

DRAFT

PLAN COMMISSION MEETING

Town of Troy

March 5, 2026

Hudson Wisconsin 54016

Members Present: Doug Rowen, Warren Vollmar, John Bjorseth, Dean Albert, Pete Hawksford, David Wolf, Alicia Scheider

Members Absent: None

Site Review Present: Doug Rowen, Warren Vollmar, John Bjorseth, Pete Hawksford, David Wolf, Alicia Scheider, Rob Jones

Staff Present: Rob Jones, David Carlson

Recording Secretary: Amanda Randall

Others present: Louie Filkins, Peg Riedel, Michele Riedel, Chris Gruber, Brent Byers, Staci Byers, Mike Miller, Ben Peterson, Dan Pearson

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input
4. Approve minutes of February 5, 2026 Plan Commission meeting;
5. Public Hearing to consider zoning map amendment rezoning:
Applicant: Bennett
Site Location: 174 Carlson Lane, River Falls WI 54022
PID 040-111-50-201
Request: Rezoning Map amendment from Exclusive Agricultural (AG) to Agricultural-Residential (AG-RES) and encumbering parent parcel with a conservation easement consistent with the requirements of the Farm Plan program
6. Public Hearing to consider zoning map amendment rezoning:
Applicant: Michele Reidel
Site Location: east of 848 Tower Road, Hudson WI 54016
PID: 040-1000-60-001 and 040-1000-50-000
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.
7. Consideration and possible action on recommending a Farm Plan (Conservation Easement) to the Town Board:
Applicant: Michele Reidel
Site Location: east of 848 Tower Road, Hudson WI 54016
PID: 040-1000-60-001 and 040-1000-50-000
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.

8. Consideration and possible action recommending a rezoning to the Town Board:
Applicant: Michele Reidel
Site Location: east of 848 Tower Road, Hudson WI 54016
PID: 040-1000-60-001 and 040-1000-50-000
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
9. Consideration and possible action recommending approval of a Certified Survey Map:
Applicant: Michele Reidel
Site Location: east of 848 Tower Road, Hudson WI 54016
PID: 040-1000-60-001 and 040-1000-50-000
Request: Certified Survey Map approval to the Town Board
10. Consideration and possible Action on:
Applicant: Terrain Inventory LLC
Site Location: 241A Glen Circle
PID: 040-1159-80-000
Request: Final Plat Review of Glen Oaks Subdivision and possible recommendation to the Town Board
11. Review Draft and possible action on 2026 Comprehensive Plan Chapters
12. Correspondence
13. Potential items for future meetings
14. 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, Warren Vollmar, John Bjorseth, Dean Albert, David Wolf, Alicia Schneider, and Pete Hawksford.

3. Public Input

There was no public input.

4. Approve minutes of January 8, 2026 meeting:

The minutes of the February 5, 2026 Plan Commission meeting were previously distributed. **Alicia Schneider moved to approve the minutes of the February 5, 2026, Plan Commission meeting. Warren Vollmar seconded. Motion carried.**

5. Public Hearing to consider zoning map amendment rezoning:

Applicant: Bennett

Site Location: 174 Carlson Lane, River Falls WI 54022

PID 040-111-50-201

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

Chairperson Rowen opened the public hearing at 6:03 p.m. Louie Filkins of Ogden Engineering spoke as a representative of the applicant. He explained the applicant wishes to split their 13-acre lot to allow their daughter to build a home. They are electing to use the 50/50 Farm Plan designation and hope to

have the application ready for review at the April Plan Commission meeting. He noted that the back 60% of the lot is wetlands. Chairperson Rowen called for additional comment three times. There was no additional public comment, and no written comment was received prior to the meeting. Dean Albert moved to close the public hearing at 6:05 p.m. Alicia Schneider seconded. Motion carried.

6. Public Hearing to consider zoning map amendment rezoning:

Applicant: Michele Reidel

Site Location: east of 848 Tower Road, Hudson WI 54016

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

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.

