

Town of Troy
Monthly Individual Park Ranger Report

Month and Year: JULY 26

Park Ranger Name : Scott Gunderson

Ranger Activity Summary

	Hours	Mileage
Park Patrol	24.25	376
Admin. (Ranger Mtg)	1	7
Other		
Totals	25.25	383

Enforcement Action Summary:

	Pemble's	Bt. Ramp	Glover	Other	Totals
Citations Issued		5			5
Warnings Issued		1			1

OBSERVATIONS:

- Issues noted on June 26 Monthly Report were discussed at ranger meeting on 7/28.

Town of Troy
Monthly Individual Park Ranger Report

Month and Year: ____ July 2026 _____

Park Ranger Name : ____ Chris Haroldson _____

Ranger Activity Summary

	Hours	Mileage
Park Patrol	27.5	464
Admin.	0	0
Other	0	0
Totals	27.5	464

Enforcement Action Summary:

	Pemble's	Bt. Ramp	Glover	Other	Totals
Citations Issued		0			0
Warnings Issued		1			1

OBSERVATIONS:

- Verbal warning for guests walking on private property at the beach.
- Applied correct fee stickers at the boat ramp sign
- Trimmed weeds at the beach
-

Town of Troy
Monthly Individual Park Ranger Report

Month and Year: July 2026
Park Ranger Name: Marsha Mose

Ranger Activity Summary:

	Hours	Mileage
Park Patrol:	29	291
Admin:	1.5	10
Other:		
Other Park Projects		
Zoning Activity		
Totals	29.5	291

Enforcement Action Summary:

	Pemble's	Bt Ramp	Glover	Animal	Other	Totals
Citations Issued:	4*	8**				12
Warnings Issued:						

*Illegal parking ** 2-Illegal parking + 6 non-payment

Items Noted for Town Board Attention:

Items Noted for Park Board:

Other Comments, Etc:

Date: Aug. 20, 2026

To: Doug Rowen, Town Chair; and Town Board Supervisors

cc: April Fredrick, Clerk-Treas.; David Carlson, Administrator

From: Jill Berke, Park Board Chair

July – Aug. 2026 Park Board Report

Cove Boat Ramp

- Activity – use limited during high heat days
- Ramp issue – partly due to lower water level there is a significant drop off at the end of the ramp making it difficult for some boats to launch. Temporary sign in is posted at ramp entrance to prohibit and discourage power launching.

Glover Park

- Activity – heavy use by visitors including hiking, playground, pavilions, and pickleball.
- Little Free Library Contest – Little Free Library (LFL) contest to be located at Glover Park across from the community building is awaiting approval for plan by the Town Board.
- Ash trees removed – ash and other dead trees were removed along entrance road into park by JCE Tree Service in late July, a big improvement. Other ash trees along N. Eagle Trail and dead trees in open space west of the N. Ballfield to be removed in the future.
- Dog waste receptacle – the new dog waste can at the entrance of Woodland Flower Trail off Eagle Trail is being used.

Pemble's Access

- Activity – park is especially busy with temps are high and especially on weekend days.
- Convex mirror – to increase safety and improve driver visibility at beach road entrance, matter is being explored further by Town Supervisors Schneider, Enerson and Public Works.

General

- Friends of Troy Parks – Park Board is recommending plan for adoption by the Town Board
- Big Little Free Library – after consideration the Park Board is not recommending the big Little Free Library at the Disposal Center.
- Comprehensive Outdoor Recreation Plan - Park Board met on July 21 with Sr. Planner Eric Fowle, Cedar Corp. for SWOT/visioning exercise. 5-year Recreation Plan update includes a Visioning Workshop for residents and other stakeholders on Aug. 29 at the Hein Pavilion, Glover Park, 9am to noon. Town Board members are encouraged to attend.

Thank you to the Town Board, Park Rangers, Public Works staff, and Town office staff for assisting with park and recreation projects and activities.

Park Board:

Jill Berke, Chair
Michele McElmeel

Adrian Missy
Supr. Alicia Schneider

Gary Sumner
Mark Swanson, Vice-Chair

TOWN of TROY
PARK BOARD MEETING
MINUTES
July 28, 2026
7:00 pm, Town Hall, Town of Troy

Members Present: Jill Berke, Mark Swanson, Alicia Schneider, Adrian Missy
(arrived at 7:10pm), Gary Sumner, Michele McElmeel

Members Absent: One position is vacant

Others present:

1. Call to Order

Chair Berke called the meeting of the Town of Troy Park Board to order at 7:00 p.m.

2. Resident Comment

There was no resident comment.

3. Approval of minutes, including review and discussion

The June 23rd, June 24th, 2026, and July 21st Park Board meeting minutes were reviewed. Member Swanson moved to accept the minutes of the June 23rd, 2026 meeting; second by member Sumner. Motion unanimously carried with member McElmeel abstaining. Member Swanson moved to accept the minutes of the June 24th meeting; second by member Sumner. Motion unanimously carried with member McElmeel abstaining. Member McElmeel moved to accept the minutes of the July 21st, 2026 meeting; second by member Sumner. Motion unanimously carried with Supr. Schneider abstaining.

4. Discuss and consider, Park Ranger April Report

The June Park Ranger report was reviewed. Admin. Carlson will arrange for repair of the hand pump at Glover Park. Boat ramp signage has been updated with fees and a temporary sign was added warning of the drop off at end of ramp due to low water. Rangers have reported that some boat ramp users think the county park passes work for the boat ramp as well. Discussed ticket payment procedure. Member Swanson moved to acknowledge the June 2026 Ranger report; second by member McElmeel. Motion unanimously carried.

5. Park Reports:

Cove Boat Ramp

a. Discuss and consider, activity

Rangers have reported lower activity due to the heat.

Glover Park

a. Discuss and consider, Glover Park Little Free Library contest timeline

Chair Berke updated the proposed timeline using feedback from last month's meeting. The contest should be posted online by August 30th, re-posted every 2 weeks until September 15, entries will be due by September 30th with May 2027 as the installation goal. Member Swanson moved that the Park Board recommend to the Town Board approval of the updated plan for the Little Free Library at Glover Park; second by member Missy. Motion unanimously carried.

b. Discuss and consider, recommendation to Town Board, Friends of Troy Parks

The updated Friends of Troy Parks plan, prepared by Chair Berke, was reviewed. Member Swanson suggested amending the last safety guideline to just "do not bring pets.". Member Missy moved that the Park Board recommend to the Town Board to approve the formalized plan for Friends of Troy Parks last updated 7/28/26; second by member Swanson. There was discussion on lending Town tools and not wanting to give out the shed lock combo (option 1) versus coordinating with Rangers (option 2). Supr. Schneider noted we haven't had a lot of volunteer groups and this shouldn't be a burden on the Rangers if volunteering does increase. Admin. Carlson noted that the Rangers don't have set hours at certain parks, but if it's an event for a large volunteer group, it could be arranged. Park Board consensus is to use option 2 and add "or Park Board representative." Admin. Carlson would like to see focus on coordinating events/projects rather than just random volunteers, like having a big work day that gets publicized. There is a project list that needs to be updated that would be provided to the potential volunteer/group.

Member Missy agreed to amend his motion to strike option 1 and keep option 2, adding Park Board representative in addition to Park Ranger to meet volunteer at storage building to unlock the storage building and lend out the necessary tools and/or equipment; second by member Swanson. Discussion. Motion unanimously carried with Supr. Schneider not voting.

Supr. Schneider asked for clarification on who approves volunteer applications. Admin. Carlson stated that office staff can't determine appropriate projects for appropriate skill sets, and the Town cannot impose duties on staff that do not have the knowledge to manage the action. The Clerk's office is too busy to take on this task and the Rangers will also not be responsible for approving projects. Admin. Carlson stated that for an event/large volunteer activity he has no problem committing resources but not just for one-off volunteers. Supr. Schneider would like to see the focus be on big work day events. Member Missy expressed frustration that this has only

now become an issue when the Park Board has been working on this for months. Admin. Carlson clarified that if all we need office staff to do is have volunteers sign the waiver form, give them the project list, and instruct them to contact the Park Board chair, that can be done but they cannot coordinate the projects. This recommendation to the Town Board will be on an upcoming Town Board agenda.

c. Discuss and continued discussion, Disposal Center big Little Free Library contest

Chair Berke prepared a timeline and plan for the potential big Little Free Library contest. Members Swanson, Sumner, and Missy looked at the shed and agree it will take a lot of work to make the building secure and functional. The roof needs extensive repair. Supr. Schneider noted it would be open when there are a large number of people there so the disposal center is the logical location. She also noted that the current Troy Mart building does have a bookshelf area. Discussed repairing the building versus constructing a new building; a new building would need to be approved by the electors. Admin. Carlson would like the Park Board to decide if it's a project they wish to pursue and not focus on the funding. Supr. Schneider suggested that this could also be an Eagle Scout project and not a contest.

Chair Berke moved that the Park Board at this time is not interested in pursuing the big Little Free Library at the disposal center, second by member McElmeel. Discussion. It was noted that the project could be reconsidered at another time. Motion carried 4-1 with one abstention.

d. Discuss and consider, update report, invasives project

Member Sumner reported he pulled the remaining garlic mustard before it went to seed. He has not started his honeysuckle experiment yet and needs to get ahold of Dan Cain, Habitat for Creation, to coordinate getting started on the Oak Trail section. He will keep the Park Board updated. Member Swanson will help with the burdock. Member Sumner will let Adm. Carlson know the location of brush piles that can be mulched or removed.

e. Discuss and consider, update report, trail clearing

The St. Croix Correctional Center work crew is scheduled for Sept. 1-3 for clearing trail overgrowth. Member Sumner will not be there on those dates. Chair Berke thanked Pam Ellingson for her continued volunteer work on clearing along trails and removing some invasives. JCE Tree Service cleared the dead ash trees and some dead pines by the park entrance along Eagle Trail, noting a big improvement. Chair Berke would like to use any mulch resulting from tree removal to upgrade mulch around large stones at the park entrance.

f. Discuss and consider, future security system improvements

Supr. Schneider reported that the Town Board subcommittee is meeting Thurs. to discuss future security system improvements and she will report back at either the August or Sept. meeting.

g. Discuss and consider, signage convention

As was discussed at the site tour, the ranger removed the "overflow parking" sign from the tree and the sandwich board sign was placed in storage building.

Pemle's Access

a. Discuss and consider, activity

Chair Berke reported it's been very busy due to the heat.

b. Discuss and consider, removal of tree stumps from beach area

Tree stump removal is on the list for JCE Tree Service to take care of. Ranger Haroldson cleared the vegetation around the stumps and bike rack.

c. Discuss and consider, suggested park improvements from site visit

Supr. Schneider recapped the park site tour discussion on a convex mirror on Beach Road and a picnic table at Pemle's. The convex mirror had previously been recommended for approval by the Park Board. Member Swanson reported that neighbors to Pemle's have expressed that installing the mirror might cause people to drive faster and that the limited vision naturally reduces speed. Supr. Schneider likes the mirrors as a safety device that she has experience using, as does member Missy. There was discussion on installing a picnic table, including concerns with anchoring it so it won't float away during high water or be moved. Chair Berke would like to see Pemle's kept as a natural sandy beach, noting there is limited space for a table. Supr. Schneider reported that Troy Beach has 6 picnic tables and that Ranger Haroldson believes a table would get a lot of use. No action on picnic table. Supr. Schneider will follow up with Supr. Enerson on the convex mirror that was previously recommended for approval.

6. General Park

a. Discuss and continued discussion, Park Board mission and opportunities

Chair Berke and Paul McGinnis would like to meet with Admin. Carlson in the future to discuss potential projects and grant opportunities for bike/pedestrian routes.

b. Discuss and consider process updates, 2026-31 Comprehensive Outdoor Recreation Plan (CORP)

Meeting packets contained a summary of the July 21 meeting with Planner Fowle. Members should review this over the next week and get back to Chair

Berke with any changes or updates. The Resident Visioning Workshop is scheduled for August 29th at the Hein Pavilion in Glover Park from 9am-Noon. The Town will promote it on the website and Facebook page. Park Board consensus is to call this "Visioning Workshop" instead of "Resident Visioning Workshop." Planner Fowle provided a template for information cards for the Rangers to pass out while they're on patrol. The template should be corrected to remove "resident."

c. Discuss and consider, status of website updates

Supr. Schneider made some basic changes to the Town website related to parks and recreation after last month's meeting. She will connect with member Missy to continue work on the next phase with the template. She thanked member Missy for all his work and will provide an update next month.

d. Discuss and consider, review of draft 2027 parks & recreation budget

Admin. Carlson reviewed the 2027 preliminary budget information. There was discussion on signs that need replacing, including the faded directional sign to Cove Boat Ramp at intersection of N. Cove Rd. and Aherns Rd. Admin. Carlson questioned the design, location, and number of signs needed. He can replace the signs but needs more details. He also noted that Windmill Marina is going to give him an estimate on boat dock maintenance work versus replacement. He may get another bid depending on their bid number. Replacing the main entrance sign at Glover Park will be a capital expense. He also needs to talk to Public Works about how much engineered wood fiber is needed for the playground at Glover Park. The Park Board should let him know if they would like more money budgeted for buckthorn removal; Chair Berke will advise him on the usual budget number for chemical treatment. AED cardiovascular device will be a capital expense or possibly through grants/donations and park locations will need to be determined. The roof repair for the storage building and pavilion was budgeted for this year but it may not get done this year; the Town Board will need to discuss it at the budget adjustment meeting in October. The Park Board should start thinking about park space with the upcoming town hall addition. There was discussion on increasing Park Ranger hours; Admin. Carlson believes it's a possibility if the Park Board has rationale for it. Budget workshop date will be set at the August Town Board meeting.

7. Administrator's Report

Admin. Carlson reported that Carpenter Nature Center is holding Level 1 certification chainsaw training April 7, 2027 and that the Town would pay for this training. It would be good for a couple Park Board members and Rangers to complete the training. The Town also plans to buy a couple sets of chainsaw safety gear. Member Sumner is interested; further discussion on matter at a future meeting. A new Park Board member to fill the vacant position is under consideration by town Chair.

8. Park Chair Report

Chair Berke reported that the focus in the next few months is the CORP plan and she appreciates everyone's input and diligence.

9. Correspondence

Chair Berke received an email from Sam Pertz, resident on Red Brick Rd., regarding the proposed cooperative boundary agreement with the City of Hudson and planning for recreation; she copied Chairperson Rowen on her reply.

10. Announcements and request for future agenda items:

Chair Berke and Supr. Schneider are going to attend this year's Workshop on the Water. Town Chairperson Rowen will be presenting.

11. Adjournment

Member Swanson moved to adjourn the meeting; second by member Sumner. Motion unanimously carried. The July 28th, 2026 meeting of the Town of Troy Park Board adjourned at 9:38 p.m.

Respectfully submitted,
Amanda Randall
Secretary, Town of Troy Park Board



TOWN of TROY
PARK BOARD SPECIAL MEETING
MINUTES

July 21, 2026
3:00 pm, Town Hall, Town of Troy

Members Present: Jill Berke, Mark Swanson, Adrian Missy (left meeting early), Gary Sumner, Michele McElmeel

Members Absent: Alicia Schneider; one position is vacant

Others present: Eric Fowle, Cedar Corp.

1. Call to Order

Chair Berke called the special meeting of the Town of Troy Park Board to order at 3:00 p.m.

2. Resident Comment

There was no resident comment.

3. Kickoff of 2027-2032 Comprehensive Outdoor Recreation Plan (CORP)

a. Introductions

Sr. Planner Eric Fowle, Cedar Corp., gave a brief background of his experience with conducting and preparing long range planning documents. The visioning process for the CORP, requires a plan to include systemic thinking, active listening and strategic prioritization.

Members gave background of experience and interest with the Park Board, park planning and other related skills that will benefit the planning as CORP is developed.

b. Project Overview & Timeline

The 5 Phase Timeline and tasks was reviewed.

c. Review of Project Hub

Fowle referenced the Project Engagement Hub that includes the Town of Troy Comprehensive Plan update and the 5-year Comprehensive Outdoor Recreation Plan (CORP last adopted in 2019). Residents and stakeholders will have opportunity to be informed on future planning efforts, and to provide input for accommodating future growth, addressing both land use change and determining

the recreational needs of residents. The CORP also satisfies mandates of available funding programs and grants.

The Hub project engagement link for the informational gathering phase will be sent out to members; responses with any suggested edits from members to be forwarded to Chair Berke by Aug. 31. Post Draft Chap. 2 and send to Park Board by Aug. 14.

The draft plan materials for the planning Hub site will be available through a link on the Town's website, <https://townoftroy.org/> or by scanning a QR code. Fowle suggested that cards be printed and handed out to visitors by Park Rangers at the parks with QR code to gain feedback from residents. The Plan Commission to determine the publishing date of the Hub for public input at their Aug. meeting, scheduled for Aug. 13.

d. Review of Stakeholder List/Suggest Interview Candidates

Sr. Planner Fowle presented comprehensive stakeholder list for review. Members asked to provide feedback with additions or suggested changes to Chair by Aug. 31. Fowle to update and provide stakeholder list to Park Board by Aug. 17.

e. Public Visioning Workshop/Schedule

Phase 2, public engagement, includes a visioning exercise that Fowle will lead with tentative date set for Aug. 29 at Glover Park, to be scheduled at one of the pavilions. Chair to contact Clerk's office to schedule.

f. Review Park User's Survey/Survey Schedule

Board referenced 2020-2025 Parks Survey Card. Troy residents/ property owners will be mailed Parks Survey postcard with the link to an on-line survey questionnaire that will provide the board with feedback and data for 2027-2031 CORP. A paper copy of the survey questionnaire will also be available at the Town Hall if residents prefer to respond in person. Questionnaire was reviewed by the Park Board, and after discussion it was determined that 20 questions is adequate. Preliminary date for survey to be on-line: Sept. 1 – 30. Fowle commented that a 10% response is considered a good survey outcome.

g. Review Current Regional Parks/Rec. Inventory

Sr. Planner Fowle presented the current regional parks/rec inventory. It was noted that the city of River Falls Sterling Hills Disc Golf Course and Mann Valley Corporate Park Walking/biking trails were not included. He noted that the neighboring parks list may not be all comprehensive. Members asked to review and forward any additions or corrections to Chair by Aug. 31.

Town of Troy parks including Cove Boat Ramp, Glover Park, Pemble's Access and bike/pedestrian routes reviewed. Board also reviewed Non-profit facilities, Private Facilities and Businesses, and Agri-Tourism Facilities. Chair asked that recently approved Butterfly Path Senior Center on Coulee Trail be added to Non-Profit list. Members asked to submit any other additions or suggested changes to Chair by Aug. 31.

h. Park Board Visioning Workshop – SWOT Exercise

Fowle conducted a Strengths/Weaknesses/Opportunities/Threats (SWOT) exercise with the following top choices (in each of 4 categories).

Strengths – Troy Park System, types and number of facilities
Rural feel of Troy
Small town friendliness

Weaknesses – Lack of town identity
Need to increase park ranger hours toward parks
Need for more park/rec space on east side of Troy
Bike Trails on roads
Town vs other sites marketing
Some times, lack of funds

Opportunities – Tourism/marketing of recreational opportunities
Consistent more information/signage, maps
Marketing Troy township
Better social media presence
Better communications/news on-line
Partnership building with neighboring communities & non profits
Pursue more grants
Renz weed institute

Threats - Cut in park funds/lack due to other town priorities
Development of remaining open spaces
Extra Territorial Zoning concerns (from River Falls & Hudson)
Volunteers again
Invasives

i. Wrap Up/Next Steps

Fowle to provide visioning workshop summary report by Sept. 30 with other detailed information. At either the regular Oct. 27 Park Board meeting or a special meeting Cedar Engineer Rob Jones will meet to review all draft materials, including list of 2027 priority projects for the budget and review of draft goals, strategies and recommendations for the CORP. Fowle anticipates completing the Survey Summary Report and Draft/Send Chapters 3 & 4 by Oct. 15.

Dec. – Jan 2027 will be Phase 4, Plan Development; Feb. – March, Phase 5, Final CORP presentation and recommendation by Park Board to Town Board.

4. **Adjournment.** Member Sumner moved to adjourn the meeting; second by member Swanson. Motion unanimously carried. The June 21st, 2026 special meeting of the Town of Troy Park Board adjourned at 5:27 p.m.

