existing residence at 241A Glen Circle. A legal turnaround and updated signage are proposed at the end of Glen Circle. The Town Attorney reviewed deviations in the Developer's Agreement, and the applicant has submitted its Final Plat application for consideration in March. The Plan Commission recommended approval of the preliminary plat with conditions requiring final engineering approval, submitting permits, and execution of the Developer's Agreement and HOA documents.

Supervisor Knapp moved that the Town Board concurs with the findings and recommendations of the Plan Commission regarding the Glen Oaks Preliminary Plat dated February 2, 2026. The Board finds that the proposed subdivision complies with the applicable requirements of the Town's subdivision regulations, that all lots meet minimum lot area standards, and that roadway design, access, stormwater management, and maintenance responsibilities have been adequately addressed through the submitted plans and supporting documents. The Board further finds that the proposed homeowners association structure and Developer's Agreement, including identified deviations from standard Town language, provide an acceptable framework for construction, maintenance, and long-term enforcement. Therefore, the Town Board approves the Glen Oaks Preliminary Plat, subject to the following conditions:

1. Final engineering plans, stormwater management documents, and erosion control measures shall receive written approval from the Town Engineer prior to commencement of construction.
 2. The Developer's Agreement, financial surety, homeowners' association documents, declarations, and stormwater maintenance agreement shall be approved by Town staff and the Town Attorney and executed by all parties prior to final plat approval.
 3. The applicant shall provide copies of all required permits and approvals from St. Croix County, the Wisconsin Department of Natural Resources, and all applicable easement holders prior to construction.
 4. The Town Chairperson and Clerk/Treasurer are authorized to execute final approval documents following staff verification that all conditions of approval have been satisfied.
- Supervisor Schneider seconded. All ayes. Motion carried.

Chairperson Rowen opened the Public Hearing to consider zoning map amendment rezoning at 6:47pm.

Applicant: Tim Morrow

Site Location: 50 Glendale Drive, River Falls WI

PID: 040-1124-40-001

Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program.

Doug Zahler, representative of Tim Morrow on 50 Glendale Drive, reviewed the summary of the project. Zoning Administrator Jones reviewed the proposal of the rezone and conservation easement will encumber 75.4 acres as a part of the farm plan.

Chairperson Rowen asked for public input.

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Chairperson Rowen closed the public Hearing at 6:48pm with the note that no written public input was received prior to the Hearing.

Consideration and possible approval of a Farm Plan (Conservation Easement):

Applicant: Tim Morrow

Site Location: 50 Glendale Drive, River Falls WI

PID: 040-1124-40-001

Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program.

Rob Jones presented a summary of the request and relevant Town ordinance requirements, along with a staff summary memo.

Supervisor Knapp moved that the Town Board concurs with the findings and recommendations of the Plan Commission regarding the Farm Plan submitted by Timothy P. Morrow for the 75-acre property located on Glendale Drive. The Board finds that the Farm Plan and associated Conservation Easement have been reviewed and revised for consistency with the proposed subdivision, comply with the requirements of Chapter 135 of the Town Code, and are consistent with the Town's adopted Farm Plan policies. Therefore, the Town Board approves the Farm Plan and Conservation Easement, subject to the following contingencies:

1. The Town Attorney is instructed to correct a clerical error found in the Conservation Easement to reflect 75.4 acres.
2. The Conservation Easement is executed by the Grantor and all required interest holders and provided in recordable format.
3. The Town Chairperson and Clerk/Treasurer are authorized to certify Town approval of the recorded Conservation Easement and associated Farm Plan documents. Supervisor Pearson seconded. All ayes. Motion Carried.

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

Applicant: Tim Morrow

Site Location: 50 Glendale Drive, River Falls WI

PID: 040-1124-40-001

Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program to the Town Board.

Supervisor Schneider moved that the Town Board concurs with the findings and recommendation of the Plan Commission regarding the rezoning of the subject 75-acre property from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES). The Board finds 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 it has conducted a duly noticed public hearing earlier in this meeting and, having considered all testimony and evidence presented, finds nothing in the record that is inconsistent with the Plan Commission's understanding of the project or its recommendation. Therefore, the Town Board approves the rezoning of the subject property from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES), contingent upon approval of the associated Farm Plan. Supervisor Pearson seconded. All Ayes. Motion Carried.