Chairperson Rowen opened the public hearing at 6:06 p.m. He called for comment three times. No one asked to speak and Chairperson Rowen. Town did not receive any written comment regarding this application. Dean Albert moved to close the public hearing at 6:07 p.m. Alicia Schneider seconded.

7. Consideration and possible action on recommending a Farm Plan (Conservation Easement) to the Town Board:

Applicant: Michele Reidel

Site Location: east of 848 Tower Road, Hudson WI 54016

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

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.

Louie Filkins of Ogden Engineering spoke on behalf of the applicants, Peggy and Michele Riedel. He explained that about five years ago, the applicants split off a 5-acre CSM from the parent parcel and their current application is for the remainder of that property. The applicant is planning to build a home on Lot 2 of the proposed CSM. The applicant has prepared a potential layout for eventual subdivision of the property that shows a potential future Town road but no additional subdivision or development is planned at this time.

Rob Jones provided an overview of the application and the rezone, Farm Plan, and CSM process. He noted the applicant is electing to use the 60/40 Farm Plan over the 75-acre parcel. The proposed CSM will create Lots 2 (5.3 acres) and 3 (69.8 acres). Lot 1 on the CSM is the lot that was created five years ago; the applications currently being reviewed do not apply to Lot 1. He noted that the CSM will need to show a driveway location for Lot 3 or the CSM will need a note designating the parcel is not be used for residential purposes. There was extensive discussion regarding Lot 1 and if it should be included in this proposed plan. Including the lot would allow the applicant to bring in more development rights in addition to the 17 rights in the current proposal and would allow them more flexibility with future development. The applicant elected to leave the application as is. Louie Filkins passed out a revised CSM showing an existing field road on Lot 3; the revised CSM also shows the note stating that the parcel is not to be used for residential purposes. The old horse barn on Lot 3 (or Lot 6 on the proposed subdivision layout map) will be added to the CSM.

John Bjorseth moved that the Plan Commission finds that the Farm Plan submitted by Michele Riedel conforms to Chapter 135 and recommends approval to the Town Board with the following contingencies:

- 1) The Certificate of Trust shall be executed to authorize the applicant to act under the Trust Agreement.
 - 2) The Conservation Easement shall be executed by the Grantor and any mortgage holders prior to Town Board action.
 - 3) The Town Chairperson and Clerk/Treasurer are authorized to certify Town approval of the Conservation Easement and all related Farm Plan documents.
- Warren Vollmar seconded. Motion carried.

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

Applicant: Michele Reidel

Site Location: east of 848 Tower Road, Hudson WI 54016

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

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

Alicia Schneider moved that the Plan Commission, upon hearing from the public, finds that the subject land is better suited for residential use within the AG-RES District, that the request is consistent with the Town of Troy Comprehensive Plan, and that the rezoning will not impair adjacent agricultural uses. Therefore, the Plan Commission recommends that the Town Board approve the rezoning from AG to AG-RES, subject to the Town Board approving the project Farm Plan. Dean Albert seconded. Motion carried.

9. Consideration and possible action recommending approval of a Certified Survey Map:

Applicant: Michele Reidel

Site Location: east of 848 Tower Road, Hudson WI 54016

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

Request: Certified Survey Map approval to the Town Board

John Bjorseth moved that the Plan Commission finds that the Certified Survey Map dated January 26, 2026, meets the requirements of Chapter 135 and recommends approval to the Town Board with the following contingencies:

- 1) The CSM is revised to include the driveway location, or development prohibition, for Lot 3.
- 2) The CSM is revised to include a note referencing the encumbrance of the Conservation Easement.
- 3) The horse barn is added to the CSM or physically removed prior to Town Board approval.
- 4) Approval of the Farm Plan and rezoning as described above.
- 5) Recording of the Conservation Easement concurrently with the CSM.
- 6) Authorization for the Town Chairperson to sign the CSM on behalf of the Town.

Dean Albert seconded. Motion carried.