Respectfully submitted,
Jill Berke
Acting Secretary, Town of Troy Park Board

Companion Animal Care & Control

Providing Animal Welfare Services in Minnesota & Wisconsin since 2011
Companion Animal Center
1480 Helmo Ave North Oakdale, MN 55128
www.companionanimalcenter.com
www.companionanimalcontrol.com
715-220-1332

MONTHLY INVOICE

Municipality: Troy (Town of) (FS)
Month: July
Monthly Retainer: \$70

Total Due: \$228.00
(total includes monthly retainer & service fees)

Case Date	Case #	Call/Intake Type	Photo/Video	RP Address	Animal Type	Owner Info	Outcome	Call/Pickup Fee	Mileage Fee	WI Board/Place
7/15/2026 8:00pm	2026-816	Invoice Adjustment					Invoice Adjustment	\$158.00	\$0.00	\$0
7/11/2026 10:00am	2026-802	Welfare Concern		302 Glenmont Road					\$0.00	
7/9/2026 8:07am	2026-787	Found Animal		344 North Cove Road			Owner found, no charge		\$0.00	
7/2/2026 1:12pm	2026-735	Found Animal		40 Sunview Drive	Cat				\$0.00	

Sue Rowen

From: Companion Animal Control <aco@companionanimalcontrol.com>
Sent: Monday, August 3, 2026 1:16 PM
To: Sue Rowen
Subject: Re: July billing Town of Troy
Attachments: Troy 7.26.pdf; Troy 5.26.pdf

Hi Sue,

Attached is the May invoice and July invoice, the dog related to this case was not reclaimed, there will be no owner to invoice.

Brit Harmon, MPA, NCACO, WCHO
Owner of Companion Animal Care & Control
🌐 www.companionanimalcontrol.com
☎ (715) 220-1332
Owner of Companion Animal Center
🌐 www.companionanimalcenter.com
☎ 651-200-3054

On Thu, Jul 30, 2026 at 9:42 AM Sue Rowen <deputyclerk@tn.troy.wi.gov> wrote:

Hi Brit,

I do not understand Case 2026-816. Your show invoice adjustment however, I don't seem to have this case in previous records and, I am unsure what is being adjusted. Could you please give me a call or send more information on this?

Thank you,

Sue Rowen

Deputy Clerk/Treasurer

Town of Troy

654 Glover Road

Companion Animal Care & Control

Providing Animal Welfare Services in Minnesota & Wisconsin since 2011
Companion Animal Center
1480 Helmo Ave North Oakdale, MN 55128
www.companionanimalcenter.com
www.companionanimalcontrol.com
715-220-1332

MONTHLY INVOICE

Municipality: Troy (Town of) (FS)

Month: May

Monthly Retainer: \$70

Total Due:	\$847.93
(total includes monthly retainer & service fees)	

Case Date	Case #	Call/Intake Type	Photo/Video	RP Address	Animal Type	Muni Notes (external)	Owner Info	Outcome	Call/Pickup Fee	Mileage Fee	WI Board/Place
4/23/2026 5:40pm	2026-403	Found Animal		408 New Century Dr.	Exotic			Partner Placement	\$100.00	\$32.63	\$50
5/22/2026 8:00pm	2026-533	Abandoned Animal		CTH F & FF	Dog			Impounded	\$17.00	\$36.98	\$200
5/23/2026 9:12am	2026-534	Found Animal		544 Boundary Road	Cat			Impounded	\$100.00	\$41.33	\$200

ST. CROIX COUNTY SHERIFF'S OFFICE

1101 Carmichael Road, Hudson, WI 54016

715-381-4320 Fax: 715-386-4606

www.sccwi.gov



Scott L. Knudson

Sheriff

Brent Standaert

Chief Deputy

Field Services

Investigations, Patrol, Court Services

715-381-4320 Fax: 715-386-4606

Corrections

Jail, Huber

715-386-4752 Fax: 715-381-4402

Support Services

Emergency Communications

Emergency Management, Records

715-386-4751 Fax: 715-386-4389

INVOICE

Date: August 3rd, 2026

To: Town of Troy
654 Glover Rd
Hudson, WI 54016

RE: Troy Township Patrol – July 2026

Total Hours: 28 Hours for July 2026

Total Due to the St. Croix County Sheriff's Office: \$2576.00

Town of Troy Shifts

July 2nd, 2026

4 Hours

Deputy Praschak

TROY:

GILBERT, TOWER, TRILLIUM, CTY U, COULEE TR, HILLS OF TROY DEVELOPMENT, N. GLOVER, GLOVER PARK, TROY COMMERCE, MOELTER LN, S. GLOVER, CHINNOCK, TOWNSVALLEY, ROLLING MEADOWS, CARLSON, MANN VALLEY, GLENMONT, SKYLINE, DELANDER, PLAINVIEW, RUEMMELE RD, MUIRFIELD, LINDSAY RD, ST. ANNES, ST. ANDREWS, S. COVE, N. COVE, E. COVE, CEDAR CT, OMAHA, OLD 35

STATIONARY:

N. GLOVER 0915-945

MANN VALLEY 1040-1100

TOWNSVALLEY 1100-1200

July 7th, 2026

4 Hours

Sgt. VanSomerén

Patrol: Gilbert Rd, Tower Rd, Old Hwy 35, Coulee Trl, N Glover Rd, Glover Park, Omaha Rd, Milwaukee Rd, Southern Pacific Rd, Soo Line Rd, Empire Builder Dr, Chattanooga Dr, S Glover Rd, Chinnock Ln, Townsvalley Rd, Meadow Ridge, Crocus Hill Rd, Day Farm Rd, Salishan Dr, Ahrens Rd, Cove Rd, Cove Boat Launch, St Andrews Dr, St Annes Pkwy, Lindsay Rd, Muirfield Trl, Ruemmele Rd, Plainview Rd, Delander Dr, Skyline Dr, Glenmont Rd, Pemples Beach, Cty F, Mann Valley Dr, Carlson Ln, Cty M, Glendale Dr, Swedish Mission Rd, Cty U, Bjerstedt Ln, Bjerstedt Ct, Traditional Trl, Walnut Hill Way, Glover Rd, Hills of Troy, Glen Ridge Rd, Glen Ct, Jordyn Ln, Deerwood Dr

Radar: Mann Valley Dr/Carlson Ln (45 mins), S Glover Rd/Chinnock Ln (45 mins), Coulee Trl/N Glover Rd (30 mins)

July 13th, 2026

4 Hours

Inv. Shifts

1600-1615 ; Patrol west side of Troy CTH F area

1615-1620 ; Check Cove boat launch (numerous parking & other complaints over the years)

1620-1625 ; MNT CAD created for sign down

1625-1645 ; Continue patrol of west side, Whispering Pines, West Grove, Troy Burne, Cove, Salishan, Plainview, etc. area

1645-1655 ; Patrol Mann Valley & Townsvalley per requests

1655-1700: Patrol Omaha & Glover

1700-1705 ; Glover Park Check

1705-1720 ; Patrol central and east side N. Glover, Coulee Trail, Hills of Troy, CTK U, Glover area

1720-1745 ; Debris in roadway that I cleared

1745-1755 ; Troy Town Hall check

1755-1825 ; Stationary Radar, S. Glover//Chinnock Ln

1825-1840 ; Patrol central Troy S. Glover, Tribute Pkwy, Walnut Way, Southern Pacific, Chinock area

1840-1900 ; Stationary Radar 600 blk Mann Valley Dr

1900-2000: Patrol & moving radar

July 17th, 2026

4 Hours

Deputy Praschak

TROY:

CTY F, COVE, AHRENS, S. COVE, TROY BURNE AREA, PLAINVIEW, DELANDER, SKYLINE, GLENMONT, PEMBLES BEACH, MANN VALLEY, CARLSON, ROLLING MEADOWS, TOWNSVALLEY, E. COVE, CEDAR, OMAHA, N. GLOVER, GLOVER PARK, COULEE, HILLS OF TROY, CTY U, TOWER, TRILLIUM, OLD 35, SUNSET VIEW DEVELOPMENT, RED BRICK, NORDIC, SOLBERG, VALLEY VIEW DR, BAUER, LUNDY, HIGH RIDGE, OAK

STATIONARY:
MANN VALLEY 0800- 0855
CTY U 0935-1015

July 21st, 2026

4 Hours

Deputy Smith

troiy plus k9

chapman

radio

mann

townsvalley

coulee

f

all troy burne

peacable hill

plainview

glenmont

m

u

s glover

n glover

tribute pkwy

tradition trail

walnut way

heritage pass

legacy ct

glover

glover park

glover

little orchard

coulee

all hills of troy

coulee

u

chapman

radio

mann valley

glendale

mann

f

e cove

s cove

n cove
ahrens
e cove
cove rd
cove ln
e cove
deer valley dr
whitetail ln
e cove
meadowvalley tr
meadow ridge
day farm
crocus hill
meadow bay
lost rock ln
meadow ridge ct
e cove
cedar ct
omaha
eagle bluff
soo line
southern pacific
gandy dancer
empire builder
chattanooga
milwaukee
glover
gilbert
trillium
oakley
buttercup
frances
marson
westridge
walnut hill
radar on coulee
radar on glover

July 28th, 2026

4 Hours

Sgt. VanSomerén

Patrol: Gilbert Rd, Tower Rd, Old Hwy 35, Coulee Trl, N Glover Rd, Glover Park, Omaha Rd, Milwaukee Rd, Southern Pacific Rd, Soo Line Rd, Empire Builder Dr, Chattanooga Dr, S Glover Rd, Chinnock Ln, Townsvalley Rd, Meadow Ridge, Crocus Hill Rd, Day Farm Rd, E Cove Rd, Salishan Dr, Ahrens Rd, S Cove Rd, Cove Boat Launch, St Andrews Dr, St Annes Pkwy, Lindsay Rd, Muirfield Trl, Ruemme,

Plainview Dr, Delander Dr, Skyline Dr, Glenmont Rd, Pemples Beach, Cty F, Mann Valley Dr, Carlson Ln, Cty M, Glendale Dr, Swedish Mission Rd, Cty U, Bjerstedt Ln, Sykora Ln, Traditional Trl, Tribute Pkwy, Walnut Hill Way, Jordyn Ln, Deerwood Dr

Radar: Mann Valley Dr/Carlson Ln (60 mins), S Glover Rd/Chinnock Ln (30 mins), Coulee Trl/N Glover Rd (30 mins)

July 31st, 2026

4 Hours

Inv. Shilts

1600-1615 ; Patrol west side of Troy CTH F area
1615-1620 ; Check Cove boat launch (numerous parking & other complaints over the years)
1620-1645 ; Continue patrol of west side, Whispering Pines, West Grove, Troy Burne, Cove, Salishan, Plainview, etc. area
1645-1655 ; Patrol Mann Valley & Townsvalley per requests
1655-1700: Patrol Omaha & Glover
1700-1705 ; Glover Park Check
1705-1710 ; Patrol central and east side N. Glover, Coulee Trail, Hills of Troy, CTK U, Glover area
1710-1715 ; Troy Town Hall check
1715-1720 ; Patrol Glover
1720-1730 ; VW speed on Glover
1730-1830 ; Stationary Radar, S. Glover//Chinnock Ln
1830-1900 ; Patrol
1900-1930 ; Stationary Radar near Glover Park
1930-2000: Patrol & moving radar

Zoning staff at Cedar Corporation receive regular inquiries regarding general Town processes and zoning regulations. In addition to routine inquiries, staff focused on the following key items this month:

SUBDIVISIONS

1. **Application – Bennett Farm Plan / Rezoning / CSM (174 Carlson Lane)**

The application proposes to rezone and subdivide the property into two lots via a Certified Survey Map, supported by an accompanying Farm Plan. Staff and the applicant's surveyor continue to refine a revised two-lot Certified Survey. The item is anticipated to return to the Plan Commission for further review once resubmitted.

ZONING APPLICATIONS

2. **Application – Troy Commerce Business Park, Warehouse Condominium Concept Review (663 Valerie Avenue – EW Homes, Inc.)**

The applicant proposes a warehouse condominium building of approximately 100,000 square feet containing ten individually owned units within the Troy Commerce Business Park. Staff prepared comments addressing project history and process. The concept plan was reviewed by the Plan Commission at its August 13, 2026 meeting. The applicant will refine project plans and return for a second concept review on their own schedule. The CSM portion of the project will be processed together with the discussed revisions to the PUD General Development Plan.

CONDITIONAL USE PERMITS

3. **Application – Settlement Hill Farm CUP Amendment (565 County Road U)**

The amendment allows the property to obtain a liquor license for on-site events. Town Board has approved the permit. Staff are finalizing permit drafting and issuance.

4. **Application – Conditional Use Permit (570 Coulee Trail)**

The application, submitted by The Butterfly Path, Inc., establishes a senior-focused, non-profit community and activity center. The Town Board has approved the permit. Staff are finalizing permit drafting and issuance.

5. **Application – CUP Amendment (532 County Road F – YMCA of the Greater Twin Cities)**

The amendment would allow for the YMCA to apply for a liquor license to consume beer and wine service at the RCU Discovery Center. Reviewed by the Plan Commission at its August 13, 2026 meeting. The Commission forwarded a recommendation to the Town Board for possible action in August.

GENERAL ADMINISTRATION

6. **Application – Event Plan, Carpenter Art Festival (300 East Cove Road)**

The Event Plan covers the Carpenter Art Festival at the Carpenter St. Croix Valley Nature Center's Wisconsin Campus. Administratively approved August 3, 2026; event scheduled for August 22, 2026.

7. **Administration – Farmland Preservation Zoning Recertification**

This ongoing coordination with DATCP addresses the Town's continued eligibility under the state Farmland Preservation Zoning program. Plan revisions remain under review by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) and St. Croix County. Upon approval, the Town will enact associated minor zoning map amendments later in 2026.

PLANNING PROJECTS

8. **Planning Project – Comprehensive Plan Update**

Staff completed a full draft for Plan Commission review. Draft summaries were reviewed by the Plan Commission at its August 13, 2026 meeting. The Commission recommended Town Board approval of a public participation plan, scheduling public draft review in September/October 2026, with possible Town adoption in November 2026.

9. **Planning Project – Comprehensive Outdoor Recreation Plan (CORP) Update**

The Town of Troy Park Board completed a SWOT (Strengths, Weaknesses, Opportunities, Threats) exercise on July 21, 2026, to help guide the CORP update. A public Visioning Workshop is scheduled for Saturday, August 29, 2026, 9:00 a.m.–12:00 Noon, Glover Park, to gather resident input on the Town's park, recreation, and trail system. A Parks & Recreation User Survey will follow via postcard mailing later this summer.

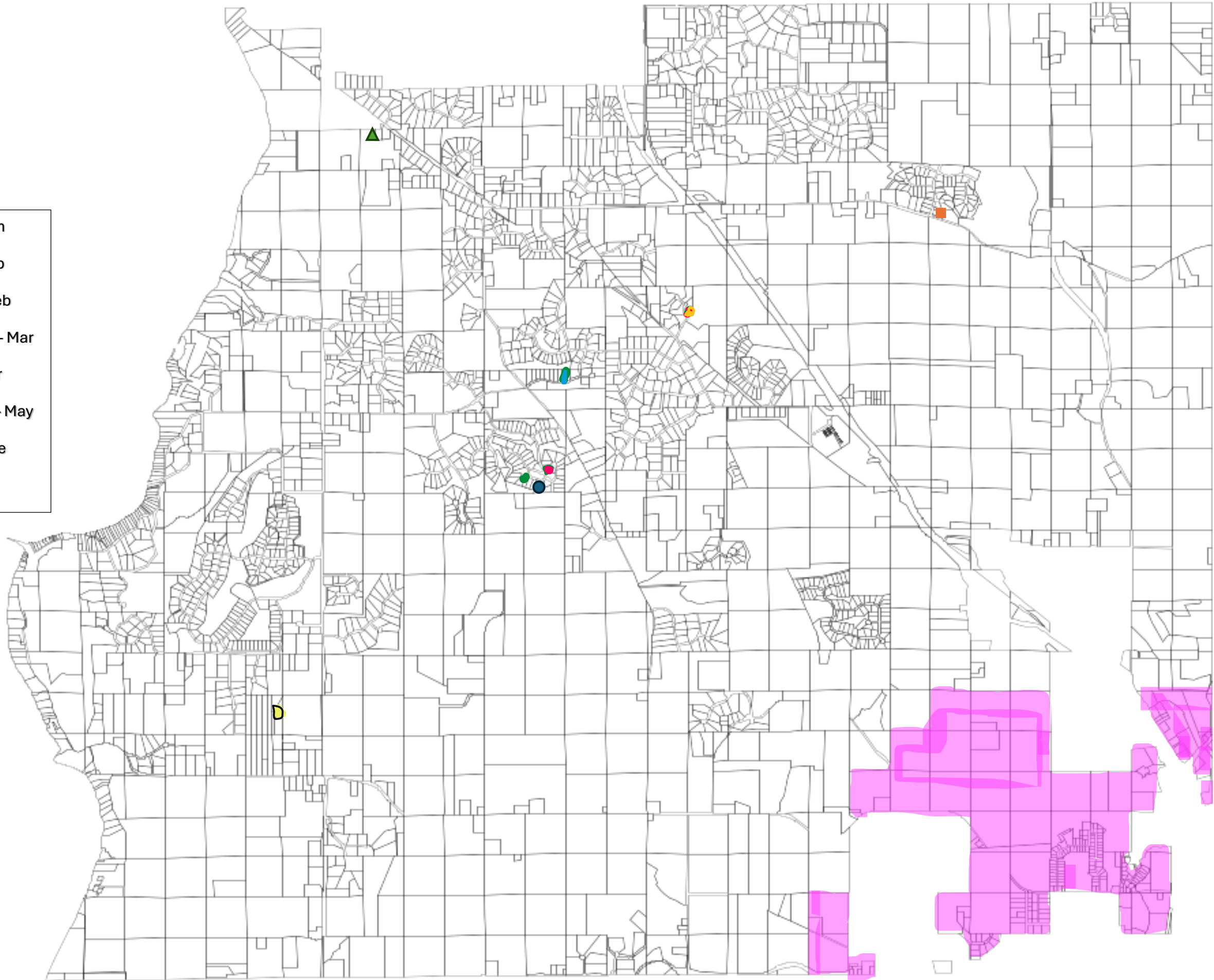
COMPLAINTS AND VIOLATIONS

10. **302 Glenmont Road** — Animal unit concern raised against the property. The property owner has not responded to initial inquiry letters. The Town Attorney is now processing correspondence regarding the animal unit concern, including possible citations.

11. **288 Townsvalley Road** — This matter concerns home occupation activity at the property. The owner requested Conditional Use Permit application forms for zoning review of the use; Town staff continue to track progress.

Key

- 320 Shelby Court – Jan
- 483 Stone Circle - Feb
- 504 East Cove Rd. – Feb
- 467 Prominence Way – Mar
- 151 Skyline Drive – Apr
- 415 Glen Ridge Road – May
- 485 Stone Circle – June
- 391 Coulee Trail- July



DRAFT

PLAN COMMISSION MEETING

Town of Troy

August 13, 2026

Hudson Wisconsin 54016

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

Members Absent: Pete Hawksford, Warren Vollmar

Staff Present: Rob Jones, David Carlsom

Recording Secretary: Amanda Randall

Others present: Mark Sylla, Matt Hieb, Greg Gerard

Site Visit Attendance: Doug Rowen, David Wolf, John Bjorseth, Dan Pearson, Rob Jones, Cedar Corp, Mark Sylla.

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input to Plan Commission
4. Approve minutes of July 9th, 2026 Plan Commission meeting;
5. Public Hearing to consider an amendment to an existing Conditional Use Permit to allow for the consumption of alcoholic beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town Ordinances:
 - Applicant: YMCA Camp St. Croix (Owner-YMCA of the North)
 - Site Location: 532 Riverview Drive and 570 County Road F, Hudson, WI 54016
 - PIDs: 040-1026-60-000, 040-1026-70-000, 040-1026-90-000, 040-1026-95-000, 040-1027-20-000, 040-1027-40-000, 040-1028-50-000, 040-1030-50-000, 040-1144-50-000, 040-1025-90-000, 040-1025-80-000, 040-1026-50-001, 040-1030-60-000, 040-1030-80-000, 040-1144-70-000, 040-1030-70-000, 040-1027-10-000, 040-1026-70-001, 040-1027-30-000.
 - Request: To allow consumption of Fermented Malt Beverage and Wine on premises consistent with Chapter 170 of the Town Code and Chapter 125, Wisconsin Statutes
6. Discuss and consider an amendment to an existing Conditional Use Permit to allow for the consumption of alcoholic beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town Ordinances
 - Applicant: YMCA Camp St. Croix (Owner-YMCA of the North)
 - Site Location: 532 Riverview Drive and 570 County Road F, Hudson, WI 54016
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 - Request: To recommend to the Town Board an amendment to an existing Conditional Use Permit that would allow consumption of Fermented Malt Beverage and Wine on

premises consistent with Chapter 170 of the Town Code and Chapter 125, Wisconsin Statutes.

7. Discuss and consider a concept review for amending the Plan Unit Development Plan to allow the construction of Warehouse Condo Units and to create an approximate 11-acre parcel that would be separated from the Condominium Development.

Applicant: EW Homes, Inc.

Site Location: Valerie Avenue

PID: 040-1062-30-004

Request: To complete a concept review regarding amending the Planned Unit Development for the development known as the “Condo Garages” to allow the development of Warehouse Condo Units and the separation of an approximate 11-acre parcel from the condominium development.

8. Discussion and Consideration of the Comprehensive Plan Update, with possible recommendation of a Public Participation Plan to the Town Board
9. Correspondence
10. Potential items for future meetings
11. 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, Dean Albert, David Wolf, John Bjorseth, and Dan Pearson.

3. Public Input

There was no public comment.