Consideration and possible action to approve a Certified Survey Map:

Applicant: Tim Morrow

Site Location: 50 Glendale Drive, River Falls WI

PID: 040-1124-40-001

Request: Approval of Certified Survey Map

Supervisor Schneider moved that the Town Board concurs with the findings and recommendations of the Plan Commission regarding the Certified Survey Map (CSM) presented for the proposed subdivision of the subject property on Glendale Drive. The Board finds that the CSM is consistent with the approved Farm Plan and rezoning, complies with Chapter 135 of the Town Code, and appropriately provides for the recording of the Conservation Easement concurrent with the subdivision. Therefore, the Town Board approves the Certified Survey Map dated February 6, 2026, subject to the following contingencies:

1. The Conservation Easement is recorded concurrently with the CSM.
2. The Town Chairperson is authorized to sign the final CSM on behalf of the Town, subject to staff verification that all documents are in recordable form.

Supervisor Enerson seconded. All Ayes. Motion carried.

Discussion and Possible Action on Wendy Fleury Fire Call: Wendy Fleury, 212 Walnut Hill Way, distributed a packet of information to the Board to dispute the Fire Call Charge for February 18, 2025. Fleury recounted the circumstances of her accident and explained that she received a fire call invoice after the St. Croix County Sheriff requested fire department assistance at the scene. She noted that both insurance providers denied the claim and that the unpaid invoice

was sent to collections, resulting in a reduction to her credit score. She asked the Board for clarification on why the bill proceeded to collections and whether the charges could be forgiven.

Chairperson Rowen explained that the Town's internal collections process is managed consistently for all calls. The unpaid bill was sent to collections rather than being placed on the tax bill because the incident did not occur on private property. Supervisor Knapp commented that most fire calls are medical assists and that Town Ordinance classifies such calls as billable, though the Board may choose to waive charges. The Board discussed the Town's standard operating procedures. Supervisor Knapp moved that the Town Board remove the invoice from collections, offset \$280 relative to contract costs, and collect \$800 from Wendy Fleury. Supervisor Schneider seconded. Roll call vote: Supervisor Knapp – aye; Supervisor Pearson – aye; Chair Rowen – aye; Supervisor Enerson – aye; Supervisor Schneider – aye. All ayes: Motion carried.

Discussion and Possible Action on submittal of Farmland Preservation Recertification

Application: Zoning Administrator Rob Jones reported on the required Farmland Preservation Program recertification, noting that the Town must submit its recertification application every ten years and is due at the end of 2026. Supervisor Pearson moved to approve Cedar Corp submitting the Farmland Preservation Recertification Application. Supervisor Knapp second. All ayes. Motion carried.

Discussion and Possible Action on Fire Substation Final Design and Bid Process:

Administrator Carlson updated the Town Board on the Fire Substation. Carlson noted that finalization of the project plans will be the next step before going out for bid. The Fire Substation project is estimated to have final bids around April of 2026.

Zoning Administrator Rob Jones was excused.

Discussion and Possible Action on Disposal Center Relocation: Supervisor Enerson reviewed current Disposal Center operations. He stated that relocating the facility would improve operational efficiency and impact of trucks on Town roads.

Supervisor Enerson moved to relocate the Disposal Center from its present site to Town Hall site before construction on the Fire Substation, and for the Disposal Center Subcommittee to have a detailed plan and proposed spending request by the March Town Board meeting. Supervisor Schneider seconded. All ayes. Motion carried.

Discussion and Possible Action on Town Hall Expansion Project: Chairperson Rowen discussed the beginning of the discussion for the Town Hall Expansion project. Administrator Carlson reviewed the process for planning the Town Hall Expansion project. Supervisor Enerson moved that the Town Hall Subcommittee be authorized to develop materials explaining the project, meet with members of the public to discuss the project, and work to identify financing options for future action by the Town Board. Supervisor Knapp seconded. All ayes. Motion Carried.

