

DRAFT

PLAN COMMISSION MEETING

Town of Troy

April 30, 2026

Hudson Wisconsin 54016

Members Present: Doug Rowen, John Bjorseth, Dean Albert, Dan Pearson

Members Absent: Warren Vollmar, David Wolf, Pete Hawksford

Staff Present: Rob Jones, David Carlson

Recording Secretary: Amanda Randall

Others present: Evonne and Michael Ganz

Site Review Attendance: Doug Rowen, John Bjorseth, Dan Pearson, Rob Jones, Evonne and Michael Ganz

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input to Plan Commission
4. Approve minutes of April 2, 2026 Plan Commission meeting;
5. Public Hearing to consider a Conditional Use Permit:
Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID 040-1001-20-100
Request: To consider amending the current conditional use permit to allow consumption of alcohol.
6. Consideration and possible action on recommending approval of a Conditional Use Permit:
Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID: 040-1001-20-100
Request: To consider amending the current Conditional Use Permit for approval of a consumption of alcohol.
7. Discussion and Consideration of Comprehensive Plan Updates-Process and Updates
8. Correspondence
9. Potential items for future meetings
10. 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, John Bjorseth, Dean Albert, and Dan Pearson.

3. Public Input

There was no public input.

4. Approve minutes of April 2, 2026 meeting:

The minutes of the April 2, 2026 Plan Commission meeting were previously distributed. **John Bjorseth moved to approve the minutes of the April 2, 2026, Plan Commission meeting. Doug Rowen seconded. Roll call vote – all ayes. Motion carried.**

5. Public Hearing to consider a Conditional Use Permit:

Applicant: Settlement Hill Farm

Site Location: 565 County Road U

PID 040-1001-20-100

Request: To consider amending the current Conditional Use Permit for approval of a liquor license

Doug Rowen called the public hearing for a Conditional Use Permit for Settlement Hill Farm, 565 County Road U, to order at 6:03p.m. Chair Rowen called for public comment three times and as no one asked to speak, the public hearing closed at 6:04 p.m.

6. Consideration and possible action on recommending approval of a Conditional Use Permit:

Applicant: Settlement Hill Farm

Site Location: 565 County Road U

PID: 040-1001-20-100

Request: To consider amending the current Conditional Use Permit for approval of a liquor license

Applicant Evonne Ganz, 565 County Road U, spoke to their application to amend their existing Conditional Use Permit for approve consumption of wine and beer during events. They are requesting an amendment to explicitly allow the consumption of alcohol on the premises in conjunction with the approved event venue use to comply with changes to liquor licensing in Wisconsin that went into effect January 1, 2026. Previously, renters of public spaces were allowed to bring in alcohol for consumption and a licensed bartender was required; the law has now changed to requiring a liquor license for even just consumption of alcohol in additional public spaces. They are proposing no changes to their existing CUP other than the wine and beer consumption and will continue the use as a low-frequency, seasonal event venue. Rob Jones noted that the existing CUP for this property did not explicitly address alcohol consumption or service when it was approved in 2018. The Town's liquor license ordinance, Chapter 74, allows some liquor licenses to be issued in non-commercial districts only if the use is permitted or if a CUP specifically authorizes alcohol consumption or sales. The granting of the liquor license itself will be a separate action by the Town Board. The applicant inquired if sales would be allowed as well. Chairperson Rowen clarified that the public hearing notice only referenced consumption of alcohol, so sales could not be considered or recommended at this meeting. The different types of liquor licenses were briefly reviewed for the Plan Commission.

Applicant Mike Ganz is certified as a bartender, which is also needed to be approved for liquor license even though they would not be selling alcohol. They are interested in holding some mid-week corporate-type events during daytime hours; this would not change the approved hours of operation. Rob Jones reviewed the number of events allowed annually under the Agriculture Tourism portions of Town Ordinances.

Chair Rowen mentioned that this property will be served by the the Hudson Fire District as of January 1, 2027, and that they should have the Hudson Fire Inspector also review the property and discuss ongoing fire inspections and potential need for a lock box..

John Bjorseth moved to recommend approval of the Conditional Use Permit amendment for the Settlement Hill Farm property, 565 County Road U, to allow alcohol consumption in conjunction with the approved event venue use, subject to conditions, based on the following findings:

- 1. The Plan Commission conducted a public hearing on April 30, 2026, and has considered all oral and written testimony received as part of the record.**
- 2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.**
- 3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.**
- 4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.**
- 5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.**
- 6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance.**
- 7. The Conditional Use Permit shall incorporate the following additional or modified conditions as determined appropriate by the Town board based on the Plan Commission recommendation and public hearing record: adding a 9th condition to the Conditional Use Permit that alcoholic beverage may be consumed on the property. In addition, the term “alcoholic beverages” means wine and beer under the current statutes. Dean Albert seconded. Doug Rowen made a friendly amendment to add that annual inspections conducted by the appropriate fire department and any other elements of Chapter 58 of the Fire Department Ordinance are complied with. John Bjorseth and Dean Albert agreed to the friendly amendment. Doug Rowen made a friendly amendment that the Conditional Use Permit document should have a statement that explains the overall conditional use category being a Major Home Occupation with Ag Tourism as the classification of this particular use to further define the rationale behind the decision. John Bjorseth and Dean Albert agreed to the amendment. Roll call vote - all ayes. Motion carried.**

7. Discussion and Consideration on Comprehensive Plan Updates-Process & Updates

Rob Jones provided an update on the Comprehensive Plan. He reviewed the transportation maps included in Chapter 4 of the Plan: the functional classification map, potential corridors map, and the bike and pedestrian facilities. He discussed the potential corridors map, and it's use during subdivision application review. He noted that the future Troy Commerce Drive is shown but needs to be modified to show that it has been partially built. Chair Rowen would like to see potential connectivity in relation to the new fire substation that could get additional properties within five miles of one of the stations serving Troy. For the bike and pedestrian facilities, it was suggested to add a color for proposed off-road trails. Since all Town roads are open for biking, and state standards have changed significantly since the last Comprehensive Plan, recommendation was to remove the “alternative unimproved local routes.” The easement along Troy Commerce Drive will also be added to show the future potential off-road path.. Cedar Corp. will finish up the narratives in the coming weeks and believes the website should be ready for public access by May 9th. Rob Jones will resend the hub link to the Commission members and requested that the Comprehensive Plan be added to the upcoming Staff agenda.

8. Correspondence

There was no correspondence to review. Chair Rowen announced there will be a Workshop on the Water coming up in July held jointly by the Wisconsin and Minnesota DNR's, if anyone is interested in attending.

9. Potential items for future meetings

There is one potential application for next month and potentially a Conditional Use Permit application. Chair Rowen hopes to be able to discuss the cooperative boundary agreement that is being worked on with the City of Hudson; the framework may be ready soon for public input.

10. Adjourn

**Dan Pearson moved to adjourn the meeting of the April 30, 2026, Plan Commission 7:28 at p.m.
Dean Albert seconded. Motion carried.**