4. Approve minutes of July 9, 2026 meeting:

The minutes of the July 9, 2026 Plan Commission meeting were previously distributed. **Dean Albert moved to approve the minutes of the July 9, 2026, Plan Commission meeting. David Wolf seconded. Motion carried with Dan Pearson abstaining.**

5. Public Hearing to consider an amendment to an existing Conditional Use Permit to allow for the consumption of alcoholic beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town ordinances:

Applicant: YMCA Camp St. Croix (Owner-YMCA of the North)

Site Location: 532 Riverview Drive and 570 County Road F, Hudson WI 54016

PID: 040-1026-60-000, 040-1026-70-000, 040-1026-90-000, 040-1026-95-000, 040-1027-20-000, 040-1027-40-000, 040-1028-50-000, 040-1030-50-000, 040-1144-50-000, 040-1025-90-000, 040-1025-80-000, 040-1026-50-001, 040-1030-60-000, 040-1030-80-000, 040-1144-70-000, 040-1030-70-000, 040-1027-10-000, 040-1026-70-001, 040-1027-30-000.

Request: To allow consumption of Fermented Malt Beverage and Wine on premises consistent with Chapter 170 of the Town Code and Chapter 125, Wisconsin Statutes

Chair Rowen opened the public hearing at 6:03 p.m.

Greg Gerard, 1529 Southpoint Drive, spoke in support of amending the Conditional Use Permit for the YMCA Camp. He is an adjacent property owner and member of Hudson Pickleball Association, which has facilities at the camp. He noted that the YMCA Camp operates with integrity and has a legacy in the community.

Chair Rowen called for public comment three times and as no one asked to speak, the public hearing closed at 6:05 p.m.

6. Discuss and consider an amendment to an existing Conditional Use Permit to allow for the consumption of alcoholic beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town Ordinances:

Applicant: YMCA Camp St. Croix (Owner-YMCA of the North)

Site Location: 532 Riverview Drive and 570 County Road F, Hudson, WI 54016

PID: 040-1026-60-000, 040-1026-70-000, 040-1026-90-000, 040-1026-95-000, 040-1027-20-000, 040-1027-40-000, 040-1028-50-000, 040-1030-50-000, 040-1144-50-000, 040-1025-90-000, 040-1025-80-000, 040-1026-50-001, 040-1030-60-000, 040-1030-80-000, 040-1144-70-000, 040-1030-70-000, 040-1027-10-000, 040-1026-70-001, 040-1027-30-000.

Request: To recommend to the Town Board an amendment to an existing Conditional Use Permit that would allow consumption of Fermented Malt Beverage and Wine on premises consistent with Chapter 170 of the Town Code and Chapter 125, Wisconsin Statutes.

Rob Jones explained that YMCA Camp St. Croix has operated prior to the Town's adoption of its current zoning code. As a use lawfully established before that effective date, the Camp's continued operation is protected as a legal nonconforming use under Chapter 170, Section U, which allows the underlying camp use to continue notwithstanding that it is not a fully permitted use in the Ag-Res district. Specific changes to the Camp's operation over time have been addressed through individual, use-specific Conditional Use Permits under Chapter 170, Section V, rather than through a single comprehensive permit covering the entire property. The applicant is requesting an amendment to their CUP to explicitly allow consumption of beer and wine (but no sales) at events in multiple locations on the Camp property to comply with changes to the State's liquor licensing laws and Town Ordinances. The Commission reviewed the maps submitted by the applicant showing the two areas where alcohol consumption would be requested: an area including the RCU Discovery Center on the north property (which operates under a 2018 CUP) and an area that includes the King Leadership Center and the Dining Hall as well as other buildings and facilities. He noted that no other conditions of their CUP would be changing and that it would be in the applicants' and the Town's interest to work together in the future to bring the Camp under a single, comprehensive CUP. Due to an illness, no one representing the applicant was able to attend this meeting or answer questions. It was suggested that amending the 2018 CUP for the RCU Discovery center would be the cleanest path forward given the inability to clarify or develop relevant conditions for the rest of the requested area during the meeting. Rob Jones and Administrator Carlson believe that consumption is primarily for weddings at the Discovery Center; The applicant is requesting beer and wine consumption hours from 3:00 p.m. until 11:00 p.m. during events. If the Plan Commission recommends amendment of the 2018 CUP, there will be time before the Town Board meeting for feedback from the applicant if this is not their desire.

Dan Pearson moved to recommend approval of an amendment of the December 2018 Conditional Use Permit for the RCU Discovery Center, at YMCA Camp St. Croix, 532 Riverview Drive, to allow beer and wine consumption in conjunction with the approved use, subject to conditions, based on the following findings:

1. The Plan Commission conducted a public hearing on August 13, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment adds beer and wine consumption to an existing, previously approved use and does not alter the underlying character of that 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 service of beer and wine by a licensed, insured, and contracted bartender is an operational component that can reasonably be conditioned to address public health, safety and welfare.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit, including those identified in Section 5 of the Cedar Corp. memo regarding scope, occupancy, event frequency, the service-location exhibit, and the permit record.
6. Approval of the amendment provides the zoning framework for the Town Board to separately consider issuance of a liquor license in compliance with Wis. Stat. Ch. 125 and Town Code Ch. 74.
7. The Conditional Use Permit shall incorporate the conditions as determined appropriate by the Town Board based on the Plan Commission's recommendation and the public hearing record.

The existing Conditional Use Permits, and the underlying legal nonconforming use, shall remain in effect except as modified below:

1. Alcoholic beverages may be consumed in the RCU Discovery Center in conjunction with events and areas authorized under the Conditional Use Permit from 3:00 PM to 11:00 PM.
2. For purposes of this approval, alcoholic beverages shall be limited to beer and wine, consistent with the licensing structure discussed during Plan Commission review.
3. The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption.
4. Annual inspections required by the applicable fire authority, together with any State licensing or life-safety inspections applicable to YMCA Camp St. Croix's buildings and grounds, and compliance with Chapter 58 of the Town Code, shall be maintained for each building where alcohol service is authorized under this amendment.
5. The Conditional Use Permit document shall be updated to reflect that this approved use remains categorized under Chapter 170, Section E as a non-profit religious, community service, recreational and educational retreat facility amended by this action to include alcohol service at the location identified in the underlying Conditional Use Permit. This condition does not alter or expand the legal nonconforming status of the Camp's other operations not covered by an existing Conditional Use Permit.
6. Approval of this amendment is granted on the understanding that it overlays with the Camp's existing Conditional Use Permits and underlying legal nonconforming use, without consolidating or superseding them. Given the number of separate approvals now governing the property, the applicant is encouraged to work with the Town, on a mutually agreed schedule, to pursue a comprehensive zoning review of the Camp's conditional uses and legal nonconforming operations, with the goal of consolidating them into a single, comprehensive Conditional Use Permit.
7. All remaining conditions of the previously approved Condition Use Permit(s) shall remain in full force and effect unless specifically modified herein.

Dean Albert seconded. Roll call vote-all ayes. Motion carries.

7. Discuss and consider a concept review for amending the Plan Unit Development Plan to allow the construction of Warehouse Condo Units and to create an approximate 11-acre parcel that would be separated from the Condominium Development.

Applicant: EW Homes, Inc.

Site Location: north of Valerie Avenue

PID: 040-1062-30-004

Request: To complete a concept review regarding amending the Planned Unit Development for the development known as the “Condo Garages” to allow the development of Warehouse Condo Units and the separation of an approximate 11-acre parcel from the condominium development.

Matt Hieb spoke on behalf of the applicant. Due to market conditions, applicant EW Homes, Inc. would like to decrease the number of Condo Garage buildings to be built and instead build a warehouse condominium building of approximately 102,550 square feet within the Troy Commercial Park PUD, together with a revised Certified Survey Map for the 8.120-acre Lot 2 north of Valerie Avenue. He has two more Condo Garage buildings to construct but has been getting inquiries about spaces around 10,000 square feet. The proposed building would have shared loading docks, and he envisions owner/occupants as contractors, light manufacturing, etc. The building would have its own well and septic along with a separate condo association. The existing stormwater plan would be unchanged.

Rob Jones reviewed the complex approval process for the original project, which is a PUD with underlying zoning of General Commercial. He noted that any change to the approved project requires a change to the General Development Plan for the property. The allowed uses in this district were reviewed; commercial warehousing was not envisioned for this district. After robust discussion on proposed uses, it sounds like the applicant is not proposing what would be considered traditional warehousing, but more spaces geared towards businesses that serve the local community and small contractor businesses, possibly with retail storefront or e-commerce with no storefront. Road access and year-round capability was also discussed and Chair Rowen noted that this proposal may need to accelerate the planned updating of the Town’s road ordinance. There was discussion on how this proposal ties to the Comprehensive Plan update and potentially rezoning the property to a different district. The public feedback portion of the Comprehensive Plan update will be helpful in determining appropriate uses for this area. The town zoning code will likely need to be amended in order to allow the proposed uses in the current zoning district. There was discussion on the broadness of some of the allowed uses, such as “light manufacturing.” The applicant will work with Town staff on developing a granular list of potential uses.

8. Discussion and Consideration of the Comprehensive Plan Update, with possible recommendation of a Public Participation Plan to the Town Board

Rob Jones reported that Cedar has completed a chapter-by-chapter review and revision for the 2026 Comprehensive Plan update. The key updates are summarized on the Town planning hub website. He reviewed a few of the chapters to gain feedback from the Plan Commission:

Chapter 1 Issues and Opportunities: The Commission agreed that using the using historical growth numbers is more appropriate than using the Department of Administration numbers. The DOA number will remain as the State will want that included in the Plan, but the historical growth data appears to be more accurate. He will refer to the 2004 plan for Goals/Objectives/Policies and add that language to this Chapter.

Chapter 3 Housing: The Town could more clearly address affordability and diversity by referencing the TDR program and cluster development.

Chapter 5 Utilities and Community Facilities: Rob Jones will update this section regarding the fire substation and Town hall addition progress.

Chapter 6 Land Use: Rob Jones noted this is the most important chapter in the Comprehensive Plan. He would like input on goals as that section is currently too broad. He can add a chart that shows the land use acreage projections using current data.

Chapter 8 Intergovernmental Cooperation: This chapter addresses the boundary plan; the Commission should review the language to make sure it accurately captures the Town's position.

Rob Jones believes the Plan is close to ready for public input; the approval and adoption process and timeline was reviewed. The Town is aiming for adoption in November. Commission members will review the chapters by next month's meeting; paper copies will be available for pick up next week. Rob Jones will also email the link to the hub website. The Town Board will be reviewing and potentially approving the Public Participation Plan at the August meeting.

9. Correspondence

There was no correspondence to review.

10. Potential items for future meetings

Future meeting agendas will include reviewing proposed uses for the EW Homes Condo Warehouses and continued work on the Comprehensive Plan update. Chair Rowen reported that the public hearing on the boundary agreement with the City of Hudson was postponed until October.

12. Adjourn

Dan Pearson moved to adjourn the meeting of the August 13th, 2026, Plan Commission at 9:00 p.m. David Wolf seconded. Motion carried.

CONDITIONAL USE APPLICATION

Chapter 170, Section V, Town of Troy Zoning Ordinance

File #: _____

Office Use Only

APPLICANT INFORMATION

Applicant Name: YMCA Camp St. Croix Owner Name (if not Applicant): YMCA of the North
Mailing Address: 532 County Road F Mailing Address: 651 Nicollet Mall Suite 300
Hudson, WI 54016 Minneapolis, MN 55402
Daytime Phone: (715) 386-4380 Daytime Phone: (612) 230-9622
E-mail: info@campstcroix.org E-mail: risk.management@ymcamn.org

SITE INFORMATION

Site Address: 532 and 570 County Rd. F. Hudson, WI 54016
Property Location: 1/4, NW 1/4, Sec. 6, T. 28N N., R. 19W W., Town of Troy (Complete legal description must be attached.)
Parcel Identification Number(s): 040102660000 and 040102580000

LAND USE INFORMATION

Zoning District Designation: Agricultural Residential (AG-RES)

State the nature of your request: Amendment to explicitly allow the consumption of alcohol on the premises in conjunction with the approved event venue to comply with the liquor licensing in the state of WI.

Is there a conservation easement on your land? ☐ Yes ☒ No

☐ See attached application narrative and application procedure form.

FEES

Application Fee: \$ 350 (plus professional fees/expenses)
Supplemental Application Fees: \$ 175 x (# of additional requests) \$ 1000.00
Total Fees:

- All application fees must be submitted with application and are non-refundable.
- Additional fees paid as directed by the Town Clerk.
- Fees will be doubled for applications submitted after construction project initiated, and/or written enforcement action has commenced.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Applicant Signature: Mary E. J. Herbst (VP of Risk) Date 7/8/2026

Owner (if not applicant) Signature: _____ Date _____

OFFICE USE ONLY

Pre-application Meeting: _____ With: _____
Complete Application Accepted: _____ By: _____
Fee Received: _____ \$ _____ Receipt #: _____ Scheduled Hearing Date: _____

Phone: (715) 425-2665

Town of Troy

FAX: (715) 425-2551

<http://townoftroy.org>

654 Glover Road, Hudson, WI 54016

CONDITIONAL USE APPLICATION NARRATIVE

Please answer the following questions and provide any additional information that supports your request (attach additional pages if necessary):

- 1) Describe the details of your request.

See attached word document and map

- 2) Describe the impact of your request on the enjoyment and value of surrounding properties. If there is no impact, explain why.

See attached word document

- 3) Describe the compatibility of your request with the uses and character of the surrounding area.

See attached word document

- 4) Describe how your request is consistent with the spirit and intent of the zoning district in which your property is located. *(Please refer to the purpose statement for your zoning district in the Town of Troy Zoning Ordinance.)*

See attached word document

- 5) Describe how your request will impact public health, safety, and general welfare. What measures will you take to minimize any negative impacts?

See attached word document

- 6) How will you ensure that your request will not constitute a nuisance by reason of dust, smoke, odor, or other similar factor? What measures will you take to prevent a nuisance?

See attached word document

- 7) Additional comments:

None at this time

GENERAL CONDITIONAL USE APPLICATION PROCEDURE

APPLICATION:

The deadline for application submittals is the _____ of the month. The Plan Commission generally meets on the first Thursday of the month.

Applications will not be accepted until the applicant has:

- Met with the Zoning Administrator or his/her designee to review the application;
- Submitted Original plus 10 copies of the entire packet including all supporting information, maps & diagrams;
- Resolved any land use violations and paid any outstanding fees owed to the Town of Troy;
- Signed the application form (*the signatures of the property owners and agents acting on their behalf are required*); and
- Submitted the appropriate application fee (*nonrefundable*) payable to the Town of Troy.

REVIEW:

The Zoning Administrator or his/her designee will review the application for completeness and assign a file number to the application. The Zoning Administrator or his/her designee may require additional information and will notify the applicant of this as soon as possible. Upon receiving a complete application and supporting documents, the Zoning Administrator or his/her designee will:

- Schedule a public hearing with the Troy Plan Commission and notify the applicant by mail of the date and time of the public hearing;
- Notify adjoining property owners of the applicant's request;
- Publish a public hearing notice of the Plan Commission in the local paper;
- Send copies of the applications to the appropriate reviewing agencies for comment.
- Schedule a site visit to the applicant's property, at which time the applicant shall flag all applicable property/project corners and label the flags accordingly; and
- Prepare a staff report on the application. The staff report will be made available to the applicant and for public review.

ACTION:

Conditional Use permits are granted at the discretion of the Troy Town Board after review, public hearing, and recommendation through the Plan Commission. They are made available to validate uses that, while not approved within the zoning district in question, are deemed to be compatible with approved uses and/or not found to be hazardous, harmful, offensive or otherwise adverse to other uses. Conditional Uses are subject to conditions, compatibility with surrounding land uses, and compliance with the Troy Zoning Ordinance.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of his/her application. The fact that an application for a permit has been filed does not automatically mean that a permit is granted.

Upon the Town Board making a decision on the application, the Zoning Administrator or his/her designee shall notify the applicant of the decision in writing. All site plans, pictures, etc. become the property of Town of Troy and will remain in the file.

CHECKLIST FOR COMPLETE APPLICATION

- ☐ Completed and signed application form with fee.
- ☐ Original plus 10 copies of the entire packet including all supporting information, maps & diagrams.
- ☐ Addendum for additional requests and/or supplemental information sheet (*if required*).
- ☐ Recorded Warranty Deed (*may be obtained at the Register of Deed's office*).
- ☐ Provide stamped envelopes addressed to all adjoining land-owners (includes properties across roadways).
- ☐ A complete site plan prepared by a registered surveyor showing:
 - project location in the town;
 - lot/parcel dimensions with property lines and all applicable setbacks;
 - minimum of 10-foot contours as determined appropriate by the Zoning Administrator or his/her designee;
 - location of all existing and proposed structures and their square footage and distance from setbacks;
 - location of existing and proposed POWTS, wells, driveways, parking areas, access, signs, and other features; and
 - location of navigable waterways with accurate OHWM, delineated wetlands, bluff lines, slopes in excess of 12%, wooded areas, and any other unique limiting conditions of the property.
- ☐ Other submittals required by Town staff: _____

This is a summary of the conditional use procedure and is subject to the specific requirements and procedures identified in Chapter 170, Section X and Section Z of the Town of Troy Zoning Ordinance.

Supplemental Word Document for the Conditional Use Permit Amendment

1) Describe the details of your request.

The subject property was founded in 1909 and is comprised of 381.74 acres of woods, prairies, gardens and bluffs overlooking the St. Croix River. In addition to the landscape, the property has 44 buildings (94,000 square ft) which include cabins, meeting space, a dining hall, a working farm, and nature centers. The primary purpose of this property is to provide a camping experience for people of all ages and meeting space year-round for retreats, and winter activities.

We would like the current CUP amended to allow us to host events where the contracting party brings in a operational licensed bartender (with liquor liability insurance) to provide beer and wine for receptions or special events. We have marked the locations (see attached map) where we would like to be able to have the bartender serve alcohol to guests of the event. This would only occur in existing buildings and grounds.

For purposes of this approval, alcoholic beverages shall be limited to beer and wine (No hard alcohol or canned beverages containing THC or hard alcohol such as tequila or Vodka).

The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and chapter 74 of the Town of Troy 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption.

Alcohol would be served for the following types of events:

- Weddings
- Family Reunions
- Celebrations of Life
- Retreats
- Fund Raisers

The events where alcohol would be served would occur in the evenings (between the hours of 3:00 – 11:00) and on weekends when camp participants (children) would not be present. These events occur year round with the greatest concentration being in the months of: May, early June, September and October. With the size of the property, it is possible that we could have two events running simultaneously, but this is a rare occurrence and may only happen up to 5 times per year.

Maximum # of people on the Day Camp side would be 240 guests

Maximum # of people on the Overnight camp side would be 200 guests

At all events, we provide on-site parking, an option for overnight accommodations and limits on outdoor amplified music.

We do not allow people to bring in their own alcohol.

We always use a licensed bartender that is contracted by the wedding party with an operation license and carries the liquor liability. We require proof of insurance for 1M of General Liability and 1 M of liquor liability from anyone renting the property.

We always have an event host who oversees any occasion and ensures that all rules are followed around alcohol consumption.

2) Describe the impact of your request on the enjoyment and value of surrounding properties. If there is no impact, explain why.

There is little to no impact on the enjoyment and value of surrounding properties. All events occur on site and are not within site or sound of any other adjoining property. We have our own parking, so don't ever require street parking. We have never had a noise complaint and keep all music at a reasonable level appropriate to the event.

3) Describe the compatibility of your request with the uses and character of the surrounding area.

The mission of the YMCA of the North strives to build community and to bring people together to fully embrace and enjoy nature in a comfortable and safe manner. Weddings and other similar events build a sense of community in a beautiful venue. Our camp is uniquely positioned to have both internal and external options which allows compatibility with the types of events that we host and enhances the overall experience for the guests we are serving.

4) Describe how your request is consistent with the spirit and intent of the zoning district in which your property is located. (Please refer to the purpose statement for your zoning district in the Town of Troy Zoning Ordinance.)

The purpose of this Chapter is to promote the health, safety, prosperity and general welfare of the residents and landowners in the Town of Troy, through the establishment and enforcement of regulations governing the use of land in the Town and by providing penalties for the violation of its provisions.

This amendment is designed to compliment the spirit and intent of the City of Troy zoning by enabling event participants to enjoy the beauty of the area while complying with all safety and state liquor license requirements. The events that we host would bring revenue to the camp as well as revenue to hotels and restaurants in the surrounding area. The YMCA of the North promotes health, prosperity and whole person wellbeing in a safe and secure environment. We have a strong partner and relationship with the City of Troy to help promote the enjoyment of the area.

5) Describe how your request will impact public health, safety, and general welfare. What measures will you take to minimize any negative impacts?

Our request should not impact public health, safety and general welfare. We will oversee all events on our property with a YMCA host who will help ensure that all rules around the consumption of alcohol are followed. In addition, we are able to provide accommodations should someone overindulge or contact public transit to ensure a safe ride to their destination. In addition, we do require the contracting parties for the event to provide insurance (both liquor liability and General Liability) which aids in the management of all attending guests.