Recommendation from Park Board on Fee Schedule: Administrator Carlson discussed the reviewed fee schedule brought before the Park Board for changes. Changes reflected would be to add charges for Glover Park's Ball Diamond Reservation and the Pickle Ball Court. Supervisor Knapp moved to adopt the fee schedule as presented. Supervisor Schneider Seconded. Roll Call: Supervisor Knapp – Aye. Supervisor Pearson – Aye. Chairperson Rowen – Aye. Supervisor Enerson – Aye. Supervisor Schneider – Aye. All ayes. Motion Carried.

Discussion and Possible Action on Public Works Equipment Purchase (Skid Steer):

Supervisor Enerson discussed new equipment needed for Public Works. Enerson presented five bids from local vendors to purchase a new Skid Steer. Enerson noted that Rick Jensen, Public Works Lead recommended the purchase of a Bobcat from Tri-State Bobcat Inc. Supervisor Enerson moved to approve the purchase of a Bobcat S650T4 Skid Steer Loader from Tri-State Bobcat Inc. 588 Outpost Circle, Hudson, WI, in the amount of \$53,999.24 Supervisor Pearson seconded. Roll Call: Supervisor Knapp – Abstain. Supervisor Pearson – Aye. Chairperson Rowen – Aye. Supervisor Enerson – Aye. Supervisor Schneider – Aye. All ayes. Motion Carried.

Discussion and Possible Action Assembly Bill 885: Chairperson Rowen discussed the purpose behind the Assembly Bill 885 and how it would affect the Town if it should pass. Supervisor Pearson moved for the Town Board to support the approval of Assembly Bill 885 and its companion Senate Bill 873 relating to Extraterritorial Subdivision Authority. Supervisor Enerson seconded. All ayes. Motion carried.

Discussion and Possible Action on Resolution 2026-02 - Supporting a Comprehensive and Sustainable Transportation Funding Solution: Supervisor Enerson discussed his attendance at the TAC meeting and recommendations behind the purpose of this resolution. Supervisor Enerson moved to approve Resolution 2026-02 Supporting a Comprehensive and Sustainable Transportation Funding Solution. Supervisor Schneider Seconded. All ayes. Motion carried.

Administrator Report: Administrator Carlson discussed his priorities and the timeline of those priorities. Carlson discussed his recent meeting to look at improvements in the Security/Camera Systems for the Town. He noted the Comprehensive Plan from 2014 has held up well overtime.

Clerk/Treasurer Report: Clerk/Treasurer Fredrick discussed the completion of year-end reporting, elections, and the scheduled upcoming audit.

Approve disbursements: Supervisor Knapp moved to approve disbursements from January 16, 2026, to February 19, 2026, from Citizens State Bank in the amount of \$5,713,919.57. Supervisor Pearson seconded. Roll Call: Supervisor Knapp – Aye. Supervisor Pearson – Aye. Chairperson Rowen – Aye. Supervisor Enerson – Aye. Supervisor Schneider – Aye. All ayes. Motion Carried.

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

Roads – No update report.

Disposal center – Supervisor Enerson previously reported.

Fire/EMS – Chairperson Rowen reported that the River Falls Rural Fire Association annual audit was successful. The River Falls Fire Department has begun the demolition work for their Fire Station remodel project.

Parks – No update report.

Communications – Supervisor Schneider reported a large increase of Troy's Facebook page viewership due to content posted for the election.

WTA -Supervisor Enerson reported on upcoming meetings for the WTA and will attend Board of Review Training.

Fire Station –Chairperson Rowen distributed Fire Truck Graphics Mock-Ups.

Town Hall Expansion – Previously reported on agenda.

Boundary Agreement – No actions required at this time.

Chair report – Chairperson Rowen discussed timing for updating the Comprehensive Plan, and recommended Board attendance at the next Plan Commission meeting for those interested in the discussion

Correspondence: Chairperson Rowen acknowledged a Riverway violation that St. Croix County was managing.

Adjourn: Supervisor Knapp moved to adjourn at 9:19pm. Seconded by Supervisor Schneider. All ayes, motion carried.