10. Consideration and possible Action on:

Applicant: Terrain Inventory LLC

Site Location: 241A Glen Circle

PID: 040-1159-80-000

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

The applicant reviewed activity since last month's meeting along with all the submitted and complete documents. They finally got the needed feedback from the utilities and the final plat now clarifies the

gas utility easement. The applicant presented a map with the updated utility easement that they were able to complete today after meeting with Magellan today. The County approved Glen Oaks Drive as the street name. They are waiting for feedback from Town Attorney Ron Siler regarding the surety bond, but they believe that all other required documents are complete.

Rob Jones explained that the Town will need to approve the final plat if it is substantially similar to the approved preliminary plat. He reviewed the associated required documents; the Developer's Agreement has been signed and notarized and the stormwater maintenance agreement is done. Ron Siler should have the final revision on the surety bond done shortly. He noted that the lots, acreages, and setbacks have not changed from the preliminary plat, that some of the notes have moved and the road name was added and appears to be substantially similar to the preliminary plat. He noted that construction documents will be approved by Staff prior to any construction activity.

John Bjorseth moved that the Plan Commission recommend Town Board approval of the Final Plat for Glen Oaks, PID 040-1159-80-200, having found that the Final Plat substantially conforms to the approved Preliminary Plat and complies with Chapter 135 of the Town Code, subject to the following conditions:

- 1) The Developer's Agreement, financial surety, HOA documents, and Stormwater Maintenance Agreement shall be approved by Town staff and the Town Attorney and executed prior to Town Board certification.**
- 2) The applicant shall provide copies of all required permits and approvals from St. Croix County, Wisconsin DNR, and all easement 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) The Town Chairperson is authorized to certify Town approval on the plat document following verification that all conditions are satisfied.**
- 5) The Town Clerk/Treasurer is authorized to sign the certificate regarding taxes or special assessments.**
- 6) The Final Plat substantially conforms to the approved Preliminary Plat.**
- 7) The applicant shall provide a true and complete copy of the recorded Final Plat to the Town within 15 days of recording.**

Dean Albert seconded. Motion carried.

11. Review Draft and possible action on 2026 Comprehensive Plan Chapters

Chairperson Rowen summarized the progress on the 2026 Comprehensive Plan updates. He explained that the last Comp Plan was written prior to the Town enacting its own zoning code, so there are a lot of language changes that are needed. There does not seem to be a need for dramatic changes to the Plan.

The Town could improve upon the Commercial development process as there have been inefficiencies and potential barriers to some commercial development inquiries in the Town. The Commission reviewed potential changes to the Land Eligible for Commercial Rezoning (LECR) overlay area, including removing the area north of the Vistas of St. Croix from the LECR (both east and west side of 35), and expanding the LECR in the flat terrain east of Glover from Highway 35 to County Road U. Dean Albert believes there are Conservation Easements in this area; Rob Jones will do further research to confirm. There was discussion on developing a Town Center District within the LECR around and south of the Town Hall, focused on resident/worker services and retail. Community development and attracting new businesses was discussed. (Alicia Schneider left the meeting at 7:35 p.m.). There was also discussion on creating a sanitary evaluation district to consider pursuing something other than well/septic, and potential agreements with neighboring City and Village utilities, or even providing just municipal water.

Managing and tracking developments rights has continued to be time consuming; the Town could work on an enhanced TDR tracking system as well as a website for selling or asking to buy development rights. The Commission agreed that this is a good starting point and work will continue working on ways to optimize the elements the Town can control. Commission members should feel free to discuss the plans with the community to gather feedback. Cedar Corp. can have a Comp Plan website up by mid-March for resident, Plan Commission, and Town Board comment. The Town may be in a position to adopt a plan update at the June Plan Commission and Town Board meetings, depending on inputs received from the public hearing.

12. Correspondence

There was no correspondence to review.

13. Potential items for future meetings

There will be more Comprehensive Plan discussion at the April meeting along with potential recommendations for the Bennett (174 Carlson Lane) application.

14. Adjourn

Warren Vollmar moved to adjourn the meeting of the March 5, 2026, Plan Commission at 8:36 p.m. David Wolf seconded. Motion carried.