6) How will you ensure that your request will not constitute a nuisance by reason of dust, smoke, odor, or other similar factor? What measures will you take to prevent a nuisance?

This request will not constitute a nuisance by reason of dust, smoke, odor or other similar factor because we are not hosting events that would generate these kinds of issues.

7) Additional Comments:

None at this time.

CORPORATE RESOLUTION
GENERAL BOARD OF DIRECTORS
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE NORTH

WHEREAS, the General Board of Directors has the ultimate authority on an annual basis to manage the affairs, property, and business of the Young Men's Christian Association of the North ("YMCA"); to engage in any transaction as to which the YMCA has authority; to take, hold, invest and disburse any property acquired by gift or bequest, subject to any limitations or restrictions contained either in the instrument by which such property is acquired, or in applicable Minnesota or Wisconsin statutes; to provide appropriate resolutions for all contracts, bank signatures, membership in the YMCA of the USA, investment of endowment funds, the safe keeping of all legal documents and to make provision for adequate insurance coverage; and

WHEREAS, the General Board desires to record the various grants of authority delegated to named persons and others at the YMCA pursuant to this authority,

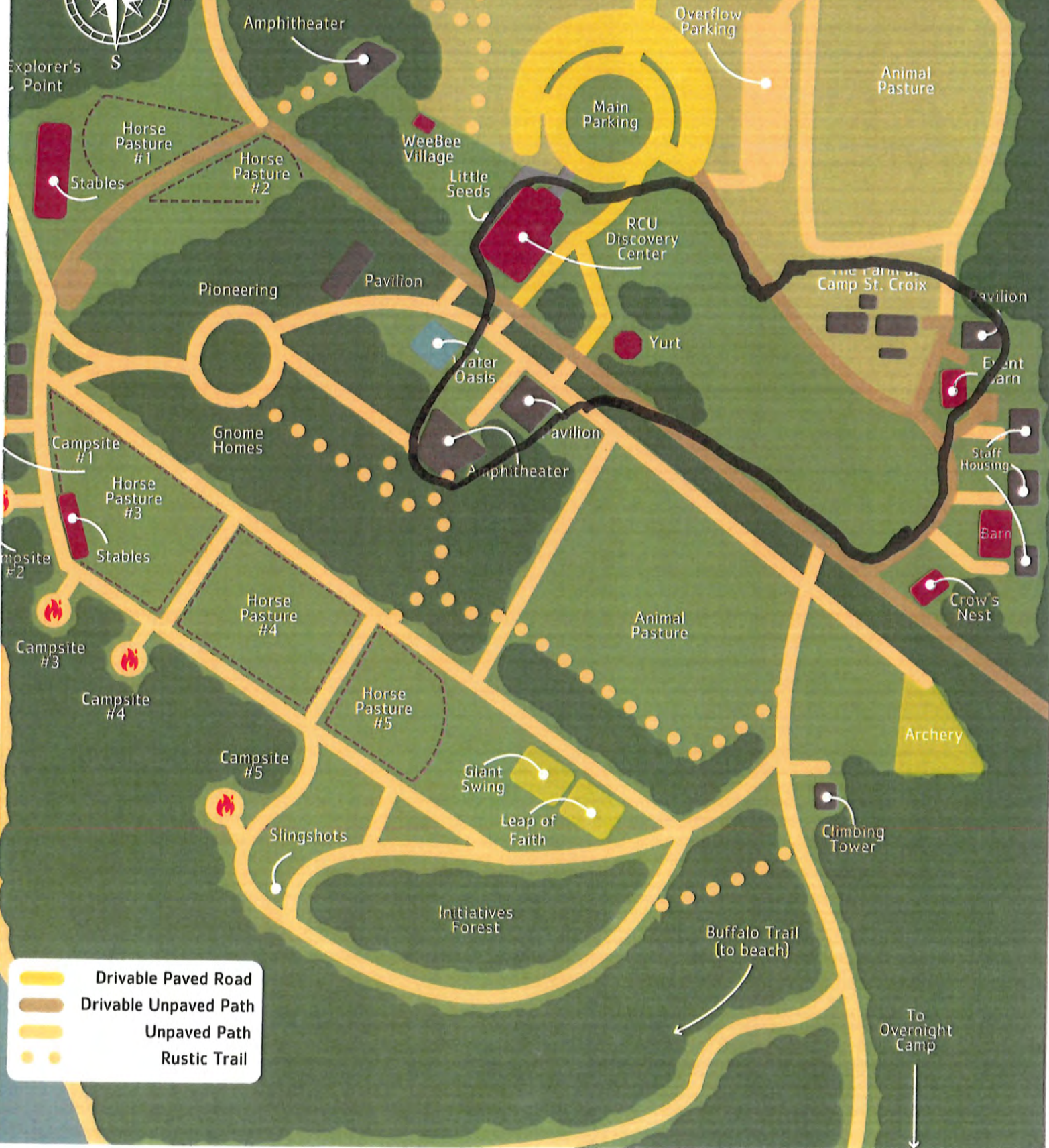
NOW THEREFORE, be it resolved:

7.1 AGREEMENT OR CONTRACT:

BE IT FUTHER RESOLVED, that any of the following are authorized to execute the necessary documents for the purpose of entering into contracts with providers of funding or enter into contracts involving leasing or purchasing of services or products, including such leases, notes, security agreements or other documents as may be reasonably requested in connection with such lease or purchase: Staff Officers - President/CEO or Executive Vice President of Finance/CFO; Other Authorized Personnel – Vice President of Enterprise Risk and Compliance or Senior Director of Procurement.

YMCA Camp St. Croix

North Property

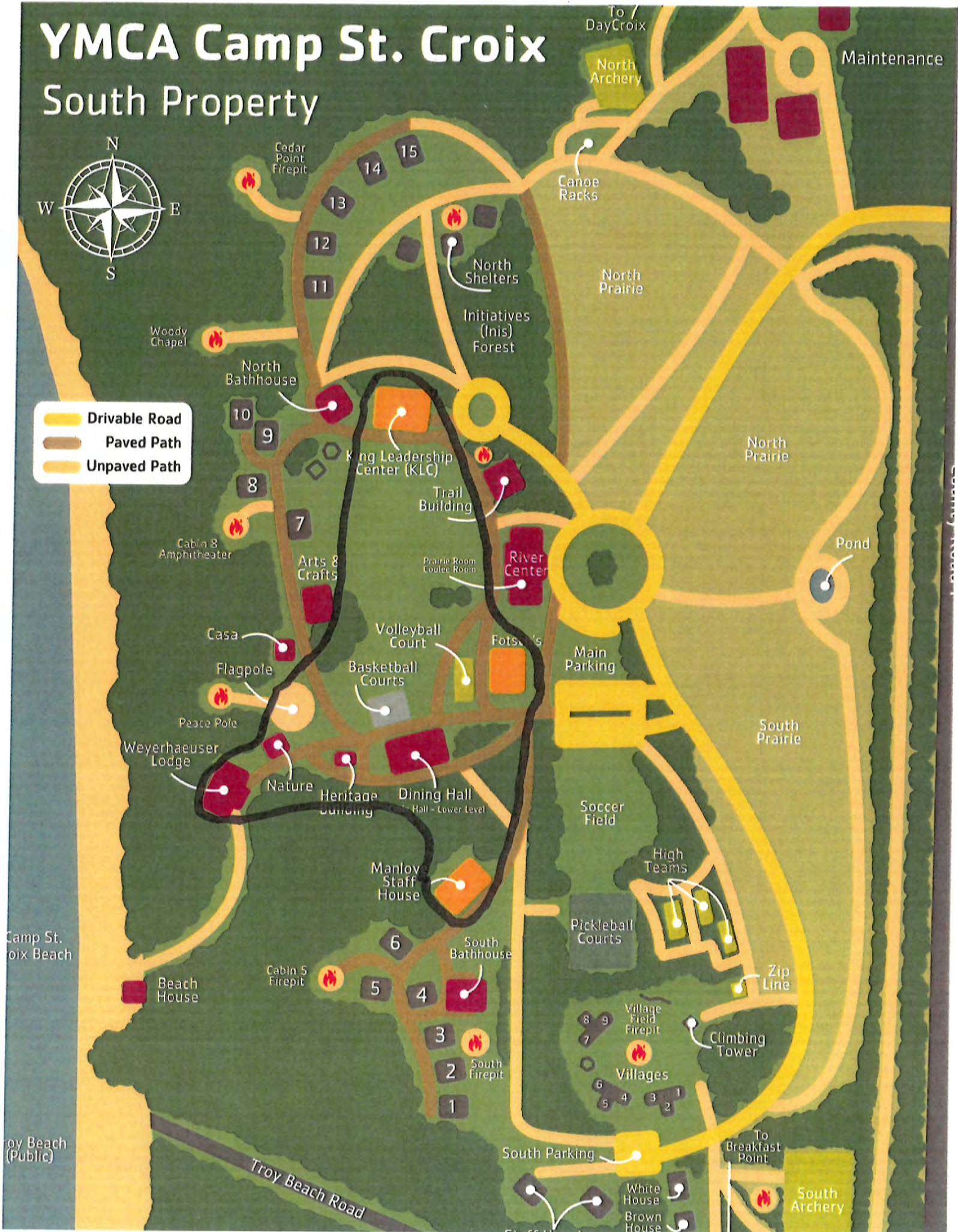


YMCA Camp St. Croix

South Property



- Drivable Road
- Paved Path
- Unpaved Path



CUP Amendment, YMCA of the North - Camp St. Croix

Current Conditional Use Permit

YMCA Camp St. Croix has operated prior to the Town's adoption of its current zoning code (Chapter 170) in 2015. As a use lawfully established before that effective date, the Camp's continued operation is protected as a legal nonconforming use under Chapter 170, Section U (Nonconforming Uses, Structures and Lots): the underlying camp use may lawfully continue notwithstanding that it is not a fully permitted use in the AG-RES district, though it may not be extended, enlarged, or expanded except as the Chapter allows (§170-U.2(a)-(b)).

Section U.2(b) also allows a landowner with nonconforming-use rights to seek a conditional use permit "to more fully protect their use rights" where the specific use is otherwise eligible. Consistent with that provision, changes to the Camp's operation over time have been addressed through individual, use specific CUPs under Chapter 170, Section V, rather than through a single comprehensive permit covering the property as a whole:

1. September 2015: CUP approved for construction of the arrival/welcome building (now the RCU Discovery Center), for non-profit educational retreat facility use.
2. December 2018: CUP amendment adding weddings/events at the RCU Discovery Center building specifically, subject to conditions (hours of 8:00 a.m.–11:00 p.m., a 296-person occupancy cap, and a limit of 24 events per year). That amendment did not address alcohol.

The YMCA requests amending their Conditional Use Permit to:

Add the Dining Hall and Weyerhaeuser Lodge to Permitted Wedding/Event locations on the YMCA site.

Allow the consumption of Wine and Fermented Malt Beverages (Beer) at approved event locations in accordance with Town of Troy Ordinance Chapter 74, and Wis. Stats. 125.

The maximum number of individual weddings/events for all three locations in any one calendar year will be 30.

Event hours where alcoholic beverages will be consumed will be from 3 p.m. to 11 p.m.

Maximum attendance at any individual event will be 296, unless a separate event permit is issued by the Town or as allowed by Building Capacity set by Fire Marshall.

Recommended Motion:

The existing Conditional Use Permits, and the underlying legal nonconforming use, shall remain in effect except as modified below:

Alcoholic beverages may be consumed on the property in conjunction with events and areas authorized under the Conditional Use Permit.

For purposes of this approval, alcoholic beverages shall be limited to beer and wine, consistent with the licensing structure discussed during Plan Commission review.

The maximum number of individual events at which alcoholic beverages are consumed in any one calendar year is 30

Event types will be predominantly weddings.

Event locations where Wine and Fermented Malt Beverages (Beer) will be consumed will be the RCU Discovery Center, the Dining Hall, and the Weyerhaeuser Lodge.

Maximum attendance at any individual event will be 290, unless a separate event permit is issued by the Town. In no case will any maximum occupancy limits as established by the fire marshal be exceeded.

The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption, as well as any other federal, state, or county regulations that may apply.

Annual inspections required by the applicable fire authority, together with any State licensing or life-safety inspections applicable to YMCA Camp St. Croix's buildings and grounds, and compliance with Chapter 58 of the Town Code, shall be maintained for each building where events and alcohol consumption is authorized under this amendment.

The Conditional Use Permit document shall be updated to reflect that this approved use remains categorized under Chapter 170, Section E as a non-profit religious, community service, recreational and educational retreat facility amended by this action to include alcohol consumption at the event locations listed. This condition does not alter or expand the legal nonconforming status of the Camp's other operations not covered by an existing Conditional Use Permit.

Approval of this amendment is granted on the understanding that it overlays with the Camp's existing Conditional Use Permits and underlying legal nonconforming use, without consolidating or superseding them. Given the number of separate approvals now governing the property, the applicant is encouraged to work with the Town, on a mutually agreed

schedule, to pursue a comprehensive zoning review of the Camp's conditional uses and legal nonconforming operations, with the goal of consolidating them into a single, comprehensive Conditional Use Permit.

All remaining conditions of the previously approved Condition Use Permit(s) shall remain in full force and effect unless specifically modified herein.

This Conditional Use Permit can only be transferred to another non-profit property owner.

Date	August 6, 2026
To	Town of Troy Plan Commission
From	Robert Jones
Subject	YMCA Camp St. Croix – Conditional Use Permit (CUP) Amendment

Applicant: YMCA Camp St. Croix (Mary Herbst, VP of Risk)

Property Owner (per application): YMCA of the North

Site Address: 532 and 570 County Road F, Hudson, WI 54016

Parcel ID Number(s): 040-1026-60-000, 040-1026-70-000, 040-1026-90-000, 040-1026-95-000, 040-1027-20-000, 040-1027-40-000, 040-1028-50-000, 040-1030-50-000, 040-1144-50-000, 040-1025-90-000, 040-1025-80-000, 040-1026-50-001, 040-1030-60-000, 040-1030-80-000, 040-1144-70-000, 040-1030-70-000, 040-1027-10-000, 040-1026-70-001, 040-1027-30-000.

Zoning District: Agricultural Residential (AG-RES)

Application Date: July 8, 2026

1. Background / Zoning Status / Approved CUP

YMCA Camp St. Croix has operated on this prior to the Town's adoption of its current zoning code (Chapter 170) in 2015. As a use lawfully established before that effective date, the Camp's continued operation is protected as a legal nonconforming use under Chapter 170, Section U (Nonconforming Uses, Structures and Lots): the underlying camp use may lawfully continue notwithstanding that it is not a fully permitted use in the AG-RES district, though it may not be extended, enlarged, or expanded except as the Chapter allows (§170-U.2(a)–(b)).

Section U.2(b) also allows a landowner with nonconforming-use rights to seek a conditional use permit "to more fully protect their use rights" where the specific use is otherwise eligible. Consistent with that provision, changes to the Camp's operation over time have been addressed through individual, use-specific CUPs under Chapter 170, Section V, rather than through a single comprehensive permit covering the property as a whole:

1. September 2015: CUP approved for construction of the arrival/welcome building (now the RCU Discovery Center), for non-profit educational retreat facility use.
2. December 2018: CUP amendment adding weddings/events at the RCU Discovery Center building specifically, subject to conditions (hours of 8:00 a.m.–11:00 p.m., a 296-person occupancy cap, and a limit of 24 events per year). That amendment did not address alcohol.

As a general matter, a conditional use permit authorizes only the specific use, structure, and conditions described in it. Consequently, there is not currently a single comprehensive CUP regulating YMCA Camp St. Croix's operations. The property today is governed by a combination of (a) the underlying legal nonconforming use protecting the Camp's historic core operations, and (b) a series of discrete, partial-coverage CUPs layered on top of that use over time.

The current application is another such partial, use-specific amendment (i.e., adding alcohol service to the) rather than a comprehensive permitting of the Camp's operations generally.

2. Proposed Revisions to the CUP

The applicant requests a further amendment to explicitly allow the consumption of beer and wine at events. Based on the application and supporting narrative, the request includes the following operational parameters:

- Alcohol limited to beer and wine only
- Event types: weddings, family reunions, celebrations of life, retreats, and fundraisers.
- Alcohol service would occur in the evenings, generally 3:00 p.m. to 11:00 p.m., on weekends, and only when day camp or overnight camp participants (children) are not present.
- Events with alcohol occur year-round, with the heaviest concentration in May, early June, September, and October.
- Up to two events could run simultaneously; this is described as a rare occurrence, estimated at up to five times per year.
- Maximum attendance is stated separately by area of camp: 240 guests on the Day Camp side; 200 guests on the Overnight Camp side.
- No outside alcohol permitted; the camp requires the contracting party to carry \$1,000,000 in general liability and \$1,000,000 in liquor liability insurance; an on-site YMCA event host oversees each occasion.
- On-site parking is provided for all events; outdoor amplified music remains limited.
- The applicant's narrative states the use will remain subject to Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code governing liquor licensing and alcohol consumption.

3. Town Process and Framework

Relationship to Liquor Licensing

- Wisconsin Statutes Chapter 125 governs the sale and consumption of alcohol beverages.
- Consumption of alcohol at an event venue may require Town licensing even where alcohol is not sold directly by the applicant.

- Town of Troy Municipal Code Chapter 74 provides that a liquor license may be issued in non-commercial districts only where the use is permitted outright, or where a CUP specifically authorizes alcohol consumption or sale.

Conditional Use Permits (Chapter 170)

- Conditional uses are allowed uses within a zoning district when applicable standards under Chapter 170, Section V are met.
- CUPs run with the land and are transferable.
- The Plan Commission's role is to evaluate likely impacts of the proposed amendment and, together with the Town Board, apply reasonable conditions to mitigate those impacts.

As with other CUP-based alcohol requests the Town has considered, approval of this zoning CUP amendment would not itself grant a liquor license. It would establish the zoning framework within which the Town Board could separately consider issuance of a license under Chapter 74.

4. Plan Commission Discussion

Because the Camp's operations are governed by, use-specific CUPs layered on top of an underlying legal nonconforming use (rather than one comprehensive permit), precision about what this amendment covers are worth careful consideration. Staff flag the following for clarification before final conditions are drafted:

1. Scope.

The 2018 CUP covers weddings/events at the RCU Discovery Center only (296-person cap, 24 events/year). This application's Day Camp (240) / Overnight Camp (200) attendance figures and referenced map suggest alcohol service may extend beyond that building. Confirm whether this amendment extends the event/wedding use itself to new areas.

2. Attendance.

Understand how attendance caps apply to alcohol service specifically, and at each location involved. The existing 296-person cap was set for the RCU Discovery Center alone; the application's 240 (Day Camp)/200 (Overnight Camp).

3. Service-location exhibit.

As presented, this amendment will overlay on top of the Camp's existing CUPs and underlying nonconforming use, not replace them. A clear, final map is essential to define that boundary and avoid ambiguity over which permit controls a given site. Staff recommend the applicant's referenced map be finalized and attached as the controlling exhibit.

4. Entity name and parcel IDs.

Various legal names and parcel identifications have been used across the Camp's permit history — including "YMCA Camp St. Croix"/"YMCA of the North" (current application), "YMCA of the Greater Twin Cities" (2015–2018 CUP records), and "YMCA of Greater St. Paul" (county parcel records), along with differing site addresses and PID combinations. The Plan Commission should confirm the correct legal name and specific PIDs to be covered by this CUP.

5. Possible Conditions

The existing Conditional Use Permits, and the underlying legal nonconforming use, shall remain in effect except as modified below (*presented for Plan Commission consideration*):

1. Alcoholic beverages may be consumed on the property in conjunction with events and areas authorized under the Conditional Use Permit.
2. For purposes of this approval, alcoholic beverages shall be limited to beer and wine, consistent with the licensing structure discussed during Plan Commission review.
3. The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption.
4. Annual inspections required by the applicable fire authority, together with any State licensing or life-safety inspections applicable to YMCA Camp St. Croix's buildings and grounds, and compliance with Chapter 58 of the Town Code, shall be maintained for each building where alcohol service is authorized under this amendment.
5. The Conditional Use Permit document shall be updated to reflect that this approved use remains categorized under Chapter 170, Section E as a non-profit religious, community service, recreational and educational retreat facility amended by this action to include alcohol service at the locations identified on the approved exhibit map. This condition does not alter or expand the legal nonconforming status of the Camp's other operations not covered by an existing Conditional Use Permit.
6. Approval of this amendment is granted on the understanding that it overlays with the Camp's existing Conditional Use Permits and underlying legal nonconforming use, without consolidating or superseding them. Given the number of separate approvals now governing the property, the applicant is encouraged to work with the Town, on a mutually agreed schedule, to pursue a comprehensive zoning review of the Camp's conditional uses and legal nonconforming operations, with the goal of consolidating them into a single, comprehensive Conditional Use Permit.
7. All remaining conditions of the previously approved Conditional Use Permit(s) shall remain in full force and effect unless specifically modified herein

6. Possible Motions

Option A — Approve, subject to conditions:

Motion to recommend approval of the Conditional Use Permit amendment for YMCA Camp St. Croix, 532/570 County Road F, to allow beer and wine consumption in conjunction with the approved use, subject to conditions, based on the following findings:

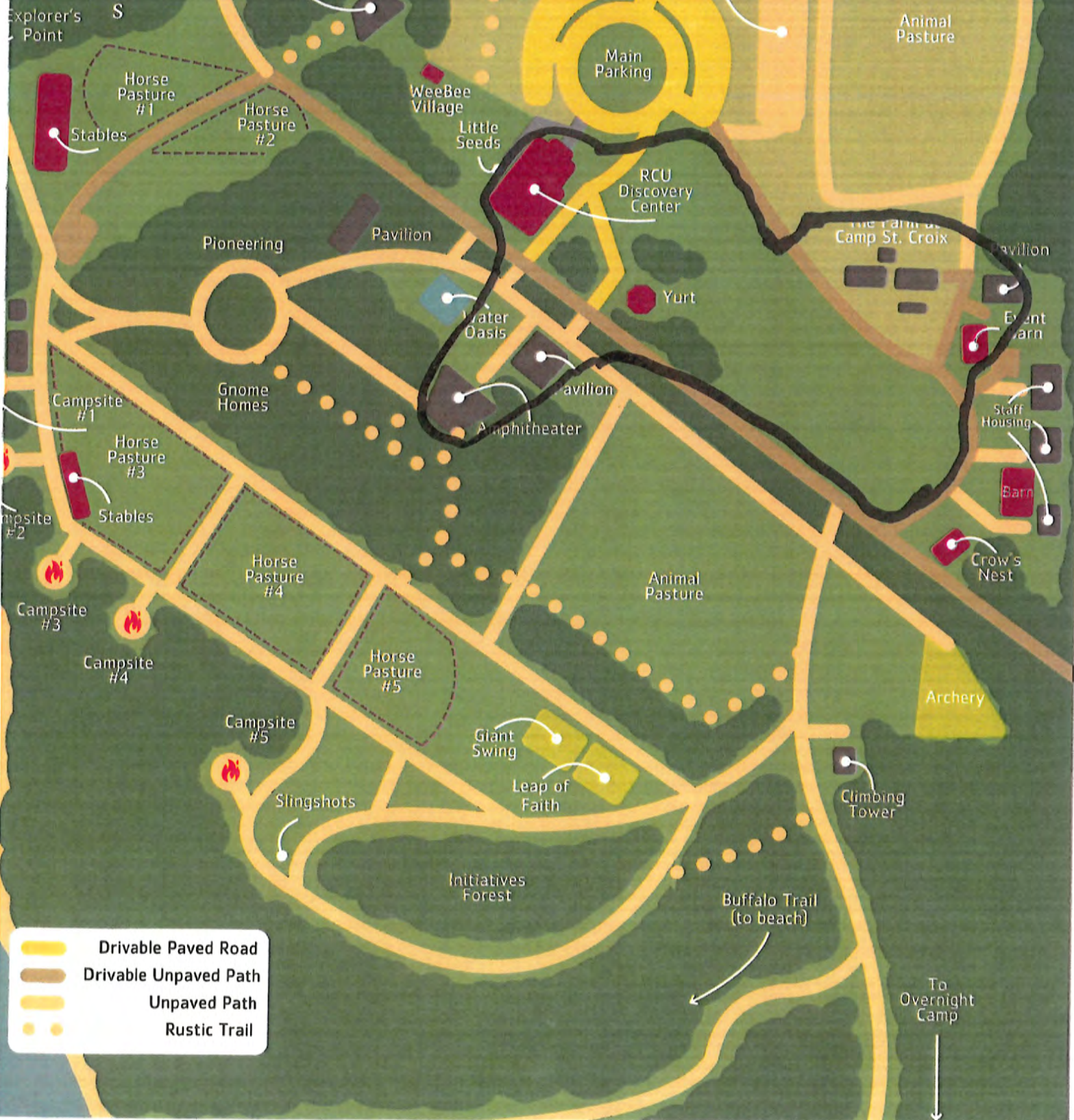
1. The Plan Commission conducted a public hearing on August 13, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment adds alcohol service to an existing, previously approved use and does not, alter the underlying character of that use.
3. The 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 service of beer and wine by a licensed, insured, contracted bartender is an operational component that can be reasonably conditioned to address public health, safety, and welfare.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit, including those identified in Section 5 of this memo regarding scope, occupancy, event frequency, the service-location exhibit, and the permit record.
6. Approval of the amendment provides the zoning framework for the Town Board to separately consider issuance of a liquor license in compliance with Wis. Stat. Ch. 125 and Town Code Ch. 74.
7. The Conditional Use Permit shall incorporate the conditions as determined appropriate by the Town Board based on the Plan Commission's recommendation and the public hearing record.

Option B — Table pending clarification:

Motion to table action on the Conditional Use Permit amendment for YMCA Camp St. Croix, 532/570 County Road F, and direct staff to work with the applicant to refine the scope and content of the application.

YMCA Camp St. Croix

North Property

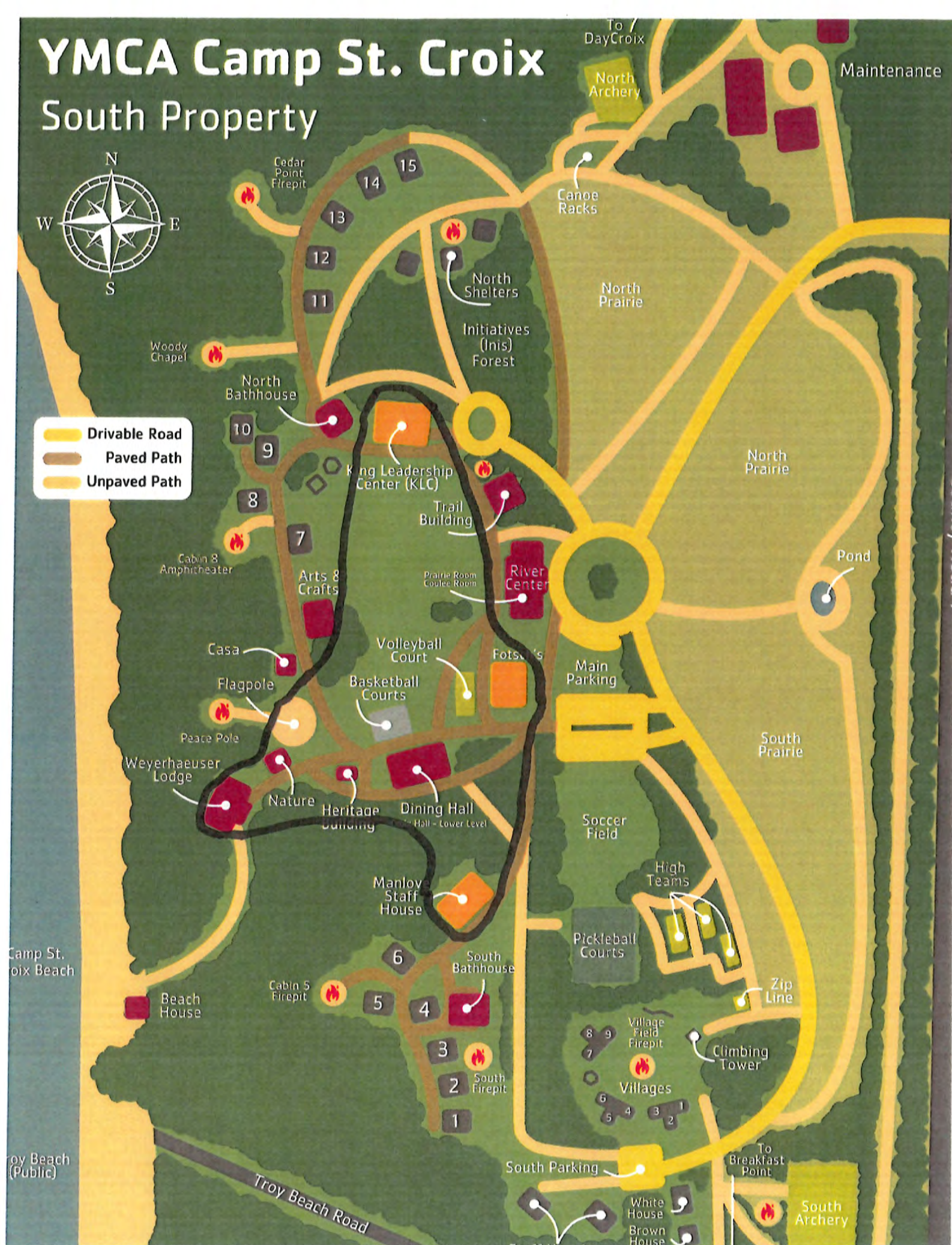


YMCA Camp St. Croix

South Property

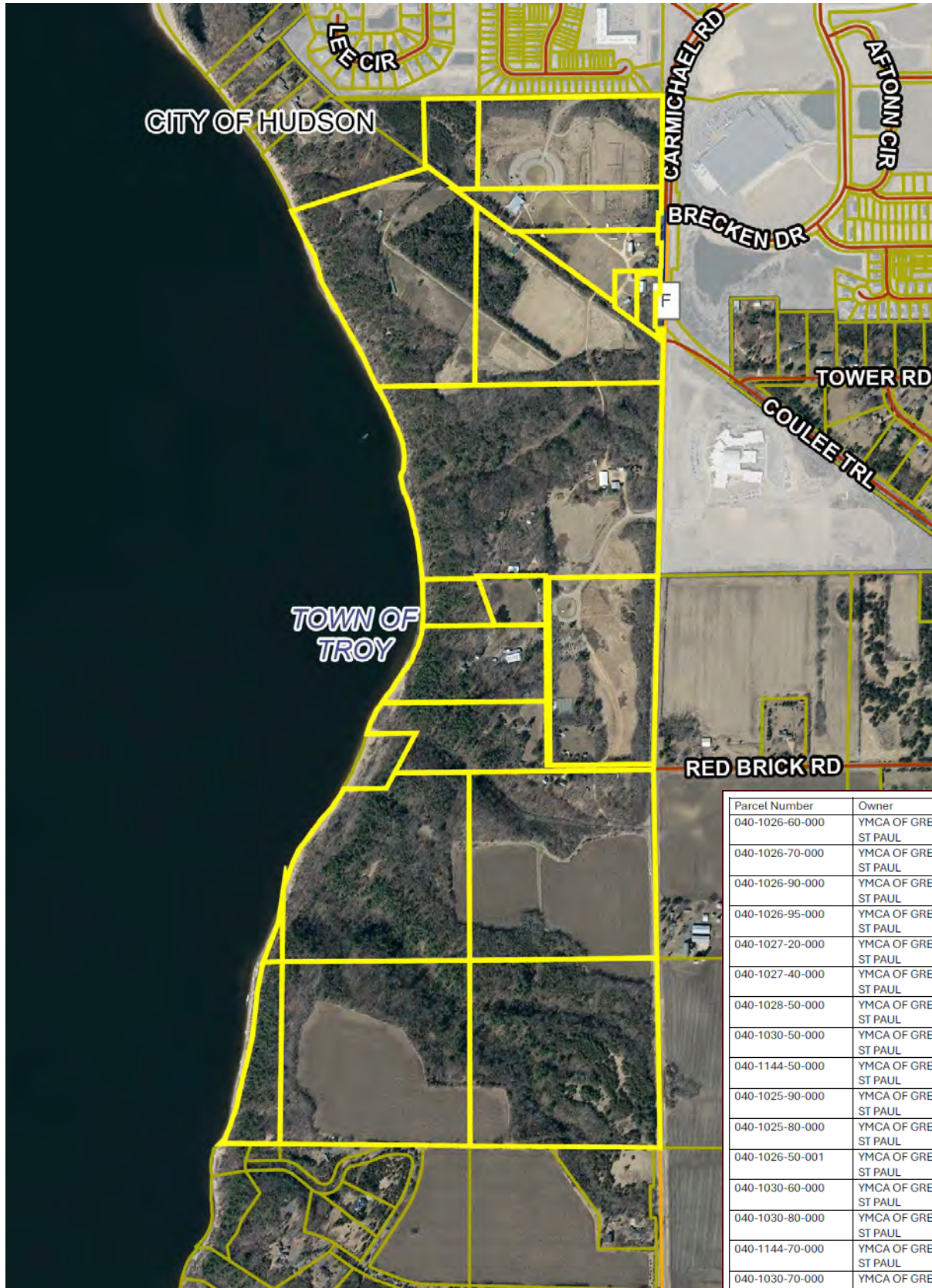


- Drivable Road
- Paved Path
- Unpaved Path



YMCA CUP Parcels

Created by: rcj



- County Roads
- Local Roads
- Parcels
- Towns
- Cities

Parcel Number	Owner	Address	Acres	Value
040-1026-60-000	YMCA OF GREATER ST PAUL	345 RIVERVIEW DR	9.4	17900
040-1026-70-000	YMCA OF GREATER ST PAUL	560 CTY RD F	1.4	32500
040-1026-90-000	YMCA OF GREATER ST PAUL	570 CTY RD F	5	4200
040-1026-95-000	YMCA OF GREATER ST PAUL		1.04	32500
040-1027-20-000	YMCA OF GREATER ST PAUL		15.506	773800
040-1027-40-000	YMCA OF GREATER ST PAUL		8.8	5200
040-1028-50-000	YMCA OF GREATER ST PAUL		6.25	0
040-1030-50-000	YMCA OF GREATER ST PAUL	528 CTY RD F	39	80700
040-1144-50-000	YMCA OF GREATER ST PAUL		0.568	6500
040-1025-90-000	YMCA OF GREATER ST PAUL		4.78	34400
040-1025-80-000	YMCA OF GREATER ST PAUL	345 RIVERVIEW DR	17.08	73300
040-1026-50-001	YMCA OF GREATER ST PAUL		0	671800
040-1030-60-000	YMCA OF GREATER ST PAUL		35	480700
040-1030-80-000	YMCA OF GREATER ST PAUL		40	60400
040-1144-70-000	YMCA OF GREATER ST PAUL		7.16	1488300
040-1030-70-000	YMCA OF GREATER ST PAUL		40	108700
040-1027-10-000	YMCA OF GREATER ST PAUL	534 CTY RD F	55.44	1043000
040-1026-70-001	YMCA OF GREATER ST PAUL		18	23600
040-1027-30-000	YMCA OF GREATER ST PAUL	532 CTY RD F	46.18	116800

SECTION 00 63 63
CHANGE ORDER NO. 1

Owner: Town of Troy	Owner's Project No.:
Engineer: Cedar Corporation	Engineer's Project No.: T2708-0386
Contractor: Total Excavating & Grading, LLC	Contractor's Project No.:
Project: 2026 St. Annes Parkway Rehabilitation	Contract Name: N/A
Date Issued: August 17, 2026	Effective Date of Change Order: August 17, 2026

The Contract is modified as follows upon execution of this Change Order:

Description: This Change Order authorizes select demolition and Hot Mix Asphalt pavement replacement of the eastern apron and radii intersection with County Highway F (CTH F), an area outside the original Contract Drawing limits, which terminated pavement replacement at the concrete section of the St. Annes Parkway entrance island. This scope was identified and verbally authorized by the Owner after construction was underway. Because the added work falls outside the original construction sequence and lies immediately adjacent to CTH F, this Change Order authorizes a supplemental lump sum for the additional mobilization, coordination, and traffic control this work requires.

Items 2, 4, 11, and 12 — Scope Extension (Unit Price Work)

The quantities below are estimated plan quantities for the added CTH F work area. As Unit Price Work already established in the Contract's Bid Form, no separate Contract Price adjustment is stated for these items; final payment will be based on actual quantities measured in place, at the Contract unit prices, per Paragraph 13.03 of the General Conditions.

Item	Description	Unit	Est. Plan Qty	Basis of Payment
2	Select Demolition of Asphalt and Concrete Driveways	S.Y.	400	Contract unit price × actual measured quantity
4	Saw Cutting	L.F.	164	Contract unit price × actual measured quantity
11	HMA Pavement, 4 LT 58-28S, Lower Layer, 1.75"	S.Y.	400	Contract unit price × actual measured quantity
12	HMA Pavement, 5 LT 58-34S, Upper Layer, 1.25"	S.Y.	400	Contract unit price × actual measured quantity

Supplemental Lump Sum — Net Change in Contract Price

Item	Description	Unit	Amount
CO-1	Supplemental mobilization, coordination, and traffic control (CTH F)	L.S.	\$4,104.00
Total Change Order No. 1 (Change in Contract Price):			\$4,104.00

Attachments:

1. Total Excavating & Grading Proposal, "Pavement Addition" (CO ID: 01), dated 3/17/2026
2. Exhibit — Eastern Apron / CTH F Intersection Asphalt Replacement Area (390 S.Y.)

Change in Contract Price / Change in Contract Times

Original Contract Price: \$614,777.20	Original Contract Times: Substantial Completion: October 2, 2026 Ready for final payment: October 30, 2026
Increase from previously approved Change Orders (No. 1 to No. N/A): \$0.00	Increase from previously approved Change Orders (No. 1 to No. N/A): No change
Contract Price prior to this Change Order: \$614,777.20	Contract Times prior to this Change Order: Substantial Completion: October 2, 2026 Ready for final payment: October 30, 2026
Increase this Change Order: \$4,104.00 + Unit Price Estimate (\$8,663.80)	Change this Change Order: No change (0 days)
Contract Price incorporating this Change Order: \$627,545.00	Contract Times with all approved Change Orders: Substantial Completion: October 2, 2026 Ready for final payment: October 30, 2026

Recommended by Engineer By: Robert Jones Title: Project Engineer Date: August 17, 2026	Accepted by Contractor By: <u>NIKKO MILLER</u> Title: <u>SENIOR PROJECT MANAGER</u> Date: <u>8/17/2026</u>
Authorized by Owner By: _____ Title: _____ Date: _____	Approved by Funding Agency (if applicable) By: _____ Title: _____ Date: _____



141 HWY 35N,
RIVER FALLS, WI 54022
P:715-426-1777

Dan Moon, Owner
Nikko Miller, Sr Project Manager
Seth Hau, Project Manger

To:	CEDAR CORPORATION	Contact:	
Address:	604 WILSON AVENUE MENOMONIE, WI 54751 UNITED STATES	Phone:	(715) 235-9081
		Fax:	(715) 235-2727
CO Name:	Pavement Addition	CO ID:	01
Project Name:	Troy Township 2026 St. Annes Parkway Rehabilitation	CO Date:	3/17/2026
Project Location:	HUDSON, WI		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
2	Select Demolition of Asphalt and Concrete Driveways	400.00	SY	\$7.95	\$3,180.00
4	Saw Cutting	164.00	LF	\$3.95	\$647.80
11	HMA Pavement, 4 LT 58-28S, Lower Layer, 1.75"	400.00	SY	\$10.50	\$4,200.00
12	HMA Pavement, 5 LT 58-34S, Upper Layer, 1.25"	400.00	SY	\$8.10	\$3,240.00
17	Traffic Control	1.00	LS	\$1,500.00	\$1,500.00
Bid Price Subtotal:					\$12,767.80
Total Bid Price:					\$12,767.80

Notes:

- EXCLUSIONS: BONDS, PERMITS, SURVEYING, CONCRETE, PAVEMENT, SOIL TESTING, SIGNAGE, FOUNDATION EXCAVATION, DEWATERING, ROCK EXCAVATION, RESTORATION, FINE GRADING, WINTER CONDITIONS OR ANY ITEMS NOT SPECIFICALLY IN PROPOSAL
 - A SIGNED CONTRACT IS REQUIRED PRIOR TO THE START OF WORK.
- THIS PROPOSAL SHALL BE INCLUDED IN CONTRACT. PROGRESS PAYMENTS SHALL BE INVOICED AND PAID MONTHLY
FINAL PRICE WILL BE DETERMINED BY UNIT(S) USED & UNIT PRICE(S) LISTED ABOVE.
AFTER SIGNING, PLEASE RETAIN ONE COPY AND FORWARD A COPY TO OUR OFFICE ON OR BEFORE THE CANCELLATION DATE.
THIS PROPOSAL SHALL BE AUTOMATICALLY CANCELLED IF WRITTEN ACCEPTANCE HAS NOT BEEN RECEIVED BY CONTRACTOR WITHIN 30 DAYS OF THE PROPOSAL DATE AND/OR AT ANY TIME BEFORE PERFORMANCE OF THE WORK HEREUNDER UPON CONTRACTOR'S DETERMINATION THAT THERE IS INADEQUATE ASSURANCE OF PAYMENT.
NOT RESPONSIBLE FOR DAMAGE TO ANY CONCRETE AND/OR ASPHALT THAT EQUIPMENT IS REQUIRED TO CROSS TO ACCESS WORK AREA.
CUSTOMER SHALL BE RESPONSIBLE FOR BACKFILLING ASPHALT EDGES AS DESIRED. LAWN RESTORATION NOT INCLUDED.
CUSTOMER SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF WORK.

Payment Terms:

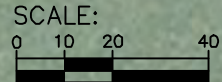
NET 30 - PAYMENT DUE IN 30 DAYS FROM INVOICE DATE
METHODS: CASH, CHECK OR ACH TRANSFER

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Total Excavating & Grading  Authorized Signature: Estimator: Nikko Miller 715-307-7673 nikkom@totalexavating.net
---	---

ST ANNE'S PKWY

390 SY
ASPHALT REPLACEMENT

CTH F



Tree Removal on Marson Drive

As observed by the Town Board during the road tour, there are significant number of dead trees along Marson Drive.

We sought and received two cost estimates for Tree Removal on Marson Drive.

KG Tree Service proposed \$75,000.

JCE proposed \$29,000

Costs are for cutting and removal (no stump grinding)

It may be possible to negotiate a slightly lower rate if the work is done in the winter.

The Town has used JCE for many projects and finds their work satisfactory and cost effective. They are a Town of Troy business.

The Town has not budgeted in 2026 for this project.

Questions for the Town Board:

Do we complete this project in 2026, moving funds that are not spent on other projects.

Or

Do we budget for this work in 2027

Or

Do we postpone project to some point in the future?

Emergency Management Plan Update

St. Croix County Emergency Government coordinates all emergency response in St. Croix County.

The Town of Troy, as do all other municipalities in the County, have a role in their efforts.

This role is encapsulated in the Town of Troy Emergency Management Plan.

On an annual basis, the Town updates the Plan. Most of these updates are changing the names and contacts of individuals, whether they be Town Board members, or key response personal.

We have updated the contact information, and the plan has been reviewed and approved by St. Croix County Emergency Management Director Natasha Brunell.

Recommended Motion:

I move the Town of Troy Board does hereby approve the Town of Troy Municipal Emergency Operations Plan as amended, dated August 20, 2026.

TOWN OF TROY

MUNICIPAL EMERGENCY OPERATIONS PLAN

As amended, August 20, 2026
Town Board, Town of Troy, St. Croix County, Wisconsin

Town of Troy Municipal Emergency Operations Plan

A. PURPOSE:

This municipal plan has been developed to provide procedures for the Town of Troy government to respond to various types of emergencies or disasters that could affect the community. Wisconsin State Statute Chapter 323 Emergency Management Section 323.14(1)(b)2 Local Government Duties and Powers: the Town shall designate a head of emergency management services and develop and adopt an emergency management plan and program that is compatible with the state plan of emergency management. Review of this municipal plan shall be accomplished annually or as local changes dictate. In Wisconsin incidents are managed at the lowest jurisdictional level. The affected jurisdiction manages the incident in coordination with county emergency management. This emergency operations plan was developed to provide guidance and direction for town officials to respond to and manage disasters that affect a community.

B. SITUATION AND ASSUMPTIONS:

1. Situation

- a. Geography: The Town of Troy is located on the southwest side of St. Croix County just south of Hudson. The Town of Troy's land area covers approximately 39.8 square miles. The St. Croix National Scenic River flows along the western edge of the Town where approximately 2 square miles is water.
- b. Population: As of the census of 2020, there were 5,518 people.
- c. Hazards: The Town is exposed to many hazards, all of which have the potential for disrupting the community, causing damage, and pose a threat to life, property or environment in St. Croix County. These hazards are outlined in the St. Croix County Multi-Hazard Mitigation Plan which is incorporated in this document by reference. Potential hazards which may occur in or around the Town include, but are not limited to floods, high wind, severe storms, winter storms, civil disorder, HAZMAT incident from fixed facilities, HAZMAT incident from highway accidents, long term power failure, ice storms, subsidence, mass casualty bus accidents, fires, disease outbreak and pandemic, critical infrastructure disruption and acts of terrorism.

2. Assumptions

- a. The Town of Troy will continue to be exposed to the hazards identified above. Others may develop in the future as well.
- b. Town officials will continue to recognize our responsibilities with regard to the public's safety and exercise their authority to implement this emergency operations plan in a timely manner when confronted with real or threatened disasters.
- c. When properly implemented, actions relayed in this plan may reduce or prevent disaster related losses.
- d. It is impossible for the government to do everything to protect the lives and property of our residents. Our citizens have the responsibility to prepare themselves and their families to cope with emergency situations

and manage their affairs and property in a way that will aid the government in management of an emergency. The Town will assist our citizens in carrying out those responsibilities by providing appropriate and timely information prior to or during emergency situations.

- e. Effective emergency operations require that all potentially involved personnel and agencies thoroughly familiarize themselves with this plan, including the need for regular training and exercising.
- f. Outside assistance or help to a Town-wide disaster may not be readily available and as a result the Town and local emergency service providers should continue to work towards self-reliance to respond to Town-wide emergencies.

C. CONCEPT OF OPERATIONS:

Municipal officials have primary responsibility to undertake comprehensive management of emergencies in order to protect life and property from the effects of emergency events. This plan is based on the concept that the emergency functions performed by various groups responding to an emergency will generally parallel their normal day-to-day activities. To the extent possible, the same personnel and material resources will be employed in both cases.

Town officials, because of our proximity to emergency events, have the primary responsibility for emergency management activities. Other levels of government provide resources not available at the town level. When the emergency exceeds the town's capability to respond, assistance from the county or adjacent municipal departments will be requested. For emergencies taking place in our municipality Town officials will activate the appropriate municipal agencies to respond and recover from the event. The chief elected municipal official in charge per the line of succession (see Attachment 1) is responsible for assisting with coordinating the response and recovery of municipal agencies and coordinating the response with county officials if county assistance is necessary.

1. The Town of Troy elected official in charge shall assess the nature and scope of the emergency or disaster and identify and initiate any proclamation deemed necessary (see Attachments 2, 3, 4 and 5 for sample proclamations and declarations).
2. Day-to-day functions, which do not contribute directly to response actions to an emergency, may be suspended for the duration of the emergency. The resources and efforts that would normally be required for those functions may be diverted to the accomplishment of emergency tasks by the agency managing the use of those resources.
3. When the situation can be handled locally, use the procedures in this plan as appropriate.
 - a. The Town of Troy elected official in charge declares a local state of emergency, if needed, and notifies the County/Municipal Emergency Management Director of this action.

- b. The Town of Troy elected official activates the municipal EOC if necessary. This facility is located at 654 Glover Road, Hudson.
 - c. If the municipal EOC is compromised or is not adequate to handle the emergency at the request of the Town, the County Emergency Management Director may activate one of the county's EOCs if necessary. These facilities are located at 1101 Carmichael Road, Hudson, the Highway Department at 300 Oak Ridge Pkwy, Baldwin, or the Extension St. Croix County Agricultural and Education Center located at 1960 8th Ave, Baldwin.
 - d. The County/Municipal Emergency Management Director will assist the Town in coordinating departments/agencies that respond to the situation.
 - e. The public will be notified of the situation by the manner most appropriate and advised of the actions to take.
 - f. County officials will be informed of the situation and the actions taken.
 - g. The County/Municipal Emergency Management Director will assist the Town in coordinating departments/agencies with recovery issues to the emergency.
 - h. The Town will use its road crew, building inspector, and contract engineering services in a coordinated effort to gather and provide damage assessment information to the County/Municipal Emergency Management Director to forward to Wisconsin Emergency Management (WEM).
4. If municipal resources become exhausted or if special resources are required, request county assistance through the County/~~Municipal~~ Emergency Management Director.
5. If assistance is requested, the County/Municipal Emergency Management Director can assist with damage assessment, estimate losses and the impacts of those losses on the affected individuals and community, and help make recommendations to the County Board of Supervisors and/or Wisconsin Emergency Management for local, state or federal resources.
6. The county will do the following (to the extent appropriate):
- a. Activate the County EOC.
 - b. Implement the County EOP.
 - c. Respond and assist coordination with county, local and state resources as requested.
 - d. Activate mutual aid agreements.
 - e. Coordinate with appropriate agencies for unmet needs.
 - f. Notify WEM
 - g. Submit a Uniform Disaster Situation Report (UDSR) via WebEOC asap, but no later than 72 hours, to the State identifying preliminary damages.
 - h. Assist the municipality with prioritizing and allocating resources.
7. If municipal and county resources are exhausted, the County/~~Municipal~~ Emergency Management Director can request state assistance through WEM.

8. When state assistance is requested, the WEM Administrator will assess the disaster or emergency situation and, if needed, recommend personnel, services and equipment be made available for response, mitigation or recovery. This is performed in conjunction with the Regional Director, County/Municipal Emergency Management Director and the Town of Troy elected official in charge.
9. The WEM Administrator notifies the Governor and makes recommendations.
10. If state assistance is granted, procedures will be followed as stated in the Wisconsin Emergency Response Plan and the County EOP.

D. ORGANIZATION:

Local Emergency Personnel Alerting List – See Attachment 6.
Emergency Telephone List – See Attachment 7.

E. RESOURCE MANAGEMENT:

Additional support from St. Croix County departments may be requested through the St. Croix County Emergency Management office.

Information and assistance in securing state or federal support may be obtained by contacting the County/Municipal Emergency Management Director. Requests for National Guard assistance should be channeled through the County/Municipal Emergency Management Director to the WEM Regional Director to the WEM Administrator.

F. RECOVERY:

The aim of recovery is to restore the affected area to its previous state. Recovery efforts are concerned with issues and decisions that must be made after an emergency. There are short term needs to be addressed such as life safety, electricity, food, and water for residents. Then long-term recovery efforts that are primarily concerned with actions involving rebuilding destroyed property, and the repair of other essential infrastructure.

The Town will do the following (to the extent appropriate):

- a. Ensure life safety issues are addressed and emergency food and shelter are made available.
- b. Ensure essential services are restored such as electricity, water and sanitary systems.
- c. Ensure all town roads are closed and barricaded for safety if damaged.
- d. Ensure emergency repairs or debris clearance is completed to town roads to make passable as soon as possible after the emergency.
- e. Identify if any elderly, disabled, or other functional needs victims are in need of assistance.
- f. Hold town meeting(s) to notify residents of recovery issues after the emergency.

- g. Implement procedures for debris removal and cleanup such as use of town recycling center.
- h. Implement procedures for building permits to be issued and inspections for code compliance.
- i. Ensure town residents receive updated disaster information through automated phone calls, the town website and radio broadcasts.
- j. Implement a volunteer sign-up and assignment program for clean-up.

G. PLAN DEVELOPMENT AND MAINTENANCE:

The Town of Troy EOP Development Team is composed of representatives from the Town Board and the County/Municipal Emergency Management Director. They are responsible for developing and maintaining this plan.

This Team meets on an as-needed basis or as determined by the Town of Troy Chairperson. The Team reviews incidents, changes and new information and makes revisions in this plan. This Team also conducts after-action reviews of all exercises and major incidents.

Attachment 1 – LINE OF SUCCESSION

The Town of Troy line of succession with authority to act on behalf of the Town of Troy in the event of natural or man-made disasters or emergencies.

The order is as follows:

1. Chairperson
2. Supervisor 1
3. Supervisor 2 (Supervisor assigned to Public Works)
4. Supervisor 3
5. Supervisor 4

See Attachment 6, LOCAL EMERGENCY PERSONNEL ALERTING LIST, for the names of the elected officials currently holding these offices.

Attachment 2 – MUNICIPAL EMERGENCY/ DISASTER PROCLAMATION

WHEREAS, an emergency/disaster, namely _____ has struck the Town of Troy; and

WHEREAS, because of such emergency conditions, the Town of Troy Board is unable to meet with promptness:

NOW THEREFORE, pursuant to State Statute 66.314 (1)(a) and State Statute 323.11, as Chief Elected Official of the Town of Troy, I do hereby proclaim a state of emergency is in effect until further notice.

IN TESTIMONY WHEREOF: I have hereunto set my hand.

Done at _____ this ____ day of _____, ____.

Town Chairperson

Attachment 3 – MUNICIPAL EVACUATION PROCLAMATION

WHEREAS, an emergency/ disaster proclamation has been issued; and

WHEREAS, the emergency/disaster resulted in a state of emergency existing in our community;
and

WHEREAS, it is reasonable to believe that a threat to the lives and health of our citizens
exists

NOW THEREFORE, I, _____ do hereby proclaim that the
area bordered by _____ on the north, _____ on the south,
_____ on the east, and _____ on the west be
immediately evacuated.

This proclamation is in effect until further notice.

IN TESTIMONY WHEREOF: I have hereunto set my hand.

Done at _____ this _____ day of _____, _____.

Town Chairperson

Attachment 4 – REQUEST TO COUNTY FOR DISASTER DECLARATION

WHEREAS, an emergency/disaster, namely _____ has struck the Town of Troy; and

WHEREAS, because of such emergency conditions, the Town of Troy Board is unable to meet with promptness; and

WHEREAS, the emergency/disaster has caused the Town of Troy to expend or commit all its available resources; and

WHEREAS, the Town of Troy is asking for county assistance and requests the county to advise the State of Wisconsin of our emergency/disaster conditions:

NOW THEREFORE, pursuant to State Statute 66.314 (1) (a) and State Statute 323.11, as Chief Elected Official of the Town of Troy in testimony whereof I have hereunto set my hand.

Done this _____ day of _____, _____.

Town Chairperson

NOW THEREFORE, pursuant to State Statute 323, as Chairperson of the St. Croix County Board of Supervisors, do hereby concur that a state of emergency exists in the Town of Troy.

IN TESTIMONY WHEREOF: I have hereunto set my hand.

Done at _____ this _____ day of _____, _____.

County Board Chairperson

Attachment 5 – MUNICIPAL PROCLAMATION TO END A STATE OF EMERGENCY

WHEREAS, an emergency/disaster, namely _____ struck the Town of Troy on _____, and

WHEREAS, because of such emergency/disaster conditions, the Town of Troy Board met and declared a State of Emergency pursuant to State Statute 66.314 (1) (a) and State Statute 323.11;

NOW THEREFORE, pursuant to State Statute 66.314 (1) (a) and State Statute 323.11, as Chief Elected Official of the Town of Troy, I do hereby proclaim that a State of Emergency is no longer in effect as of the date of this proclamation.

IN TESTIMONY WHEREOF: I have hereunto set my hand.

Done this _____ day of _____, _____.

Town Chairperson

Ratified by Resolution No. _____ of the Town Board on the _____ day of _____, _____ by a vote of _____ for, _____ against.

NOW, THEREFORE, pursuant to State Statute 323, as Chairperson of the St. Croix County Board of Supervisors, I do hereby concur that the State of Emergency declared for the Town of Troy has ended.

IN TESTIMONY WHEREOF: I have hereunto set my hand.

Done at _____ this _____ day of _____, _____.

County Board Chairperson

Attachment 6 – LOCAL EMERGENCY PERSONNEL ALERTING LIST

Town of Troy Office
654 Glover Road, Hudson, WI 54016
Office Telephone: 715-425-2665

TOWN BOARD ELECTED OFFICIALS

TOWN CHAIRPERSON: Doug Rowen, 295 River View Drive, Hudson, WI 54016.
Telephone: 715-808-1372, chairperson@tn.troy.wi.gov

SUPERVISOR 1: Alicia Schneider, 715 Crest Curve, Hudson, WI 54016. Telephone:
715-781-7774, supervisor1@tn.troy.wi.gov

SUPERVISOR 2: (Supervisor assigned to Public Works) Lowell Enerson, 293
Townsvally Road, River Falls, WI 54022. Telephone: 715-781-7695,
supervisor2@tn.troy.wi.gov

SUPERVISOR 3: Daniel Pearson, 132 Skyline Dr., River Falls, WI 54022, Telephone:
715-222-8988, supervisor3@tn.troy.wi.gov

SUPERVISOR 4: Rob Brown, 421 Omaha Road, Hudson, WI 54016. Telephone: 715-
410-4595, supervisor4@tn.troy.wi.gov

OTHER PERSONNEL AND STAFF

TOWN ADMINISTRATOR: David Carlson, Office Phone: 715-425-2665, Ext 101.
Personal Cell: 608-579-4674, administrator@tn.troy.wi.gov

TOWN CLERK/TREASURER: April Fredrick, Office Phone: 715-425-2665, Ext 102.
Personal cell phone: 612-450-6178, clerktreasurer@tn.troy.wi.gov

DEPUTY CLERK/TREASURER: Sue Rowan. Office Phone: 715-425-2665, Ext. 103.
Personal cell phone: 651-261-4040, deputyclerk@tn.troy.wi.gov

ROAD CREW: Rick Jensen, Work cell phone: 715-629-0302, shoplead@tn.troy.wi.gov

Troy Neidermyer, Work cell phone: 715-629-0120, shopstaff@tn.troy.wi.gov

Attachment 7 – EMERGENCY TELEPHONE LIST

St. Croix County Emergency/Dispatch (Sheriff, Police, Fire, Medical)	911
St. Croix County Emergency Management Director	715-381-4911
St. Croix County Emergency Support Services	715-386-4751
St. Croix County Sheriff's Office	715-381-4320
St. Croix County Emergency Communication Center	911
Non-Emergency	715-386-4701
FAX	715-386-9329
Emergency Communications Manager	715-381-4910
Wisconsin Emergency Management Duty Officer	1-800-943-0003
Non-emergency	1-608-242-3000
Wisconsin Department of Natural Resources	1-800-943-0003
DNR Baldwin Office	1-715-684-2914
WI DNR Call Center	888-936-7463
National Spill Response Center	1-800-424-8802
American Red Cross – Northwest Chapter 24/7 Disaster Services Contacted through Emergency Management Director	1-800-236-8680 *9
<u>Hospitals:</u>	
Hudson Medical Center	715-531-6000
River Falls Area Hospital	715-307-6000
Lakeview Hospital & Stillwater Medial Group	651-439-5330
Western Wisconsin Health Baldwin	715-684-1111
Westfield's Hospital New Richmond	715-243-2600
Amery Regional Medical Center	715-268-8000
St. Croix County Health & Human Services Center	715-246-6991
<u>Utility Companies:</u>	
St. Croix Gas	715-425-6177
Wisconsin Gas	414-221-2345
Northern States Power Company WI	715-839-2625
Viking Gas Transmission Company	888-417-6275
Magellan Pipeline Co.	1-800-720-2417
Midwest Natural Gas Company	715-426-5302
Excel Energy	
Electric – General Public	1-800-895-1999

Gas/Emergency Odor	1-800-895-2999
Hudson Office	715-386-4811
Emergency Responder Natural Gas (not for public use)	800-541-8441
Emergency Responder Electric (not for public use)	800-641-4400
St. Croix Electric	1-800-924-3407
St. Croix Valley Natural Gas Co.	715-425-6177
Ultra Energy (LP Gas)	1-866-8859352
WE Energy (Natural Gas)	1-800-242-9137
Polk Burnett Electric Coop	1-800-421-0283
WE Energies	
Public Safety Agency Only Natural Gas Co.	1-800-292-7098
General Public – Natural Gas Leak	1-800-261-5325
Radio/Television Stations Broadcasting Companies:	
WEVR Radio AM 1550, FM 106	
Hudson	715-381-1111
River Falls	715-425-1111
WIXK Radio AM 1590, FM 107.1	1-715-246-2254
WCCO Radio AM 830	1-612-370-0611
Hudson Community Access TV Channel 10	715-386-0115
River Falls Public Access – RFCC-TV, Channel 12	715-425-5400
Telephone Companies	
Telephone AT&T	651-455-1093
Lightstream (Baldwin Telecom)	715-684-3346
Century Link	651-707-2843
Somerset Telephone	715-247-5545
Clear Lake Telephone	715-263-2755
Spring Valley Telephone	715-778-4433
Northwest Communications	715-268-7101
Frontier Communication's	1-800-921-8101
Reneau V (Houlton)	715-549-5509
Nextgen Communication's (Glenwood)	715-565-7742
West Wisconsin Telecom (Menomonie)	715-231-2000

Attachment 8 – UDSR Page 1

The county emergency management director or his/her designee is responsible for completing the UDSR in WebEOC. This should be done as soon as possible after the disaster, but no more than 72 hours later. The county EM should submit updates of the report, as additional information becomes available. A map of the affected areas should, if possible, be transmitted with the completed UDSR.

Emergency Management Director – Natasha Brunell: 715-381-4911 Natasha.Brunell@sccwi.gov

The Town of Troy Board does hereby approve the Town of Troy Municipal Emergency Operations Plan as amended.

_____ Town of Troy Chairperson	_____ Date
_____ Town Supervisor 1	_____ Date
_____ Town Supervisor 2	_____ Date
_____ Town Supervisor 3	_____ Date
_____ Town Supervisor 4	_____ Date
_____ Town Clerk/Treasurer	_____ Date
_____ County Emergency Management Director	_____ Date

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654 Glover Road, Hudson, WI 54016
Phone: (715)425-2665 Fax: (715)425-2551

Administrators Report – Thursday, August 20, 2026

Coming Attractions

August 20 – Town Board
August 25 – Park Board
August 29 – Outdoor Recreation Plan Visioning Session
September 3 – Plan Commission
September 7 – Labor Day, Town Offices Closed
September 17 – Town Board

Setbacks in the Town of Troy

Understanding property setbacks for buildings in the Town is always entertaining. And by entertaining, I mean an effort in frustration. Working with Rob Jones (Cedar) and Tony Feuerhelm (Tony Feuerhelm Inspection Agency, LLC), I have prepared an outline that shows the hierarchy for determining setbacks. We think it is a good process, but if you have questions or notice a mistake, please let me know. The Outline is attached.

Status Updates

Town Hall Renovation/Expansion – Soil Borings and Survey has been ordered. Subcommittee met with SEH has generally finalized design and is now working to develop cost estimates. Bidding should be first week of Jan 2027, substantial completion by December 2027

Disposal Center Relocation – Structure is up, Concrete is poured, Electrical is started, Office construction underway. Still looking at August start-up in new location, might slip to September depending on when Saint Croix Elec Coop gets power to building.

Security/Camera system at Town facilities – Subcommittee is discussing options for bidding

Zoning and Subdivision in the Town. Things are quiet with a few discussions, but nothing major.

Fire Sub-Station – Soil remediation is complete. Concrete footings, walls and floors have been poured. Project is on schedule to be completed by April 2027, if not sooner.



St. Annes Parkway –Construction has begun. A change order is included in the packet for paving a small part of St. Annes between CTH F and the concrete stamped paved area. This was not originally designed as part of the project, however after inspection I believe it needs to be done and should be authorized

Second, as part of the roadway demolition, voids under the roadway have been found at the majority of stormwater inlets (see photo to left). These appear to have been caused by insufficient sealing of joints inlets and brittle inlet castings. There may be additional costs. This will not be determined until we get further into the project.

Third, we are resolving several homeowner irrigation issues from property owners that did not relocate their irrigation lines before construction as requested. No action

is required by the Town Board; I am just updating you in case you get phone calls.

Outdoor Park and Recreation Plan. Underway

Cove Boat Ramp. A combination of power loading and low water has led to the end of the boat ramp being undercut and a drop off of approximately 12 to 18 inches created. This leads to difficulty both launching and retrieving boats. I am working to find out the requirements from DNR for repairing the damage, after which I will develop a cost estimate.

Yard Waste. I have spoken with the City of Prescott about their yard waste site, and researched DNR regulations. I have also spoken with the Administrator of Hudson about the potential of partnering with them. My goal is to have cost numbers in time for this year's budget process.

Public Works Building. I am getting a cost estimate for replacing the lights in the PW building, along with an ROI based on energy savings. This would also be available for consideration during the budget process.

Attachments

Setbacks in the Town of Troy, St. Croix County, WI.

Setbacks in the Town of Troy, St. Croix County, WI.

This document is a summary prepared by staff of the Town of Troy. While it should be considered generally accurate, in any discrepancy with adopted ordinance, the ordinance governs interpretation.

Practical Hierarchy for determining Setbacks for properties zoned Ag-Residential

1. Platted setbacks

Where setback lines are shown on a recorded plat or certified survey map pursuant to regulation as established by state statute, those setbacks are treated as controlling.

2. Historical Zoning/Subdivision regulations

In situations where such setbacks are not shown or otherwise discernible from the recorded documents, the ordinance directs that the applicable setback requirements are derived from the Town or County regulations in effect at the time the lot was created. Based on study of historical regulation, the following are applied if setbacks are not shown on the plat:

- For lots created prior to 1972: Front setback: 67 feet, Side setback: 20 feet, Rear setback: 40 feet
- For lots created from 1972 up to 1986: Front setback: 100 feet, Side setback: 20 feet, Rear setback: 25 feet
- For lots created from 1986 up to 1999: Front setback: 100 feet, for lots fronting roads within a major subdivision a 50-foot front setback shall apply, Side setback: 15 feet, Rear setback: 25 feet

Any such buildings that were constructed under those regulations are considered “non-conforming” structures.

3. Historical Zoning/Subdivision Actions

For specific parcels under historic (pre-Town Zoning) County zoning and subdivision control, the County has upon occasion authorized “special exceptions”. Special Exceptions are allowances unique to a parcel that allows an exception to the ordinance standard of the time. These should be part of the parcel record and are controlling.

Similarly, the Town may have issued a variance through its zoning board of appeals authorizing a variance from the regulation. This also should be in the parcel record at the town and are controlling.

4. Modern District Zoning

Chapter 170-E is the Town Zoning Ordinance, specifically section 4.

Comment – this section was apparently mis-formatted. (c) should have been c), then what is c) should have been d). I have reformatted the paragraphs to make it clearer for usage. I have not changed any language or numbering so that citations are correct. David Carlson, Town Administrator, 2026-08-13.

4. Area, Setback, and Height Requirements The intent of these requirements is to be consistent with and subject to all applicable provisions of Chapter 135, the Town Subdivision Ordinance, specifically including Sec. 135-6 dealing with subdivision design standards and Sec. 135-7 dealing with density ratio, minimum lot size and other development standards. In the event of any inconsistency, the requirements of Chapter 135 shall prevail.

a) Parcels 20 acres or larger. (1) Minimum Setback: (a) Front Yard: 150 feet from right-of-way to building line or 170 feet from paved road surface, whichever is greater. (b) Side Yard: 50 feet from property boundary to the building line. (c) Rear Yard: 50 feet from property boundary to the building line. (2) Maximum Height: (a) Principal residence and accessory building except silos, 45 feet (b) Silos, 85 feet

b) Parcels 5 acres to less than 20 acres in size. (1) Minimum Setback: (a) Front Yard: 150 feet from right-of-way to building line or 170 feet from paved road surface, whichever is greater. (b) Side Yard: 50 feet from property boundary to the building line. (c) Rear Yard: 50 feet from property boundary to the building line. (2) Maximum Height: (a) Principal residence and accessory building except silos: 45 feet (b) Silos: 85 feet

(c) Parcels between 2.5 acres and 5 acres in size. (3) Minimum Setback: (a) Front Yard: 150 feet from right-of-way to building line or 170 feet from paved road surface, whichever is greater. (b) Side Yard: 50 feet from property boundary to the building line. (c) Rear Yard: 50 feet from property boundary to the building line. (4) Maximum Height: 45 feet.

c) 5. Parcels less than 2.5 acres in size. (1) Minimum Setback: (a) Front Yard: 75 feet from right-of-way to building line or 95 feet from paved road surface, whichever is greater. (b) (c) (2) Side Yard: 25 feet from property boundary to the building line. Rear Yard: 25 feet from property boundary to the building line. Maximum Height: (a) 45 feet

Building Set Backs Ag-Res District				
Lot Size in Acres	Front from ROW	Front From Paved Surface	Side	Rear
> 20	150	170	50	50
>5 but < 20	150	170	50	50
>2.5 but < 5	150	170	50	50
< 2.5	75	95	25	25

This chart is not in the ordinance but provided as a summary.



TOWN *of* TROY
Clerk/Treasurer Report

Thursday, August 20th, 2026

Looking Back:

- Requested Closeout on our SLFRF/COVID-19 Relief funds
- Attended the CTI through Green Bay.
- Opened the WISC account for our investments.
- In-Person Absentee Voting began on 7/28.
- Public Test of Equipment was held on 8/4.
- Election was 8/11.
- Municipal Board of Canvass convened on 8/11 after the election to certify the results.
- Reviewed the fee schedule for our zoning deposits with David
- Met with Doug & David to review our impact fee allocations in the past.
- Met with Josh to review preliminary investment planning.
- Brought Kristi in to help prepare our election files for their rehoming in the new town hall.
- Brought on a new team member to help increase office capacity.

Moving Forward:

- Meeting with PTMA to review investment plan
- Working on the Budget Workshop presentation and preparation
- Working with Rick and David on the Disposal Center relocation

ALL Posted From: 7/16/2026 From Account:
Thru: 8/20/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
BILLING 7/08/2026 A/R Bill - FIRE CALL 07/08/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Bills	800.00	
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Bills		800.00
Total			800.00	800.00
BILLING 7/18/2026 A/R Bill - FIRE CALL 07/18/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Bills	2,549.24	
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Bills		2,549.24
Total			2,549.24	2,549.24
BILLING 7/20/2026 A/R Bill - FIRE CALL 07/20/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Bills	1,600.00	
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Bills		1,600.00
Total			1,600.00	1,600.00
BILLING 7/27/2026 A/R Bill - S.ASSES REQ 07/27/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE S.ASSES REQ Receivable - Bills	75.00	
100-00-46100-000-000		CLERK'S FEE'S S.ASSES REQ - Bills		75.00
Total			75.00	75.00
BILLING 7/28/2026 A/R Bill - FIRE CALL 07/28/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Bills	600.00	
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Bills		600.00
Total			600.00	600.00
BILLING 7/28/2026 A/R Credit Memo - FIRE CALL - 07/28/2026				
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Adjust.	625.00	
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Adjust.		625.00

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ALL

Posted From: 7/16/2026

From Account:

Thru: 8/20/2026

Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
		Total	625.00	625.00
BILLING 7/17/2026 A/R Late Fee - FIRE CALL - 07/17/2026				
100-00-46220-000-000		FIRE PROTECTION FEE'S		75.00
		FIRE CALL Late Fee REV - Late Fees		
100-00-13100-000-000		ACCOUNTS RECEIVABLE	75.00	
		FIRE CALL Late Fee RCV - Late Fees		
		Total	75.00	75.00
BILLING 7/28/2026 A/R Bill - FIRE CALL 07/28/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE	1,600.00	
		FIRE CALL Receivable - Bills		
100-00-46220-000-000		FIRE PROTECTION FEE'S		1,600.00
		FIRE CALL - Bills		
		Total	1,600.00	1,600.00
BILLING 7/28/2026 A/R Bill - S.ASSES REQ 07/28/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE	50.00	
		S.ASSES REQ Receivable - Bills		
100-00-46100-000-000		CLERK'S FEE'S		50.00
		S.ASSES REQ - Bills		
		Total	50.00	50.00
BILLING 7/29/2026 A/R Bill - FIRE CALL 07/29/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE	846.00	
		FIRE CALL Receivable - Bills		
100-00-46220-000-000		FIRE PROTECTION FEE'S		846.00
		FIRE CALL - Bills		
		Total	846.00	846.00
BILLING 8/06/2026 A/R Bill - LAND USE 08/06/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE	2,000.00	
		LAND USE Receivable - Bills		
100-00-44401-000-000		ZONING APPLICATION FEES		2,000.00
		LAND USE - Bills		
		Total	2,000.00	2,000.00
BILLING 8/12/2026 A/R Bill - FIRE CALL 08/12/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE	1,600.00	
		FIRE CALL Receivable - Bills		

ALL Posted From: 7/16/2026 From Account:
Thru: 8/20/2026 Thru Account:

---- Journal Entry ----

Number	Date	Debit	Credit
100-00-46220-000-000	FIRE PROTECTION FEE'S FIRE CALL - Bills		1,600.00
	Total	1,600.00	1,600.00

JE-0085 7/24/2026 To reclass out of account

100-00-55200-340-000	PARKS OPERATIONS SCEC GLOVER PARK DEC 2025 PD JAN 26		246.77
100-00-55201-340-000	GLOVER PARK OPERATIONS SCEC GLOVER PARK DEC 2025 PD JAN 26	246.77	
100-00-55200-340-000	PARKS OPERATIONS SCC DEPT OF HEALTH WATER TESTING GP		60.00
100-00-55201-340-000	GLOVER PARK OPERATIONS SCC DEPT OF HEALTH WATER TESTING GP	60.00	
100-00-55200-340-000	PARKS OPERATIONS SCC DEPT OF HEALTH WATER TESTING TH		60.00
100-00-51600-000-000	TOWN HALL EXPENSES SCC DEPT OF HEALTH WATER TESTING TH	60.00	
100-00-55200-340-000	PARKS OPERATIONS SCEC DISPOSAL CENTER RECLASS		95.52
100-00-53630-220-000	SOLID WASTE & RECYCLING UTILIT SCEC DISPOSAL CENTER RECLASS	95.52	
100-00-55200-340-000	PARKS OPERATIONS SCEC DISPOSAL CENTER RECLASS		88.28
100-00-53630-220-000	SOLID WASTE & RECYCLING UTILIT SCEC DISPOSAL CENTER RECLASS	88.28	
	Total	550.57	550.57

PAYROLL 7/24/2026 Payroll Fringe Benefits - Social Security

100-00-51410-130-000	ADMIN SOC SEC/MED ADMINISTRTR Fringes	265.36	
100-00-51420-130-000	CLERK/TREAS SOC SEC/MED CLRKTRS Fringes	166.16	
100-00-51425-130-000	DEP CLERK SOC SEC/MED DEP CLRKTRS Fringes	105.90	
100-00-53630-130-000	SOLID WASTE & RECY SS/MED DISPOSAL Fringes	47.58	
100-00-55200-130-000	PARKS SOC SEC/MED PARK RANGER Fringes	49.70	

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ALL

Posted From: 7/16/2026

From Account:

Thru: 8/20/2026

Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
100-00-55200-130-000	PARKS	SOC SEC/MED	8.79	
	PARKS Fringes			
100-00-56400-130-000	PLAN COMMISSION	SOC SEC/MED	8.60	
	PC SECRETARY Fringes			
100-00-56400-130-000	PLAN COMMISSION	SOC SEC/MED	20.10	
	PLAN COMMIS Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	13.89	
	PUB WRKS PT Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	186.25	
	PUBWRK SPVR Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	148.80	
	PUBWRKS FT Fringes			
100-00-21511-000-000	SS/MEDICARE TAXES	PAYABLE		1,021.13
	Social Security Fringes			
		Total	1,021.13	1,021.13

PAYROLL 7/24/2026 Payroll Fringe Benefits - Medicare

100-00-51410-130-000	ADMIN	SOC SEC/MED	62.06	
	ADMINISTRTR Fringes			
100-00-51420-130-000	CLERK/TREAS	SOC SEC/MED	38.86	
	CLRKTRS Fringes			
100-00-51425-130-000	DEP CLERK	SOC SEC/MED	24.77	
	DEP CLRKTRS Fringes			
100-00-53630-130-000	SOLID WASTE & RECY	SS/MED	11.13	
	DISPOSAL Fringes			
100-00-55200-130-000	PARKS	SOC SEC/MED	11.62	
	PARK RANGER Fringes			
100-00-55200-130-000	PARKS	SOC SEC/MED	2.06	
	PARKS Fringes			
100-00-56400-130-000	PLAN COMMISSION	SOC SEC/MED	2.01	
	PC SECRETARY Fringes			
100-00-56400-130-000	PLAN COMMISSION	SOC SEC/MED	4.68	
	PLAN COMMIS Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	3.25	
	PUB WRKS PT Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	43.56	
	PUBWRK SPVR Fringes			
100-00-53300-130-000	HWY & STREETS	SOC SEC/MED	34.80	
	PUBWRKS FT Fringes			

ALL Posted From: 7/16/2026 From Account:
Thru: 8/20/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE		238.80
		Medicare Fringes		
		Total	238.80	238.80
	PAYROLL 7/24/2026	Payroll Fringe Benefits - Retirement		
100-00-51410-131-000		ADMIN RETIREMENT	308.16	
		ADMINISTRTR Fringes		
100-00-51420-131-000		CLERK/TREAS RETIREMENT	192.96	
		CLRKTRS Fringes		
100-00-53300-131-000		HWY & STREETS RETIREMENT	172.80	
		PUBWRKS FT Fringes		
100-00-21520-000-000		RETIREMENT PAYABLE		673.92
		Retirement Fringes		
		Total	673.92	673.92
		Grand Total	14,904.66	14,904.66

ALL Posted From: 7/16/2026 From Account:
Thru: 8/20/2026 Thru Account:

	Debit	Credit
Total for Fund # 100 - GENERAL FUND	14,904.66	14,904.66
Total for all Funds	14,904.66	14,904.66

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Payroll Post Control Report

Check Date: 07/10/2026

Post Date: 07/10/2026

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PAYRL

Pay Periods: 6/21/2026 Thru: 7/04/2026

Total Checks: 24

Earnings:

Regular Pay	27,574.75	522.50	Hours
HLTHCR RMBRSMT	1,052.60		
IRA	200.00		
MILEAGE	636.56		
PHONE REIMB	75.00		

	29,538.91		

Withholdings:

Federal	1,994.00
Social Security	1,787.32
Medicare	418.00
Wisconsin	713.61
Minnesota	277.60
WRS	749.71

	5,940.24

NET PAY 23,598.67

Flexible Time Off:	<u>Used</u>	<u>Earned</u>
COMP	0.00	5.25
HOLIDAYS	28.00	32.00
PTO	82.25	0.00
	-----	-----
	110.25	37.25

Fringes - (Benefits Paid by Employer):

Social Security	1,787.32
Medicare	418.00
Retirement	749.71

	2,955.03

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Payroll Post Control Report

Check Date: 07/24/2026

Post Date: 07/24/2026

Page: 1

PAYRL

Pay Periods: 7/05/2024 Thru: 7/18/2026

Total Checks: 19

Earnings:

Regular Pay	16,269.32	501.00	Hours
IRA	200.00		
MILEAGE	509.96		

	16,979.28		

Withholdings:

Federal	1,372.08
Social Security	1,021.13
Medicare	238.80
Wisconsin	444.33
Minnesota	243.53
WRS	673.92

	3,993.79

NET PAY 12,985.49

Flexible Time Off:	<u>Used</u>	<u>Earned</u>
COMP	0.88	3.38
PTO	79.62	0.00
	-----	-----
	80.50	3.38

Fringes - (Benefits Paid by Employer):

Social Security	1,021.13
Medicare	238.80
Retirement	673.92

	1,933.85

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GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/20/2026	5 STAR RESTROOM RENTALS	
		RESTROOM RENTAL	
100-00-53630-340-000		SOLID WASTE & RECY OPERATIONS	100.00
		RECYCLING CENTER INV 16348	
100-00-55203-340-000		COVE BOAT LAUNCH OPERATIONS	250.00
		RESTROOM RENTAL FOR BEACH	
100-00-55203-340-000		COVE BOAT LAUNCH OPERATIONS	140.00
		RESTROM RENTAL AT LAUNCH	
		Total	490.00
	8/20/2026	ALCIVIA	
		JUNE FUEL USAGE	
100-00-53300-341-000		HWY & STREETS FUEL FOR EQUIPME	1,035.67
		JUNE FUEL USAGE	
100-00-53300-341-000		HWY & STREETS FUEL FOR EQUIPME	948.15
		JULY FUEL USAGE	
		Total	1,983.82
	8/20/2026	ALLSTATE PETERBUILT OF EAU CLAIRE	
		TRUCK #2	
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	663.28
		TRUCK #2	
		Total	663.28
	8/20/2026	BOWMAR APPRAISALS, INC.	
		INVOICE 2556 2026 ASSESSMENT SERVICES 2Q	
100-00-51530-212-000		ASSESSOR ASSESSOR CONTRACT	6,900.00
		INVOICE 2556 2026 ASSESSMENT SERVICES 2Q	
		Total	6,900.00
	8/20/2026	CEDAR CORPORATION, INC.	
100-00-56900-506-000		ZONING COMP PLAN UPDATES	8,963.75
100-00-53300-353-003		HWY & STR ST.ANNES PKWY PROJ.	4,436.30
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	2,560.80
		2026-03 TERRAIN	
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	123.75
		2026-04 NORA AND JOHN BENNET	

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Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-56925-000-000 129621		ENGINEER - UTILITY PERMIT WORK	1,278.75
100-00-56905-000-000 129622		GENERAL ENGINEERING SERVICES	4,353.75
100-00-56900-500-000 129623		ZONING PRE- APPLICATION	247.50
100-00-56900-501-000 129623		ZONING RESIDENT QUESTIONS	330.00
100-00-56900-502-000 129623		ZONING VIOLATIONS	1,113.75
100-00-56900-503-000 129623		ZONING CODE UPDATES	330.00
100-00-56900-505-000 129623		ZONING ADMIN GENERAL ADMIN	2,145.00
100-00-56900-504-000 129623		ZONING MAP UPDATES	1,117.50
100-00-23150-000-000 2026-08 BUTTERFLY PATH		ENGINEER/LEGAL FEE DEP	1,278.75
		Total	28,279.60

8/20/2026 CHRIS BERGHAMMER BUILDERS, LLC

BUILDING

100-00-57220-820-000 BUILDING	CAPOUT FIRE PROT CAP IMPROV 1123-003	120,448.60
	Total	120,448.60

8/20/2026 CINTAS

INV 4275275774

100-00-53300-340-000 INV 4275275774	HWY & STREETS OPERATIONS	43.00
100-00-53300-340-000 INV 4276755075	HWY & STREETS OPERATIONS	43.00
100-00-53300-340-000 INV 4275988015	HWY & STREETS OPERATIONS	53.06
100-00-53300-340-000 INV 4277467871	HWY & STREETS OPERATIONS	43.00
100-00-53300-340-000 INV 4278260797	HWY & STREETS OPERATIONS	43.00

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ACCT

GENERAL CHECKING

Dated From: 8/20/2026

From Account:

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Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-340-000		HWY & STREETS OPERATIONS	53.06
		INV 4279000411	
		Total	278.12

8/20/2026 CITY OF HUDSON

FIRE FIGHTERS

100-00-57220-810-000		CAPOUT FIRE PROT CAP EQUIP	51,112.18
		FIRE FIGHTER EQUIPMENT 6821	
		Total	51,112.18

8/20/2026 COLUMN SOFTWARE PBC

PUBLIC TESTING NOTICE

100-00-51440-390-000		ELECTIONS OTHER EXPENSE	14.25
		PUBLIC TESTING NOTICE	
100-00-51440-390-000		ELECTIONS OTHER EXPENSE	25.80
		TYPE E PUBLIC NOTICE	
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	107.16
		YMCA CUP NOTICE	
100-00-51420-390-000		CLERK/TREAS OTHER EXPENSE	11.04
		NOXIOUS WEED NOTICE	
100-00-44050-000-000		LICENSES AND PERMITS	33.78
		Camp St. Croix Liquor License	
100-00-55200-390-000		PARKS OTHER EXPENSE	93.19
		Workshop for Parks	
		Total	285.22

8/20/2026 COMPANION ANIMAL CONTROL

inv adjustment

100-00-54110-000-000		ANIMAL CONTROL	158.00
		inv adjustment	
100-00-54110-000-000		ANIMAL CONTROL	70.00
		JULY Monthly Retainer	
		Total	228.00

8/20/2026 DARRELL'S SEPTIC SERVICE

TH SEPTIC

100-00-51600-000-000		TOWN HALL EXPENSES	475.00
		PUMP 2 SEPTIC TANKS AT TH	
		Total	475.00

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ALL Checks by Payee

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GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/20/2026	E O JOHNSON	
INVOICE 2002412			
100-00-51400-390-000		GENERAL ADMINISTRATIVE	86.00
INVOICE 2002412			
Total			86.00
	8/20/2026	HAY CREEK CONCRETE LLC	
CONCRETE FOR DISPOSAL CENTER			
100-00-57420-820-000		CAP OUTLAY REFUS & GARB COLLEC	18,976.00
Total			18,976.00
	8/20/2026	IMAGE 360 WOODBURY	
DISPOSAL CENTER SIGN			
100-00-57420-820-000		CAP OUTLAY REFUS & GARB COLLEC	473.04
DISPOSAL CENTER SIGN			
Total			473.04
	8/20/2026	J & S CONSTRUCTION	
16X30 BUILDING - DISPOSAL CENTER			
100-00-57420-820-000		CAP OUTLAY REFUS & GARB COLLEC	7,200.00
16X30 BUILDING - DISPOSAL CENTER			
Total			7,200.00
	8/20/2026	JCE TREE SERVICE	
REMOVE TREES BY PARKING LOT			
100-00-55202-340-000		PEMBLES ACCESS OPERATIONS	3,350.00
REMOVE TREES BY PARKING LOT			
Total			3,350.00
	8/20/2026	LEBO SIGN WORKS	
UPDATE COVE BOAT SIGN			
100-00-55203-340-000		COVE BOAT LAUNCH OPERATIONS	60.00
UPDATE COVE BOAT SIGN			
Total			60.00
	8/20/2026	LOGISTICS RECYCLING, INC.	
1 MERCURY CONTAIN			
100-00-53635-000-000		RECYCLING	49.92
1 MERCURY CONTAIN			

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GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53635-000-000		RECYCLING	78.50
QTY 157 LAMPS			
100-00-53635-000-000		RECYCLING	30.00
QTY 24 LAMPS			
100-00-53635-000-000		RECYCLING	79.90
QTY 34 LAMPS			
100-00-53635-000-000		RECYCLING	20.50
QTY 41 LAMPS			
100-00-53635-000-000		RECYCLING	1,576.05
QTY 4503 ELECTRONIC LBS			
100-00-53635-000-000		RECYCLING	139.62
QTY 39 LAMPS			
100-00-53635-000-000		RECYCLING	67.60
QTY 2 ELECTRONICS			
100-00-53635-000-000		RECYCLING	239.95
ENVIRONMENT IMPACT FEE			
Total			2,282.04
8/20/2026 OSO CLEAN			
INV 233437			
100-00-51600-000-000		TOWN HALL EXPENSES	195.00
INV 233437			
Total			195.00
8/20/2026 P & K LAWCARE LLC			
LAWN CARE INV 9993			
100-00-51600-000-000		TOWN HALL EXPENSES	833.33
LAWN CARE INV 9993			
100-00-55201-340-000		GLOVER PARK OPERATIONS	2,000.00
GLOVER PARK SERVICE INV 9993			
Total			2,833.33
8/20/2026 PREMIER TRUCK GROUP			
TIE ROD			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	52.68
TIE ROD C16-14G			
Total			52.68

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GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
8/20/2026 RIVER FALLS ACE HARDWARE			
INV 331729			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	124.97
INV 331729			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	63.97
INV 331383			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	10.96
INV 331388			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	37.99
INV 331535			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	28.98
INV 331642			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	24.39
Invoice 331846			
Total			291.26

8/20/2026 RIVER FALLS RURAL FIRE ASSOCIATION

INCIDENT 2600164

100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	922.84
INCIDENT 2600173 1316		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
INCIDENT 2600181 1317		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
INC 2600204 1319		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	826.40
INC 2600185 1321		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
INC 2600195 1322		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
INC 2600174 1313		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	846.00
INC 2600169 1312		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
INC 2600165 1311		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	800.00
Incident 2600164 1310		
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION	826.40
Incident 2600166 1314		

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GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			8,221.64

8/20/2026 ROCK OIL REFINING, INC.

INV# 358278 USED OIL FILTERS

100-00-53630-340-000	SOLID WASTE & RECY OPERATIONS	75.00
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INV# 358278 USED OIL FILTERS

Total	75.00
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8/20/2026 SHORT ELLIOTT HENDRICKSON, INC.

INVOICE 513301 ARCHITECTURAL

100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	1,854.00
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INVOICE 513301 ARCHITECTURAL

100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	360.00
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INV 513301 CIVIL

100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	577.71
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Consultant - Arch INV 513301

100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	124.65
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Reimbursed Expenses-INV 513301

100-00-57100-000-000	CAPITAL OUTLAY	354.74
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Town Hall Renovation INV 513302

Total	3,271.10
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8/20/2026 ST. CROIX COUNTY HIGHWAY DEPT

SEAL COATING

100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	184,377.74
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INV 8744 PATCHING FOR CHIP SEALING

100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	5,174.39
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SPRY PTCHNG

100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	636.79
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SEALCOATING

100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	121.57
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8851 SEALCOATING

100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	2,083.18
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Mowing INV 8914

Total	192,393.67
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8/20/2026 ST. CROIX ELECTRIC

Disposal Center WO 2026092

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In Progress Checks - Full Report - ALL

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ALL Checks by Payee

ACCT

GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-57100-000-000		CAPITAL OUTLAY	6,350.00
		Disposal Center WO 2026092	
		Total	6,350.00

8/20/2026 ST.CROIX COUNTY CLERK

INVOICE 1409096

100-00-44102-000-000		DOG LICENSES	32.50
		INVOICE 1409096	
		Total	32.50

8/20/2026 ST.CROIX COUNTY SHERIFF'S DEPARTMENT

JULY INV

100-00-52100-000-000		LAW ENFORCEMENT	2,576.00
		JULY INV	
		Total	2,576.00

8/20/2026 SUNNYLINK SYSTEMS

HUNTRESS

100-00-51400-390-000		GENERAL ADMINISTRATIVE	122.98
		HUNTRESS	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	189.03
		MONTHLY SERVICE	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	70.00
		TICKET WORK INV 64010	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	144.00
		SUNNYLINK EMAIL DOMAIN	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	35.00
		Admin access to M365 INV 64134	
		Total	561.01

8/20/2026 TONY FEUERHELM INSPECTION AGENCY

JULY

100-00-52400-000-000		BUILDING INSPECTOR	7,128.90
		JULY	
		Total	7,128.90

8/20/2026 WASTE MANAGEMENT

INVOICE 6282555-1860-5

100-00-53630-000-000		SOLID WASTE DISPOSAL	16,527.63
		INVOICE 6282555-1860-5	

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In Progress Checks - Full Report - ALL

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ALL Checks by Payee

ACCT

GENERAL CHECKING

Dated From: 8/20/2026

From Account:

Thru: 8/20/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			16,527.63
8/20/2026 WINDMILL MARINA ASSOCIATION, INC.			
move adjust dock - Admiral Invoice 7961			
100-00-55203-340-000	COVE BOAT LAUNCH	OPERATIONS	245.00
move adjust dock - Admiral Invoice 7961			
100-00-55203-340-000	COVE BOAT LAUNCH	OPERATIONS	245.00
move/adjust doc 8248			
Total			490.00
8/20/2026 WINDMILL MARINA ASSOCIATION, INC.			
Nov 1 to April 15 2027			
100-00-55203-340-000	COVE BOAT LAUNCH	OPERATIONS	764.50
Nov 1 to April 15 2027			
Total			764.50
Grand Total			485,335.12

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In Progress Checks - Full Report - ALL
ALL Checks by Payee
GENERAL CHECKING

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ACCT

Dated From: 8/20/2026 From Account:
Thru: 8/20/2026 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	485,335.12
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Total Expenditure from all Funds	485,335.12
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Check Posting Control Report

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ALL Checks

ACCT

Posting Date: 8/20/2026

GENERAL CHECKING

Dated From: 8/20/2026

Thru: 8/20/2026

Account Number	Account Code Description	Debit	Credit
100-00-11100-000-000	GENERAL CHECKING		485,335.12
	Total Expenditure - Fund # 100	485,335.12	
	Total	485,335.12	485,335.12

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Statement of Revenues & Expenditures - Detail

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ACCT

Fund: 100 - GENERAL FUND

Dated From: 1/01/2026

Thru: 7/31/2026

Account Number		2026 July	2026 Total
100-00-41110-000-000	GENERAL PROPERTY TAXES		717,778.29
100-00-41117-000-000	LOTTERY TAX COLLECTION		28,330.09
100-00-41140-000-000	MOBILE HOME FEES	217.35	1,757.85
TAXES		217.35	747,866.23
100-00-43410-000-000	STATE SHARED REVENUES	30,845.31	30,845.31
100-00-43420-000-000	2% FIRE DUES		56,550.37
100-00-43440-000-000	PERSONAL PROPERTY AID		2,670.52
100-00-43530-000-000	TRANSPORTATION AIDS	68,701.17	206,149.93
100-00-43760-000-000	OTHER STATE AID	59.24	299.79
100-00-43791-000-000	CTY RECYCLING GRANTS		24,171.00
INTERGOVERNMENTAL REVENUES		99,605.72	320,686.92
100-00-44050-000-000	LICENSES AND PERMITS	5,755.00	6,338.00
100-00-44102-000-000	DOG LICENSES	-19,257.50	1,843.20
100-00-44103-000-000	ANIMAL CONTROL		658.03
100-00-44110-000-000	LIQUOR & MALT BEVERAGE LICENSE		1,520.53
100-00-44115-000-000	OPERATORS LICENSES		680.00
100-00-44300-000-000	BUILDING PERMITS	3,150.00	50,190.00
100-00-44310-000-000	UTILITY PERMITS		1,250.00
100-00-44400-000-000	LAND USE ADMIN FEE OVERHEAD	515.00	515.00
100-00-44401-000-000	ZONING APPLICATION FEES	350.00	15,456.08
LICENSES AND PERMITS		-9,487.50	78,450.84
100-00-45100-000-000	LAW & ORDINANCE VIOLATIONS	1,676.50	6,727.98
FINES, FORFEITS AND PENALTIES		1,676.50	6,727.98
100-00-46100-000-000	CLERK'S FEE'S	226.76	1,047.39
100-00-46220-000-000	FIRE PROTECTION FEE'S	7,570.24	38,097.32
100-00-46310-000-000	CHARGES FOR SERV -ROADS	-750.00	3,000.00
100-00-46430-000-000	SOLID WASTE DISPOSAL	11,535.80	79,850.80
100-00-46720-000-000	PARK RENTALS & OTHER	125.00	1,485.00
100-00-46725-000-000	COVE BOAT LAUNCH FEES	3,085.08	13,500.23
PUBLIC CHARGES FOR SERVICES		21,792.88	136,980.74
100-00-48100-000-000	INTEREST REVENUE	21,637.53	64,322.92
100-00-48110-000-000	IMPACT FEE INTEREST	1,362.25	7,555.69
100-00-48200-000-000	RENTAL INCOME		450.00
100-00-48300-000-000	SALE OF RECYCLE MATERIAL	767.20	3,969.70
100-00-48600-000-000	IMPACT FEES		18,900.00

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Statement of Revenues & Expenditures - Detail

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Fund: 100 - GENERAL FUND

Dated From: 1/01/2026

Thru: 7/31/2026

Account Number	2026 July	2026 Total
100-00-48900-000-000 MISC REVENUE	26,558.02	29,102.87
MISCELLANEOUS REVENUES	50,325.00	124,301.18
Total Revenues	164,129.95	1,415,013.89

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Statement of Revenues & Expenditures - Detail

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ACCT

Fund: 100 - GENERAL FUND

Dated From: 1/01/2026

Thru: 7/31/2026

Account Number		2026 July	2026 Total
100-00-51100-110-000	TOWN BOARD WAGES	10,786.25	32,195.25
100-00-51100-130-000	TOWN BOARD SOC SEC/MED	825.13	2,462.93
100-00-51100-390-000	TOWN BOARD OTHER EXPENSE		241.78
100-00-51300-000-000	MUNICIPAL ATTORNEY		4,125.00
100-00-51400-390-000	GENERAL ADMINISTRATIVE	758.76	22,767.87
100-00-51410-110-000	ADMIN WAGES	8,560.00	64,941.46
100-00-51410-130-000	ADMIN SOC SEC/MED	735.36	5,335.60
100-00-51410-131-000	ADMIN RETIREMENT	692.11	4,981.81
100-00-51410-132-000	ADMIN HEALTH INS	1,052.60	4,805.20
100-00-51410-331-000	ADMIN TRAINING & EDUCAT		67.65
100-00-51410-390-000	ADMIN OTHER EXPENSE		274.12
100-00-51420-110-000	CLERK/TREAS WAGES	5,360.00	40,003.39
100-00-51420-130-000	CLERK/TREAS SOC SEC/MED	410.04	3,256.31
100-00-51420-131-000	CLERK/TREAS RETIREMENT	385.92	3,064.79
100-00-51420-132-000	CLERK/TREAS HEALTH INS		2,563.00
100-00-51420-330-000	CLERK/TREAS MILEAGE	187.80	1,232.09
100-00-51420-390-000	CLERK/TREAS OTHER EXPENSE	101.37	9,867.47
100-00-51425-110-000	DEP CLERK/TREAS WAGES	2,928.00	17,867.33
100-00-51425-130-000	DEP CLERK SOC SEC/MED	224.00	1,364.95
100-00-51430-110-000	OFFICE SUPPORT WAGES		1,846.95
100-00-51430-130-000	OFFICE SUPPORT SOC SEC/MED		26.77
100-00-51440-110-000	ELECTIONS WAGES		2,831.00
100-00-51440-130-000	ELECTIONS SOC SEC/MED		244.32
100-00-51440-390-000	ELECTIONS OTHER EXPENSE		1,161.21
100-00-51520-000-000	TREASURER'S EXP (OLD GL)		6,070.00
100-00-51530-212-000	ASSESSOR ASSESSOR CONTRACT		13,800.00
100-00-51600-000-000	TOWN HALL EXPENSES	1,283.33	4,464.61
100-00-51600-220-000	TOWN HALL UTILITIES	378.38	5,978.42
100-00-51700-000-000	GENERAL GOVERNMENT		47,066.08
100-00-51930-510-000	INSURANCE PROPERTY/LIABIITY		2,558.00
GENERAL GOVERNMENT		34,669.05	307,465.36
100-00-52100-000-000	LAW ENFORCEMENT	2,576.00	15,188.00
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION		174,416.92
100-00-52201-000-000	HUDSON FIRE PROTECTION		52,368.00
100-00-52215-600-463	TROY FIRE SUBSTATION		57,621.30
100-00-52400-000-000	BUILDING INSPECTOR	5,193.50	34,650.90
100-00-52500-000-000	OTHER PUBLIC SAFETY		619.42
PUBLIC SAFETY		7,769.50	334,864.54
100-00-53300-110-000	HWY & STREETS WAGES	11,256.00	87,690.37
100-00-53300-130-000	HWY & STREETS SOC SEC/MED	861.10	6,708.39

Fund: 100 - GENERAL FUND

Dated From: 1/01/2026

Thru: 7/31/2026

Account Number		2026 July	2026 Total
100-00-53300-131-000	HWY & STREETS RETIREMENT	345.60	2,704.46
100-00-53300-340-000	HWY & STREETS OPERATIONS	133.87	2,749.72
100-00-53300-341-000	HWY & STREETS FUEL FOR EQUIPME		16,493.10
100-00-53300-351-000	HWY & STREETS ROAD MAINTENANCE		58,245.47
100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI	13,937.83	24,435.01
100-00-53300-353-003	HWY & STR ST.ANNES PKWY PROJ.	3,876.25	62,218.04
100-00-53300-370-000	HWY & STREETS ROADWAY SUPPLIES		768.84
100-00-53300-400-000	HWY & STREETS SHOP & BLDGSUPP	666.76	9,088.51
100-00-53300-700-000	HWY & STREETS LRIP/TRID/TRIS		6,000.00
100-00-53300-820-003	HWY & STRT ILWACO		71,792.22
100-00-53630-000-000	SOLID WASTE DISPOSAL	12,258.04	82,145.35
100-00-53630-110-000	SOLID WASTE & RECYCLING WAGES	2,029.51	14,339.44
100-00-53630-130-000	SOLID WASTE & RECY SS/MED	155.27	1,097.09
100-00-53630-220-000	SOLID WASTE & RECYCLING UTILIT	256.57	968.27
100-00-53630-340-000	SOLID WASTE & RECY OPERATIONS	100.00	2,041.34
100-00-53635-000-000	RECYCLING		2,552.34
PUBLIC WORKS		45,876.80	452,037.96
100-00-54110-000-000	ANIMAL CONTROL	653.75	2,823.13
HEALTH AND HUMAN SERVICES		653.75	2,823.13
100-00-55200-110-000	PARK BOARD WAGES	668.75	3,469.25
100-00-55200-111-000	PARK RANGER WAGES	1,695.31	7,857.29
100-00-55200-112-000	PARKS OTHER WAGES	547.50	1,180.05
100-00-55200-130-000	PARKS SOC SEC/MED	218.96	901.02
100-00-55200-330-000	PARKS MILEAGE	958.72	4,233.96
100-00-55200-340-000	PARKS OPERATIONS	-550.57	
100-00-55200-390-000	PARKS OTHER EXPENSE	3,775.00	4,217.58
100-00-55201-340-000	GLOVER PARK OPERATIONS	2,761.37	9,947.37
100-00-55202-340-000	PEMBLES ACCESS OPERATIONS	150.00	300.00
100-00-55203-340-000	COVE BOAT LAUNCH OPERATIONS		1,109.94
CULTURE, RECREATION AND EDU.		10,225.04	33,216.46
100-00-56400-000-000	PLAN COMMISSION WAGES	324.00	2,601.80
100-00-56400-113-000	PLAN COMMISSION SECRETARY	138.75	1,245.00
100-00-56400-130-000	PLAN COMMISSION SOC SEC/MED	35.39	294.21
100-00-56900-500-000	ZONING PRE- APPLICATION	123.75	3,551.25
100-00-56900-501-000	ZONING RESIDENT QUESTIONS	247.50	1,508.75
100-00-56900-502-000	ZONING VIOLATIONS	825.00	3,382.50
100-00-56900-503-000	ZONING CODE UPDATES		560.00
100-00-56900-504-000	ZONING MAP UPDATES	742.50	4,967.50

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Statement of Revenues & Expenditures - Detail

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ACCT

Fund: 100 - GENERAL FUND

Dated From: 1/01/2026

Thru: 7/31/2026

Account Number		2026 July	2026 Total
100-00-56900-505-000	ZONING ADMIN GENERAL ADMIN	3,313.75	12,282.50
100-00-56900-506-000	ZONING COMP PLAN UPDATES	6,986.25	14,066.25
100-00-56905-000-000	GENERAL ENGINEERING SERVICES	1,567.50	10,540.00
100-00-56925-000-000	ENGINEER - UTILITY PERMIT WORK	783.75	2,928.75
CONSERVATION AND DEVELOPMENT		15,088.14	57,928.51
100-00-57113-000-000	HWY EQUIPMENT OUTLAY		53,999.24
100-00-57140-820-000	CAP OUTLAY GEN PUB BUILDNS	14,788.01	33,849.21
100-00-57220-810-000	CAPOUT FIRE PROT CAP EQUIP		67,782.65
100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	4,014.00	186,150.73
100-00-57420-820-000	CAP OUTLAY REFUS & GARB COLLEC	10,500.00	10,500.00
CAPITAL OUTLAY		29,302.01	352,281.83
Total Expenses		143,584.29	1,540,617.79
Excess of Revenues Over (Under) Expenditures		20,545.66	(125,603.90)